

## Hamish Evans

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**From:** [REDACTED]  
**Sent:** 06 January 2026 10:39  
**To:** Hamish Evans  
**Cc:** [REDACTED]  
**Subject:** Re: 2025.11.18 Re: DM/25/2519 - Springfield Farm Lewes Road Scaynes Hill Haywards Heath West Sussex RH17 7NG

Hello Hamish

We have consulted with HydroCivils and the clients.

Client answers as follows:

### **Surface Water Drainage.**

- Evidence that infiltration is possible on the site, or
- Evidence of an alternative means of managing surface water drainage. - **Surface Water drainage from gutters on building is already in place with galleys, manholes and the outlet is to the ditch flowing into river at lower level.**

### **Foul Water Drainage**

- Evidence that the Environment Agency's General Binding Rules have been considered with regards to the foul package treatment plants.
- Evidence that there is a means of discharging treated effluent. - **There is already a treatment plant in place for toilets in the building which outlet is also a separate pipe to ditch which flows into river at a lower level.**
- Evidence that there is sufficient offset from the Sewage Treatment Plants to the building or boundary.

Hydrocivils advise in addition as follows:

### **Surface Water Drainage**

- Do a sketch on the site plan, indicating on this plan the ditch all the way to the river, and photo references along this ditch to the river. If any outfall pipes to the river can be seen that would be even better.

### **Foul Water Drainage**

- See attached demonstration that the EA General Binding Rules have been adhered to as far as reasonably practicable given the information at this stage. There are a total of 23 Rules, Rules 1, 5, 7 and 18 apply only to discharging into the ground as opposed to a surface water.



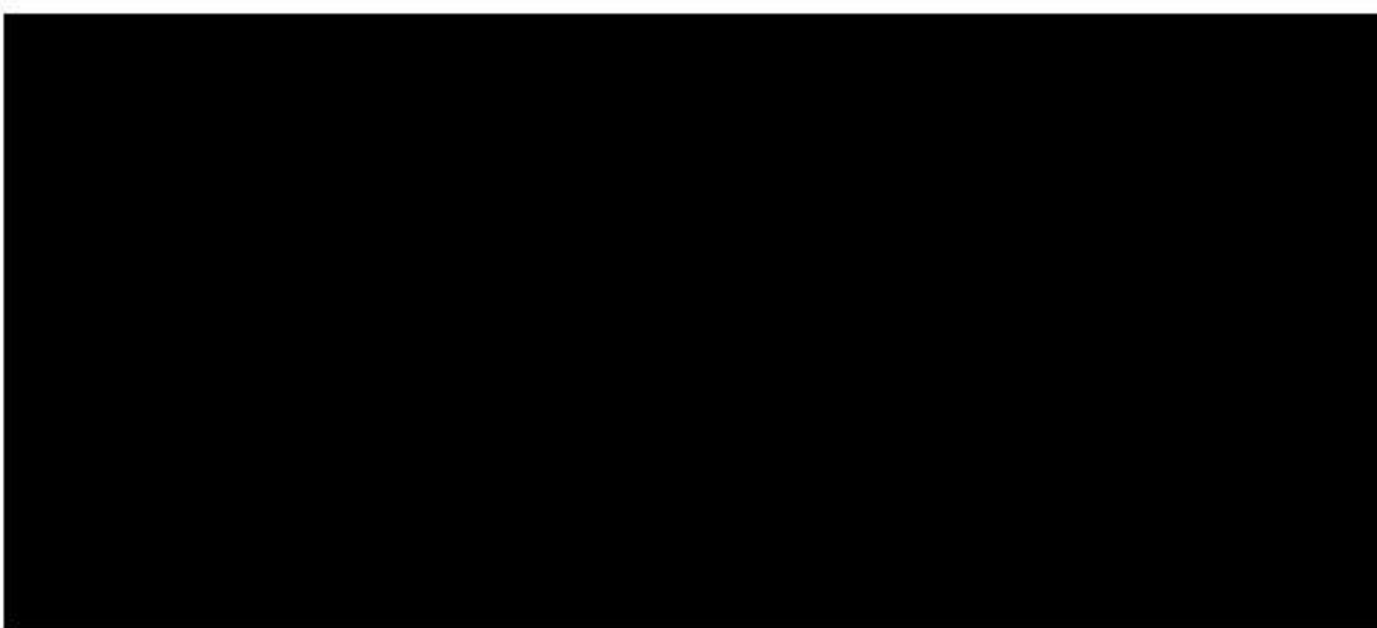
- If would be good if the client can evidence this with photos and as much information as they have available.
- Proposed Biodisc BA treatment plants are marketed as odour-free so distance from dwellings shouldn't be an issue as long as there is - no odour risk, adequate ventilation, safe access for tanker, no structural risk and manufacturer compliance. In addition, the distances on the strategy are more indicative, they can always move should the LPA insist.

I have requested the required plan, additional information and photographs are provided as soon as practically possible. Will this then be enough for the Flood Team to enable this application to be determined?

Best wishes

Kathy

Kind regards



***Ashdown Planning Consultants***

