

3 August 2026

FAO Steven King
Mid Sussex District Council
Oaklands Road
Haywards Heath, West Sussex
RH16 1SS

JC/Let/P2304i

Dear Mr King,

Application for the Discharge of Condition 3 pursuant to application reference DM/25/3038 at Wealden House, Lewes Road, Ashurst Wood, West Sussex, RH19 3TB.

This application has been submitted online via the Planning Portal under reference **PP-15131917** and includes the application form, relevant documentation, and this covering letter.

The accompanying information has been submitted to satisfy the discharge of Condition 3 (Drainage) pursuant to application reference DM/25/3038 which received consent for the aforementioned development on 27 January 2026.

Condition 3 is required to be discharged prior to commencement of development (excluding demolition). Details of all documents submitted for the discharge of this condition are set out below.

Condition 3 (Drainage)

No development (excluding demolition) shall take place unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the local planning authority. No building shall be occupied until all the approved drainage works have been carried out in accordance with the approved details. The details shall include a timetable for its implementation and a management and maintenance plan for the lifetime of the development which shall include arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. Maintenance and management during the lifetime of the development should be in accordance with the approved details.

Managing Director
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This application is accompanied by the following drawings/documents which have been submitted in support of this condition discharge:

- **H1545-403C - Site Layout and Drainage 1 of 2**
- **H1545-404C - Site Layout and Drainage 2 of 2**
- **iGeo-26-161A - Wealden House Ashurst Wood - Soakage Tests Report**
- **H1545-413 - SUDS Maintenance Layout**
- **H1545-SU-RMG-SUDS-PLAN-R01**

To provide the necessary technical justification, the project's drainage engineers have undertaken a comprehensive assessment of the site. Given the site's geology, poor infiltration was initially anticipated; consequently, the engineers conducted 'stone-filled' soakage tests in accordance with BRE DG-365. These tests involved filling the trial pits and refilling them on two subsequent occasions over a 10-day period, utilizing dataloggers within the standpipes to ensure accurate, long-term monitoring.

As detailed in the attached iGeo-26-161A-BRE365 Soakage Test Report, the tests produced favourable infiltration results. This evidence has led the engineers to propose a system of infiltration soakaways at the southernmost point of the site.

In their technical design, the engineers accounted for the site's topography and the requirement to drain surface water from the northern end of the development. They have specified that infiltration crates be located a minimum of 10m from adjacent residential plots near the visitor parking bays. The engineers have noted that, due to required drainage levels, it is not possible to incorporate the infiltration swale originally proposed; instead, their updated drainage modelling confirms that the site can be effectively managed using a system of storage and infiltration crates.

Regarding foul water, the strategy remains consistent with the previously approved layout, directing discharge into the existing Southern Water asset within Lewes Road via a newly constructed manhole. A Section 106 connection application has already been submitted to Southern Water to facilitate this.

Based on this technical assessment, we trust that the submitted information is sufficient to discharge this condition in full.

Conclusion

We trust this letter and accompanying documents are sufficient to fully discharge Condition 3 as listed above, pursuant to application reference DM/25/3038 at Wealden House, Lewes Road, Ashurst Wood, West Sussex, RH19 3TB.

We look forward to receiving written confirmation of the discharge of this condition in the very near future.

If you have any further queries or require further information, please contact me on 01903 248777.

Yours sincerely
ECE Planning



Huw James MRTPI
Director