

LLFA Response Statement

Location: Land adj to 2 Reservoir Place, Lewes Road, Ashurst Wood, East Grinstead



LLFA Ref:	DM/25/1244	Date:	30 th June 2026
FAO:	Rachel Richardson	CGS Ref:	C3547

To: Rachel

Re: Land adj to 2 Reservoir Place, Lewes Road, Ashurst Wood, East Grinstead

This document provides a formal response to the LLFA comments dated 17th February 2026 relating to the application reference DM/25/1244 as part of the planning application referenced above.

LLFA Comments and Responses

LLFA Comment	Our Response
I. Confirmation of infiltration feasibility through a constant head test or BRE 365 test with an adequate water supply to replicate expected operational conditions. 3 repeats are required. We understand from the applicant's email dated 17th November 2025 that full infiltration testing is being scheduled to confirm the actual flow rate for design purposes. However, this information has not yet been submitted.	Infiltration testing was undertaken within the borehole in April 2026 in accordance with BS 5930 : 2015. The borehole infiltration test confirmed a minimum acceptance rate of 11.9 l/s, equivalent to 42.84m³/hr. Based on the installed borehole diameter of 125mm and an effective infiltrating depth of 19m, the effective wetted infiltration area is approximately 7.46m². Dividing this flow by the effective wetted infiltration area gives an equivalent infiltration velocity of approximately 5.74m/hr or 1.59x10⁻³m/s. The previous Causeway Flow model adopted a design infiltration rate of 0.252m/hr, equivalent to approximately 0.52 l/s for the installed borehole geometry. This was significantly below the demonstrated test capacity and is therefore considered appropriately conservative for hydraulic design purposes. The calculations have been subsequently updated to suit the flow rate of 5.74m/hr to include the increased depth in bore hole to 24mbgl (19m effective depth). This has resulted in the attenuation tank no longer being required and the chamber itself and a portion of the permeable paving providing the necessary storage for up to the 1 in 100-year storm + 45%. The soakaway test report and updated drawing and calculations are appended to this document.

2. Groundwater monitoring demonstrating separation from soakaway base Groundwater monitoring should be undertaken during the winter months (up to March at least), when groundwater levels are typically at their highest, to establish the seasonal high-water table. Monitoring should be carried out over an appropriate duration to provide robust evidence. At present, insufficient information has been provided to demonstrate that a minimum 1m separation between the soakaway base and seasonal high groundwater level can be achieved. This matter, therefore, remains outstanding.	Groundwater monitoring took place between 18th October 2025 and 30th April 2026 with a total of 16 visits being recorded. All visits noted the borehole to be dry upon monitoring therefore there is adequate groundwater separation. The groundwater monitoring report is appended to this document.
3. Plan showing soakaway location(s) and stand-off distances While offsets have been provided in relation to the site boundary, building and highway, the applicant must also demonstrate that there is sufficient stand-off from the Southern Water foul sewer, which runs parallel to the site's northern boundary on the neighbouring property and onto Lewes Road. No scaled drawing has been provided to verify the 5m separation.	The drainage design has been updated to indicate the stand-off distances from the centre of the borehole and all minimum distances have been achieved from the building and sewers and road. For additional reassurance the infiltration takes place circa 5mbgl resulting in a discharge well outside of any zone of influence on the building, sewers or other infrastructure.
4. Written confirmation from Southern Water (fallback to foul/combined sewer) No correspondence from Southern Water has been provided. This confirmation is required to demonstrate that a viable fallback option exists. This matter remains outstanding.	This is deemed as not being required as the borehole solution has been tested as a viable and preferable option for surface water. Southern Water's policy is for no surface water to enter the foul system unless all other options have been exhausted.