

From: Elizabeth Godfrey <Elizabeth.Godfrey@planningpotential.co.uk>
Sent: 16 March 2026 15:17:42 UTC+01:00
To: "Joseph Swift" <Joseph.Swift@midsussex.gov.uk>
Subject: RE: DM/26/0224 - The Gardeners Arms

Hi Joseph,

I hope you are well.

Further to our previous correspondence, we have now received the requested drainage information. Accordingly, please find attached the following documents:

- SDA drawing 100 P3, 200 P1 & 201 P1
- Groundwater Management BRE 365 and groundwater monitoring report.
- SDA soakaway calculation for the 100 year + 45 climate change
- The Mid Sussex drainage checklist v2.0
- Email to Southern Water for indirect connection for foul water.

The drainage consultants have also provided the following commentary in response to the comments to be included:

- It is proposed for roof water from the proposed building to be discharged via a soakaway. It is proposed for foul water to be discharged into existing foul water drainage infrastructure which discharges into the public sewer network. - **Correct**
- The proposed soakaway design is based off assumed rates. All infiltration SuDS features should be designed using infiltration rates derived from site-specific infiltration testing. - **In situ BRE 365 testing has now been carried out.**
- Details relating to groundwater levels should be provided to demonstrate that a minimum 1 metre separation is achieved between the highest seasonal groundwater level and the base of any proposed infiltration feature. - **Groundwater monitoring has been carried out and the soakaway shown is clear of known levels by 500mm. It should be noted that the external car park will achieve the required distance to the groundwater level. It should be borne in mind that the soakaway receives roof water run off only.**
- Details should be provided demonstrating how all new impermeable surfaces will be drained including any new trafficked areas. - **SDA have not been requested to provide external make up information but we can advise that we will ensure simple index SuDS mitigation is used with min 300mm depth of granular materials subject to in situ CBR testing.**
- All infiltration features will require a half drain time of less than 24 hours. - **This is not achievable – Albeit infiltration rates are greater than that required by the national SuDS standards. Where drain down times are greater than the 24 hours, an appropriate factor of safety of 5 is used to offer contingency for such events.**

- If infiltration SuDS cannot be utilised at this site, an alternative drainage strategy will need to be provided.
- Evidence of communication with Southern Water is required for the foul water drainage strategy. - **We have made contact by email and will make the application for the formal section 106 in due course.**
- The Application should refer to the MSDC Detailed Drainage Design Information Guide for Discharge of Condition Stage for further guidance (as per our response dated 16/03/2023). - **This has been filled in and attached to our submission.**

I trust that this should suitably address the Drainage Officers comments, however should you have any queries, please do not hesitate to contact me.

Would it be possible for you to confirm that, once the Drainage Officer has reviewed and accepted the above and attached information, you will be in a position to approve the application?

Kind regards,
Liz

From: Elizabeth Godfrey
Sent: 03 March 2026 11:14
To: Joseph Swift <Joseph.Swift@midsussex.gov.uk>
Subject: RE: DM/26/0224

Hi Joseph,

Many thanks for the update.

I have noted that the Tree Officer comments have since been received, and they are happy with the information provided.

We have chased the drainage consultant for the outstanding information, so this should be received soon and I will provide this as soon as possible.

Kind regards,
Liz

From: Joseph Swift <Joseph.Swift@midsussex.gov.uk>
Sent: 26 February 2026 11:51
To: Elizabeth Godfrey <Elizabeth.Godfrey@planningpotential.co.uk>
Subject: RE: DM/26/0224

Dear Elizabeth,

Thank you for the update.

I am just waiting for the Tree Officers comments, I will chase these up.

I trust the above is of some assistance.

Kind regards

Joseph Swift BA (Hons) MPLAN
Senior Planning Officer (Brookleigh)
01444 477319
Mid Sussex District Council
joseph.swift@midsussex.gov.uk
www.midsussex.gov.uk



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From: Elizabeth Godfrey <Elizabeth.Godfrey@planningpotential.co.uk>
Sent: 24 February 2026 16:51
To: Joseph Swift <Joseph.Swift@midsussex.gov.uk>
Subject: RE: DM/26/0224

Hi Joseph,

Thank you for the below, this is all noted. I have contacted the drainage consultant who has confirmed they will be able to provide the required information in due course. I will therefore be in touch as soon as this has been received.

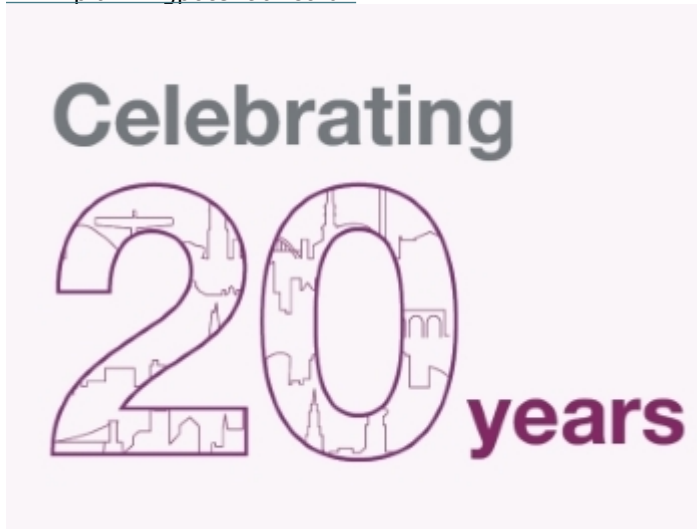
In the meantime, I have noted that highways have also commented with no objection. Would it be possible for you to confirm if you are anticipating any other consultee comments that will be required prior to issuing a decision?

Kind regards,
Liz

Elizabeth Godfrey Planning Potential Ltd

Assistant Planner

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From: Joseph Swift <Joseph.Swift@midsussex.gov.uk>
Sent: 19 February 2026 12:55
To: Elizabeth Godfrey <Elizabeth.Godfrey@planningpotential.co.uk>
Subject: DM/26/0224

Dear Elizabeth,

RE: Discharge of condition nos. 3, 4 and 6 relating to planning application DM/22/1680

AT: The Gardeners Arms, Selsfield Road, Ardingly, Haywards Heath, West Sussex, RH17 6TJ

REFERENCE: DM/26/0224

In relation to the above mentioned discharge of conditions application, please find attached a copy of the Drainage consultants comments.

As you can see from these comments, some additional information is required.

This additional information can be emailed to me directly.

Kind regards

Joseph Swift BA (Hons) MPLAN
Senior Planning Officer (Brookleigh)
01444 477319
Mid Sussex District Council
joseph.swift@midsussex.gov.uk
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