

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

Sent: 11 May 2026 10:15

To: Caroline Grist <Caroline.Grist@midsussex.gov.uk>

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

Subject: 2026.05.11 Flood Risk and Drainage response to query from Applicants Engineers
Re: DM/25/0709 - Plummerden House Park Lane Lindfield Haywards Heath West Sussex
RH16 2QS

Dear Caroline,

Thank you for your email and information submitted as per below (24.04.2026)

We have reviewed the further comments regarding the borehole testing and note the statement that approximately 1300 litres of water was introduced into the borehole over a period of 5 minutes 36 seconds without a measurable head of water being achieved, together with the suggested indicative infiltration rate of 2.0×10^{-2} m/s.

The additional information is helpful in demonstrating that infiltration into the underlying fissured sandstone may be possible at the site. However, the information does not provide sufficient quantified evidence to robustly demonstrate the long-term suitability and performance of the proposed borehole soakaway arrangement.

As previously advised, infiltration behaviour within fractured bedrock can be highly variable and difficult to predict. Rapid losses encountered during drilling or informal testing may indicate preferential flow paths or fissures, but these do not necessarily demonstrate that the drainage system will operate reliably during design storm events or throughout the lifetime of the development.

The volume of water used does not constitute a sufficient test, particularly given the significant upstream attenuation volume proposed as part of the drainage strategy. Further testing is therefore required using a substantially greater volume of water and repeat test cycles to demonstrate that infiltration can be sustained under representative conditions.

The suggestion of undertaking more intensive testing, potentially utilising a tanker-fed constant head test, appears reasonable and may help address the current uncertainties.

The Flood Risk and Drainage Team also still have the following concerns:

- The pond is partially located outside of the application boundary. All drainage features need to be located within the application boundary; and
- The viability of a 1m deep pond given the reported high groundwater levels.

Upon receipt of the additional information and testing results, we will be able to comment further.

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.

We hope this supports,

Best Wishes

Flood Risk and Drainage Team
Estate Services and Building Control
Mid Sussex District Council
drainage@midsussex.gov.uk