

**From:** Nik Antoniou <njaltd@gmail.com>  
**Sent:** 17 November 2025 12:33:31 UTC+00:00  
**To:** "Rachel Richardson" <Rachel.Richardson@midsussex.gov.uk>  
**Cc:** "Scott Weller" <scottweller@hotmail.com>  
**Subject:** Re: DM/25/1244 - Land adj to 2 Reservoir Place, Lewes Road, Ashurst Wood, East Grinstead.  
**Attachments:** 2620\_Letter Report - rev1.pdf

Hi Rachael

Following on from our previous communication please find attached further drainage information from AVZ GeoEng Ltd in response to the Council's concerns. I would also flag for your attention, the two points below.

- The distance from the deep bore soakaway to the dwelling, based on the plans submitted by the architect is approximately 5.22m, but would be more than 5m to ensure compliance with building regs.
- Full infiltration testing, as requested, is being scheduled to confirm the actual flow rate for design purposes.

I do hope that the attached addresses the outstanding concerns and that we can look forward to a positive outcome.

Kind regards

Nikolas Antoniou  
BSc HONS DIPTP MRTPI  
Chartered Town Planner  
For and on behalf of NJA Town Planning Limited  
01403 252231

[www.njatownplanningltd.co.uk](http://www.njatownplanningltd.co.uk)



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On Thu, 9 Oct 2025 at 15:28, Nik Antoniou <[njald@gmail.com](mailto:njaltd@gmail.com)> wrote:  
Hi Rachel

Thank you for providing this feedback so quickly. I am copying the Applicant so he is aware of the additional queries and will no doubt pursue matters with the Drainage experts as quickly as possible.

Kind regards

Nikolas Antoniou  
BSc HONS DIPTP MRTPI  
Chartered Town Planner  
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On Thu, 9 Oct 2025 at 14:30, Rachel Richardson <[Rachel.Richardson@midsussex.gov.uk](mailto:Rachel.Richardson@midsussex.gov.uk)> wrote:

Hi Nik,

Please see below and reply accordingly.

Kind regards,

Rachel.

**Rachel Richardson** Bsc (Hons) DIP TP MRTPI

Senior Planning Officer

Development Management

[www.midsussex.gov.uk](http://www.midsussex.gov.uk)

01444 477 224

Please note I work part-time (usually over Monday to Thursday) and from home Monday to Wednesday.

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**From:** drainage <[drainage@midsussex.gov.uk](mailto:drainage@midsussex.gov.uk)>

**Sent:** 09 October 2025 14:28

**To:** Rachel Richardson <[Rachel.Richardson@midsussex.gov.uk](mailto:Rachel.Richardson@midsussex.gov.uk)>

**Cc:** drainage <[drainage@midsussex.gov.uk](mailto:drainage@midsussex.gov.uk)>

**Subject:** 2025.10.09 Re: DM/25/1244 - Land adj to 2 Reservoir Place, Lewes Road, Ashurst Wood, East Grinstead.

Dear Rachel,

Thank you for providing the additional information (AVZGeoEng Ltd Letter Report, ref: SKZ\_2620/25, September 2025) in response to our previous comments.

We have reviewed the submitted report and have the following comments in reply:

### **Surface Water Drainage**

The report confirms a 200mm diameter rotary borehole was drilled to approximately 24m below ground level, with the Grinstead Clay Member overlying the Lower Tunbridge Wells Formation. A single infiltration test was undertaken indicating infiltration rates estimated to be greater than 5 l/s, with the borehole infilling from twin 1000L tanks unable to maintain a constant head.

While the results suggest potential infiltration capacity, we note the following:

- The test was limited by the available water supply, and the infiltration rate has been estimated rather than derived from a full constant head test. Further testing with an adequate water supply and flow control apparatus would be required to confirm the design infiltration rate.
- The borehole encountered partial and total loss of drilling flush below 7.5m bgl, suggesting fissured sandstone layers. Any proposed deep bore soakaway should demonstrate how perching or high groundwater conditions will be avoided and how long-term performance will be safeguarded (e.g. against silting of fissures).
- The Letter Report does not include confirmation of groundwater level at the time of testing. Groundwater monitoring for at least a 24-hour period post-test is normally required to demonstrate adequate separation between the soakaway base and groundwater.
- Details should also be provided to confirm that sufficient stand-off distances from site boundaries, buildings, sewers and the highway can be achieved in accordance with Building Regulations and CIRIA guidance.

At this stage, while the testing provides some positive indication of potential infiltration, it does not provide the full assurance necessary to confirm feasibility of a deep bore soakaway system for surface water disposal.

We therefore continue to request the following information at this stage of planning:

1. 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.
2. Groundwater monitoring results demonstrating appropriate separation from the soakaway base.
3. A plan showing the proposed soakaway location(s) and stand-off distances from all relevant constraints.
4. Written confirmation from Southern Water that, should infiltration not be feasible, they would accept a surface water discharge to the foul network in line with their Surface Water Management Policy (July 2024), which restricts such connections to exceptional circumstances.

#### **Foul Water Drainage**

We note the proposal to connect foul flows to the public sewer in Lewes Road.

#### **Summary**

On this basis, further information remains required before we can confirm that the proposed surface water drainage strategy is acceptable in principle.

Upon receipt of the above information, we will be able to provide a final response.

Receipt of the requested additional information does not mean further information will not be requested, nor does it guarantee that the Flood Risk and Drainage Team will not object to the development. Neither does it prevent the team from recommending a flood risk or drainage condition.

Best Wishes

**Flood Risk and Drainage Team**

**Estate Services and Building Control**

**Mid Sussex District Council**

[drainage@midsussex.gov.uk](mailto:drainage@midsussex.gov.uk)

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**From:** Rachel Richardson <[rachel.richardson@midsussex.gov.uk](mailto:rachel.richardson@midsussex.gov.uk)>

**Sent:** 06 October 2025 10:13

**To:** drainage <[drainage@midsussex.gov.uk](mailto:drainage@midsussex.gov.uk)>

**Subject:** FW: DM/25/1244 - Land adj to 2 Reservoir Place, Lewes Road, Ashurst Wood, East Grinstead.

Hi Emma,

Please see below and as attached and reply accordingly.

Many thanks,

Rachel.

**Rachel Richardson** Bsc (Hons) DIP TP MRTPI

Senior Planning Officer

Development Management

[www.midsussex.gov.uk](http://www.midsussex.gov.uk)

01444 477 224

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**From:** Nik Antoniou <[njald@gmail.com](mailto:njaltd@gmail.com)>

**Sent:** 03 October 2025 14:58

**To:** Rachel Richardson <[rachel.richardson@midsussex.gov.uk](mailto:rachel.richardson@midsussex.gov.uk)>

**Subject:** DM/25/1244 - Land adj to 2 Reservoir Place, Lewes Road, Ashurst Wood, East Grinstead.

Dear Rachel

Further to our recent correspondence, please now find attached report from AVZ GeoEng on the deep bore soakaway for your kind attention

Should you have any further questions or queries in this regard, please do not hesitate to contact me.

Kind regards

Nikolas Antoniou

BSc HONS DIPTP MRTPI

Chartered Town Planner

For and on behalf of NJA Town Planning Limited

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On Tue, 16 Sept 2025 at 11:40, Nik Antoniou <[njald@gmail.com](mailto:njaltd@gmail.com)> wrote:

Dear Rachel

Further to our previous correspondence, I am advised that the deep bore soakaway work will be undertaken later this week. I therefore anticipate a report being available within the next 2-3 weeks.

Please be assured that I will be in contact again as soon as the report is to hand.

Should you have any questions or queries in the meantime, please do not hesitate to contact me.

Kind regards

Nikolas Antoniou

BSc HONS DIPTP MRTPI

Chartered Town Planner

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----- Forwarded message -----

From: **Nik Antoniou** <[njaltd@gmail.com](mailto:njaltd@gmail.com)>

Date: Tue, 2 Sept 2025 at 14:53

Subject: Re: DM/25/1244 - Land adj to 2 Reservoir Place, Lewes Road, Ashurst Wood, East Grinstead.

To: Rachel Richardson <[Rachel.Richardson@midsussex.gov.uk](mailto:Rachel.Richardson@midsussex.gov.uk)>

Hi Rachel

I am mindful that a couple of weeks has elapsed since I last contacted you.

I just wanted to make you aware that the Applicant has agreed a course of action with the drainage company and it is anticipated this will be undertaken this month with a report following thereafter.

I therefore again, thank you for your continued patience in this regard and will come back to you in due course.

Kind regards

Nikolas Antoniou

BSc HONS DIPTP MRTPI

Chartered Town Planner

For and on behalf of NJA Town Planning Limited

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On Tue, 19 Aug 2025 at 17:01, Nik Antoniou <[njald@gmail.com](mailto:njaltd@gmail.com)> wrote:

Dear Rachel

Thank you for your email which I am acknowledging on behalf of my colleague Nik who is currently on annual leave.

Please be assured that I am taking advice with the Drainage Engineers and will come back to you as soon as possible in this regard once I have heard back from them.

Should you have any further queries in the meantime, please do not hesitate to contact me.

Kind regards

***Sue Bowley***

***Office Manager***

***for***

Nikolas Antoniou

BSc HONS DIPTP MRTPI

Chartered Town Planner

For and on behalf of NJA Town Planning Limited

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On Tue, 19 Aug 2025 at 16:42, Rachel Richardson <[Rachel.Richardson@midsussex.gov.uk](mailto:Rachel.Richardson@midsussex.gov.uk)> wrote:

Dear Nik,

I have just received the following email from Emma Jackson, the Drainage and Flood Risk Co-Ordinator at MSDC.

*"Your applicant would need to take guidance and support from their own FR&D consultants you mention they have as part of their application team.*

*To support you and from reviewing their questioning, they are asking us to confirm the right location of the borehole – that would be design criteria that we are not at liberty to comment on. We cannot give guidance as, you understand and are aware, this is not a service available from Mid Sussex District Council.*

*Should you have information to submit from your applicant based on our attached comments above, do send forward and we can respond.*

*Summary of Further Information Required as per attached documents:*

- *Evidence that a deep borehole soakaway is feasible through infiltration testing or communication from southern water stating they would accept surface water discharge from the site.*
- *Evidence that sufficient offsets for a deep borehole soakaway can be provided.”*

Hope this helps to update the drainage position. Please can you advise how this application is likely to progress going forwards.

Kind regards,

Rachel.

**Rachel Richardson** Bsc (Hons) DIP TP MRTPI

Senior Planning Officer

Development Management

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