

From: drainage <drainage@midsussex.gov.uk>
Sent: 08 April 2026 14:37:55 UTC+01:00
To: "Joseph Swift" <Joseph.Swift@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2026.04.08 Re: DM/26/0224 - The Gardeners Arms, Selsfield Road, Ardingly, Haywards Heath

Dear Joseph,

The Flood Risk and Drainage Team have reviewed the updated information and have the following comments:

- The proposed soakaways should be designed using the lowest recorded infiltration rate identified within its extents.
- All infiltration features will require a half drain time of less than 24 hours.
- A minimum 1 metre separation is required between the highest seasonal groundwater level and the base of any proposed infiltration feature.
- The drainage layout indicates that the car parking bays will be impermeable; however, no details have been provided to demonstrate how runoff from these areas will be managed. Details should also be provided to confirm how runoff from any additional roads within the site will be drained.
- For consistency, the calculations and layout should be updated to ensure all information is consistent, including the storage dimensions.
- A response from Southern Water is required.

Upon receipt of this additional information, we will be able to comment further. Receipt of the requested additional information does not mean further information will not be requested.

Best Wishes

Flood Risk and Drainage Team
Estate Services and Building Control
Mid Sussex District Council
drainage@midsussex.gov.uk