

From: SDA -Engineers Simon Dent <simondent@live.co.uk>
Sent: 27 April 2026 09:56:00 UTC+01:00
To: "drainage" <drainage@midsussex.gov.uk>; "Joseph Swift" <Joseph.Swift@midsussex.gov.uk>
Cc: "Elliot Jones" <elliot.jones@planningpotential.co.uk>; "Elizabeth Godfrey" <Elizabeth.Godfrey@planningpotential.co.uk>; "Mark Jewell" <mark.jewell@pse-associates.co.uk>
Subject: 25049 - HALL & WOODHOUSE The Gardeners Arms Ardingly, Selsfield Road, Ardingly, West Sussex, RH17 6TJ

FTAO: Emma Jackson,

Hello Emma,

Thank you for organising the meeting with your drainage engineer Antony Roussou.

As promised, we have received an updated site investigation report for the groundwater monitoring and porosity testing which is attached. This explains further the monitored groundwater levels and porosity rate calculations.

The three main matters raised at the meeting for our action were:-

Establishing the rested groundwater level for design purposes – The attached report explains further in clause 1.7 and section 2.0, the anomaly between the two trial holes and borehole groundwater levels and we trust you can acknowledge the resting groundwater is below 2m or more BGL. Consequently, we are satisfied that we achieve the minimum 1m separation required from the base of the infiltration feature.

Establishing the porosity rate to be used for design – Clause 2.2 explains the influence of seepage affecting rates in Trial Hole TP1. Due to the inflow into TH1, this rate is not considered accurate. Note, the geotechnical engineer considers the rates in TH2 to be lower bound with actual rates expected to be higher. We are satisfied using the lowest rate from TP2 of 4.7×10^{-6} m/s with the relevant factor of safety for design purposes.

Design proposals for overcoming extensive half drain down times – We discussed the volume available for subsequent storms for the storage volume to overcome slower drain down times. We have compared the current volume required for the 100 yr (1%)+45% CC with the additional volume for a subsequent storm of selected 30 year (3.3%) +45% CC. The probability of combined events represents a very low probability event of 0.033%. This combined design event would require crate void ratio of 0.96 depth to be 0.145m for the 1% event and 0.110 for the 3.3% event requiring a total depth of 0.256m; commercially a 300mm deep unit would be appropriate. For the car parking bays volume and stone make up layer we have calculated similar additional volumes but have introduced a depth of crate to reduce the stone depth.

The above will be reflected in revised drawings, once we receive your approval to this strategy. Can you kindly respond as soon as possible to enable and expedite these drawing changes for condition removal?

Kind regards

Mr Simon Dent B Eng (Hons)
Senior Partner for



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e simondent@live.co.uk

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From: drainage <drainage@midsussex.gov.uk>

Sent: 15 April 2026 20:01

To: SDA -Engineers Simon Dent <simondent@live.co.uk>; drainage <drainage@midsussex.gov.uk>;

Joseph Swift <Joseph.Swift@midsussex.gov.uk>

Cc: Elliot Jones <elliot.jones@planningpotential.co.uk>; Elizabeth Godfrey

<Elizabeth.Godfrey@planningpotential.co.uk>; Mark Jewell <mark.jewell@pse-associates.co.uk>

Subject: 2026.04.15 Re DM/26/0224 RE: 25049 - HALL & WOODHOUSE The Gardeners Arms Ardingly, Selsfield Road, Ardingly, West Sussex, RH17 6TJ

Hi Simon,

Many thanks for your email and the submission of further details for DM/26/0224. I have passed this onto the Engineer for review and asked them to confirm all is well to proceed to the meeting on Tuesday 21st at 10.30am

Please can I ask that you copy in your case officer (Joseph Swift) on any correspondence for transparency,

We will be in touch in due course.

Best Wishes

Emma

Flood Risk and Drainage Co-Ordinator

Corporate Estates & Facilities Business Unit

Telephone: 01444477279

emma.jackson@midsussex.gov.uk

www.midsussex.gov.uk

From: SDA -Engineers Simon Dent <simondent@live.co.uk>

Sent: 15 April 2026 17:37

To: drainage <drainage@midsussex.gov.uk>

Cc: Elliot Jones <elliott.jones@planningpotential.co.uk>; Elizabeth Godfrey <Elizabeth.Godfrey@planningpotential.co.uk>; Mark Jewell <mark.jewell@pse-associates.co.uk>

Subject: 25049 - HALL & WOODHOUSE The Gardeners Arms Ardingly, Selsfield Road, Ardingly, West Sussex, RH17 6TJ

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FTAO: Emma Jackson,

Planning ref: DM/22/1680

Hi Emma,

I received your teams invite for Tuesday at 10.30am, many thanks.

We have responded for your information in advance of that meeting to the various matters raised with the attached revised drawings and written responses below.

Drawings and calculations are updated and attached as well as below our **bold** comment responses to the drainage engineer's points.

- The proposed soakaways should be designed using the lowest recorded infiltration rate identified within its extents. **The lowest rate for TH2 has been used of 4.7×10^{-6} m/s. The rate for TH1 is distorted, as described in the porosity report (attached) by Ground Management, with rainfall during the test. However, a factor of safety of 5 has been used for all calculation exceeding that cited in table S3.1 in the National SuDS standard table for minor flooding inconvenience of 3.**
- All infiltration features will require a half drain time of less than 24 hours. **The half drain down time for the National SuDS standards is only required for the 3.3% storm event (1 in 30) (clause 3.16) but in reality, is unachievable with their permitted minimum porosity rate of 1×10^{-6} m/s (clause 3.15) nor with the minimum porosity rate used above. We acknowledge the half drain time is there to aid subsequent storms and so an increase in volume is a practicable approach. Reduction of drain down times is achievable if the soakaway is made much deeper to allow more side area to be used but this is at odds with the distance required to be above the groundwater level. An increase of volume has been posed in the calculations by increasing the factor of safety. The CIRIA SuDS manual also acknowledges the difficulty in achieving half drain down times and advises engineers to seek agreement with drainage approving body (Clause 25.7)**
- A minimum 1 metre separation is required between the highest seasonal groundwater level and the base of any proposed infiltration feature. **The infiltration report indicates that the groundwater generally rested at below 2m BGL but with some spikes up to 0.9m, which was believed to be groundwater infiltration from sides. We have however, reduced the geocrate design to be as shallow and high as practicable, increasing the area with overflow and silt chamber in between two 150mm deep soakaways.**

- 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. **Thank you for raising this issue. We have reviewed the car park site levels to ensure all surface water drainage is captured. Much of the existing access road, including the falls and drainage, is untouched and is not expected to be altered. However, we have reviewed this and included alterations in gradients, where deemed necessary. New car park access circulation will generally, shed onto the permeable parking bays. The detail for the bay construction is shown upon the attached detail sheet 201 offering the required depth of stone for the storage but exceeds that required to overcome SuDS pollution mitigation. (See attached SuDS mitigation calculations for both the roof and parking bays). Car park surface levels have been added along with fall directions. All bays are constructed to accept the flow from the adjoining catchment areas which are also shown.**
- For consistency, the calculations and layout should be updated to ensure all information is consistent, including the storage dimensions. **Noted and indicated.**
- A response from Southern Water is required. **We will be making the s106 application now and approval is expected with no conditions for connection. Can we request this not hold back removal of the condition? Confirmation of a foul sewer connection approval is not expressly requested within the planning condition and is arguably the least contentious design item as it cannot be refused by a sewerage authority.**

I look forward to talking the points through on Tuesday to resolve the planning condition.

Kind regards

Mr Simon Dent B Eng (Hons)
Senior Partner for



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e simondent@live.co.uk

Gosport - Hants
Hove - East Sussex

<https://www.linkedin.com/in/simon-dent-beng-hons-a627aa33>

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From: Elizabeth Godfrey <Elizabeth.Godfrey@planningpotential.co.uk>

Sent: 08 April 2026 17:31

To: Mark Jewell <mark.jewell@pse-associates.co.uk>

Cc: SDA -Engineers Simon Dent <simondent@live.co.uk>; Elliot Jones
<elliott.jones@planningpotential.co.uk>

Subject: RE: 25049 - HALL & WOODHOUSE The Gardeners Arms Ardingly, Selsfield Road, Ardingly, West Sussex, RH17 6TJ

Hi both,

I have today received the attached drainage officer comments from the planning officer in relation to the revised information sent for the Gardeners Arms. Simon, would it be possible for you to review these comments and advise on this? Many thanks in advance.

Kind regards,
Liz

Elizabeth Godfrey Planning Potential Ltd

Assistant Planner

Origin Workspace
40 Berkeley Square
Bristol
BS8 1HP
T: [+44 \(0\) 117 471 0149](tel:+44201174710149)
M:
[+44 \(0\) 117 471 0149](tel:+44201174710149)



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From: Elizabeth Godfrey

Sent: 26 March 2026 10:05

To: 'Mark Jewell' <mark.jewell@pse-associates.co.uk>

Cc: SDA -Engineers Simon Dent <simondent@live.co.uk>

Subject: RE: 25049 - HALL & WOODHOUSE The Gardeners Arms Ardingly, Selsfield Road, Ardingly, West Sussex, RH17 6TJ

Hi Mark,

We are still waiting on the drainage officer to review the updated information and confirm if they are happy. I have chased the planning officer for this so hopefully we should get a response soon.

Kind regards,
Liz

From: Mark Jewell <mark.jewell@pse-associates.co.uk>
Sent: 25 March 2026 17:19
To: Elizabeth Godfrey <Elizabeth.Godfrey@planningpotential.co.uk>
Cc: SDA -Engineers Simon Dent <simondent@live.co.uk>
Subject: RE: 25049 - HALL & WOODHOUSE The Gardeners Arms Ardingly, Selsfield Road, Ardingly, West Sussex, RH17 6TJ

Thanks Simon.

Liz, could you check for an update from the council on this please.

Still very time sensitive so do not want this to rumble on!

Kind regards,

Mark Jewell



Rothbury House, 24 Franklin Road, Brighton, BN41 1AF tel: 01273 383 383. mob: 07904 959 762

email: mark.jewell@pse-associates.co.uk web: www.pse-associates.co.uk



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From: SDA -Engineers Simon Dent <simondent@live.co.uk>
Sent: Wednesday, March 25, 2026 2:45 PM
To: Mark Jewell <mark.jewell@pse-associates.co.uk>

Cc: Elizabeth Godfrey <Elizabeth.Godfrey@planningpotential.co.uk>

Subject: 25049 - HALL & WOODHOUSE The Gardeners Arms Ardingly, Selsfield Road, Ardingly, West Sussex, RH17 6TJ

Hi Mark,

See below - It may be worth us making the application to Southern Water in case the planners insist on it. There will be no refusal for the connection as they are duty bound to provide one.

Have you heard anything back from the planners?

Kind regards

Mr Simon Dent B Eng (Hons)
Senior Partner for



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From: Developer Services <Developer.Services@southernwater.co.uk>

Sent: 16 March 2026 14:07

To: SDA -Engineers Simon Dent <simondent@live.co.uk>

Subject: RE: 25049 - HALL & WOODHOUSE The Gardeners Arms Ardingly, Selsfield Road, Ardingly, West Sussex, RH17 6TJ

Good afternoon,

Thank you for your email.

Unfortunately, we're unable to provide technical specifications without receiving a completed sewer connection application. Whether you require a direct or indirect connection, Section 106 approval will be necessary.

If you need any additional support with your planning application, please feel free to contact our Planning Team at SouthernWaterPlanning@southernwater.co.uk. Who will be happy to help.

To seek approval for a new sewer connection you will need to complete an S106 application. Please see the following link for our guidance notes; [Sewer Connection - Southern Water](#)

Please see the following link to our Get Connected Portal to make and track an application; [Login\(southernwater.co.uk\)](#) You will need to register and log in prior to filling out the application. Please also see **the attached instructions** on how to complete this application form as well as **the attached FAQ'S**.

When making your application, please make sure you have the following information handy. You can find examples of these on our website [Handbooks and technical documents - Southern Water](#)

- A site location plan - [Model \(southernwater.co.uk\)](#)
- A drainage layout plan showing the location of sewers and manholes on your site and up to the connection point - [sewer-connections-detailed-drainage-examples_sc.pdf \(southernwater.co.uk\)](#)
- A copy of your planning consent (if applicable)
- An application fee of £346.80 (inc. 20% VAT) per connection. If you need a wastewater connection and a new manhole chamber, then your fee will be a £427.20 (inc. 20% VAT)
- If you are connecting to the sewers 5 metres deep or 300mm and above, your contractor should have a Health and Safety policy. You will need to submit this and a site-specific risk assessment and method statement (RAMS) with your application.

However, should you wish to discharge surface water please refer to our surface water management policy: [Microsoft Word - Surface Water Management Policy v 0.3 \(southernwater.co.uk\)](#)

Please note, once you have received our approval for the connection/s, you will need to arrange with your contractor to carry out the works on site to connect into our sewer.

We know these applications can sometimes feel daunting, but we are here to help you every step of the way, so please don't hesitate to contact us if you need any further guidance either by email or phone on 0330 303 0119 Monday – Thursday 09:00 – 17:00, Friday 09:00 – 16:00.

Many thanks

Daniella Kokina
Technical Service Delivery Advisor
Developer Services

T. 0330 303 0119
southernwater.co.uk



From: SDA -Engineers Simon Dent <simondent@live.co.uk>
Sent: 13 March 2026 15:21
To: Developer Services <Developer.Services@southernwater.co.uk>
Cc: sewerconnenctions@southernwater.co.uk
Subject: 25049 - HALL & WOODHOUSE The Gardeners Arms Ardingly, Selsfield Road, Ardingly, West Sussex, RH17 6TJ

FTAO: Dani Kokina

Hi Dani,

We spoke earlier today regarding the above project and the need for a new foul water connection from the new guest block which is proposed to be made to the existing final pub manhole through the existing 150mm sewer connection.

The local authority, Mid Sussex District Council, require evidence of our contacting you for the foul drainage sewer connection, which in this case would be via an indirect connection. The new guest block has 6 nr. Double rooms.

We seek an email from yourselves indicating that you see no technical objection to the indirect connection but expect it will be subject to s106 approval. Can you kindly supply this to aid in our planning application?

Kind regards

Mr Simon Dent B Eng (Hons)
Senior Partner for



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