

From: drainage <drainage@midsussex.gov.uk>
Sent: 15 April 2026 20:01:26 UTC+01:00
To: "SDA -Engineers Simon Dent" <simondent@live.co.uk>; "drainage" <drainage@midsussex.gov.uk>; "Joseph Swift" <Joseph.Swift@midsussex.gov.uk>
Cc: "Elliot Jones" <elliot.jones@planningpotential.co.uk>; "Elizabeth Godfrey" <Elizabeth.Godfrey@planningpotential.co.uk>; "Mark Jewell" <mark.jewell@pse-associates.co.uk>
Subject: 2026.04.15 Re DM/26/0224 RE: 25049 - HALL & WOODHOUSE The Gardeners Arms Ardingly, Selsfield Road, Ardingly, West Sussex, RH17 6TJ

Hi Simon,

Many thanks for your email and the submission of further details for DM/26/0224. I have passed this onto the Engineer for review and asked them to confirm all is well to proceed to the meeting on Tuesday 21st at 10.30am

Please can I ask that you copy in your case officer (Joseph Swift) on any correspondence for transparency,

We will be in touch in due course.

Best Wishes
Emma

Flood Risk and Drainage Co-Ordinator
Corporate Estates & Facilities Business Unit
Telephone: 01444477279
emma.jackson@midsussex.gov.uk
www.midsussex.gov.uk

From: SDA -Engineers Simon Dent <simondent@live.co.uk>
Sent: 15 April 2026 17:37
To: drainage <drainage@midsussex.gov.uk>
Cc: Elliot Jones <elliot.jones@planningpotential.co.uk>; Elizabeth Godfrey <Elizabeth.Godfrey@planningpotential.co.uk>; Mark Jewell <mark.jewell@pse-associates.co.uk>
Subject: 25049 - HALL & WOODHOUSE The Gardeners Arms Ardingly, Selsfield Road, Ardingly, West Sussex, RH17 6TJ

You don't often get email from simondent@live.co.uk. [Learn why this is important](#)

FTAO: Emma Jackson,

Planning ref: DM/22/1680

Hi Emma,

I received your teams invite for Tuesday at 10.30am, many thanks.

We have responded for your information in advance of that meeting to the various matters raised with the attached revised drawings and written responses below.

Drawings and calculations are updated and attached as well as below our **bold** comment responses to the drainage engineer's points.

- The proposed soakaways should be designed using the lowest recorded infiltration rate identified within its extents. **The lowest rate for TH2 has been used of 4.7×10^{-6} m/s. The rate for TH1 is distorted, as described in the porosity report (attached) by Ground Management, with rainfall during the test. However, a factor of safety of 5 has been used for all calculation exceeding that cited in table S3.1 in the National SuDS standard table for minor flooding inconvenience of 3.**
- All infiltration features will require a half drain time of less than 24 hours. **The half drain down time for the National SuDS standards is only required for the 3.3% storm event (1 in 30) (clause 3.16) but in reality, is unachievable with their permitted minimum porosity rate of 1×10^{-6} m/s (clause 3.15) nor with the minimum porosity rate used above. We acknowledge the half drain time is there to aid subsequent storms and so an increase in volume is a practicable approach. Reduction of drain down times is achievable if the soakaway is made much deeper to allow more side area to be used but this is at odds with the distance required to be above the groundwater level. An increase of volume has been posed in the calculations by increasing the factor of safety. The CIRIA SuDS manual also acknowledges the difficulty in achieving half drain down times and advises engineers to seek agreement with drainage approving body (Clause 25.7)**
- A minimum 1 metre separation is required between the highest seasonal groundwater level and the base of any proposed infiltration feature. **The infiltration report indicates that the groundwater generally rested at below 2m BGL but with some spikes up to 0.9m, which was believed to be groundwater infiltration from sides. We have however, reduced the geocrate design to be as shallow and high as practicable, increasing the area with overflow and silt chamber in between two 150mm deep soakaways.**
- The drainage layout indicates that the car parking bays will be impermeable; however, no details have been provided to demonstrate how runoff from these areas will be managed. Details should also be provided to confirm how runoff from any additional roads within the site will be drained. **Thank you for raising this issue. We have reviewed the car park site levels to ensure all surface water drainage is captured. Much of the existing access road, including the falls and drainage, is untouched and is not expected to be altered. However, we have reviewed this and included alterations in gradients, where deemed necessary. New car park access circulation will generally, shed onto the permeable parking bays. The detail for the bay construction is shown upon the attached detail sheet 201 offering the required depth of stone for the storage but exceeds that required to overcome SuDS pollution mitigation. (See attached SuDS mitigation calculations for both the roof and parking bays). Car park surface levels have been added along with fall directions. All bays are constructed to accept the flow from the adjoining catchment areas which are also shown.**
- For consistency, the calculations and layout should be updated to ensure all information is consistent, including the storage dimensions. **Noted and indicated.**

- A response from Southern Water is required. **We will be making the s106 application now and approval is expected with no conditions for connection. Can we request this not hold back removal of the condition? Confirmation of a foul sewer connection approval is not expressly requested within the planning condition and is arguably the least contentious design item as it cannot be refused by a sewerage authority.**

I look forward to talking the points through on Tuesday to resolve the planning condition.

Kind regards

Mr Simon Dent B Eng (Hons)
Senior Partner for



SIMON DENT ASSOCIATES

Consulting Engineers to the Civil and Water Industry

Consulting Engineers

Civil - Infrastructure – Flood Risk - Drainage - SuDS - Public Health

Please only print this email if absolutely necessary

t 0754 658 3150

e simondent@live.co.uk

Gosport - Hants
Hove - East Sussex

<https://www.linkedin.com/in/simon-dent-beng-hons-a627aa33>

This e-mail (and any attachments) is confidential and is intended only for the use of the addressee. If you are not the intended recipient, you may not use, copy, or disclose to anyone this message or any information contained in it. If you have received this message in error, please notify Simon Dent Associates and delete the original and any copy of this message.

From: Elizabeth Godfrey <Elizabeth.Godfrey@planningpotential.co.uk>

Sent: 08 April 2026 17:31

To: Mark Jewell <mark.jewell@pse-associates.co.uk>

Cc: SDA -Engineers Simon Dent <simondent@live.co.uk>; Elliot Jones

<elliott.jones@planningpotential.co.uk>

Subject: RE: 25049 - HALL & WOODHOUSE The Gardeners Arms Ardingly, Selsfield Road, Ardingly, West Sussex, RH17 6TJ

Hi both,

I have today received the attached drainage officer comments from the planning officer in relation to the revised information sent for the Gardeners Arms. Simon, would it be possible for you to review these comments and advise on this? Many thanks in advance.

Kind regards,
Liz

Elizabeth Godfrey Planning Potential Ltd

Assistant Planner

Origin Workspace
40 Berkeley Square
Bristol
BS8 1HP
T: [+44 \(0\) 117 471 0149](tel:+44201174710149)
M:
[+44 \(0\) 117 471 0149](tel:+44201174710149)



If you are not the intended recipient of this email you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

Our terms and conditions are available on our website.

From: Elizabeth Godfrey

Sent: 26 March 2026 10:05

To: 'Mark Jewell' <mark.jewell@pse-associates.co.uk>

Cc: SDA -Engineers Simon Dent <simondent@live.co.uk>

Subject: RE: 25049 - HALL & WOODHOUSE The Gardeners Arms Ardingly, Selsfield Road, Ardingly, West Sussex, RH17 6TJ

Hi Mark,

We are still waiting on the drainage officer to review the updated information and confirm if they are happy. I have chased the planning officer for this so hopefully we should get a response soon.

Kind regards,
Liz

From: Mark Jewell <mark.jewell@pse-associates.co.uk>

Sent: 25 March 2026 17:19

To: Elizabeth Godfrey <Elizabeth.Godfrey@planningpotential.co.uk>

Cc: SDA -Engineers Simon Dent <simondent@live.co.uk>

Subject: RE: 25049 - HALL & WOODHOUSE The Gardeners Arms Ardingly, Selsfield Road, Ardingly, West Sussex, RH17 6TJ

Thanks Simon.

Liz, could you check for an update from the council on this please.

Still very time sensitive so do not want this to rumble on!

Kind regards,

Mark Jewell



Rothbury House, 24 Franklin Road, Brighton, BN41 1AF tel: 01273 383 383. mob: 07904 959 762

email: mark.jewell@pse-associates.co.uk web: www.pse-associates.co.uk



The information contained within this email is confidential and may be privileged. It is intended for the addressee only, if you have received the email in error please inform the sender and delete this email immediately. The contents of this email must not be disclosed or copied without the senders consent. Email can be subject to possible data corruption. For these reasons it will normally be inappropriate to rely upon information contained in an email without obtaining written confirmation.

PSE Associates is the trading name of Rhodes Edwards Associates Limited Registered in England number 08112841.

Registered office Preston Park House South Road Brighton BN1 6SB

From: SDA -Engineers Simon Dent <simondent@live.co.uk>

Sent: Wednesday, March 25, 2026 2:45 PM

To: Mark Jewell <mark.jewell@pse-associates.co.uk>

Cc: Elizabeth Godfrey <Elizabeth.Godfrey@planningpotential.co.uk>

Subject: 25049 - HALL & WOODHOUSE The Gardeners Arms Ardingly, Selsfield Road, Ardingly, West Sussex, RH17 6TJ

Hi Mark,

See below - It may be worth us making the application to Southern Water in case the planners insist on it. There will be no refusal for the connection as they are duty bound to provide one.

Have you heard anything back from the planners?

Kind regards

Mr Simon Dent B Eng (Hons)
Senior Partner for



SIMON DENT ASSOCIATES

Consulting Engineers to the Civil and Water Industry

Consulting Engineers

Civil - Infrastructure – Flood Risk - Drainage - SuDS - Public Health

Please only print this email if absolutely necessary

t 0754 658 3150

e simondent@live.co.uk

Gosport - Hants

Hove - East Sussex

<https://www.linkedin.com/in/simon-dent-beng-hons-a627aa33>

This e-mail (and any attachments) is confidential and is intended only for the use of the addressee. If you are not the intended recipient, you may not use, copy, or disclose to anyone this message or any information contained in it. If you have received this message in error, please notify Simon Dent Associates and delete the original and any copy of this message.

From: Developer Services <Developer.Services@southernwater.co.uk>

Sent: 16 March 2026 14:07

To: SDA -Engineers Simon Dent <simondent@live.co.uk>

Subject: RE: 25049 - HALL & WOODHOUSE The Gardeners Arms Ardingly, Selsfield Road, Ardingly, West Sussex, RH17 6TJ

Good afternoon,

Thank you for your email.

Unfortunately, we're unable to provide technical specifications without receiving a completed sewer connection application. Whether you require a direct or indirect connection, Section 106 approval will be necessary.

If you need any additional support with your planning application, please feel free to contact our Planning Team at SouthernWaterPlanning@southernwater.co.uk. Who will be happy to help.

To seek approval for a new sewer connection you will need to complete an S106 application. Please see the following link for our guidance notes; [Sewer Connection - Southern Water](#)

Please see the following link to our Get Connected Portal to make and track an application; [Login\(southernwater.co.uk\)](https://login.southernwater.co.uk) You will need to register and log in prior to filling out the application. Please also see **the attached instructions** on how to complete this application form as well as **the attached FAQ'S**.

When making your application, please make sure you have the following information handy. You can find examples of these on our website [Handbooks and technical documents - Southern Water](#)

- A site location plan - [Model \(southernwater.co.uk\)](#)
- A drainage layout plan showing the location of sewers and manholes on your site and up to the connection point - [sewer-connections-detailed-drainage-examples_sc.pdf \(southernwater.co.uk\)](#)
- A copy of your planning consent (if applicable)
- An application fee of £346.80 (inc. 20% VAT) per connection. If you need a wastewater connection and a new manhole chamber, then your fee will be a £427.20 (inc. 20% VAT)
- If you are connecting to the sewers 5 metres deep or 300mm and above, your contractor should have a Health and Safety policy. You will need to submit this and a site-specific risk assessment and method statement (RAMS) with your application.

However, should you wish to discharge surface water please refer to our surface water management policy: [Microsoft Word - Surface Water Management Policy v 0.3 \(southernwater.co.uk\)](#)

Please note, once you have received our approval for the connection/s, you will need to arrange with your contractor to carry out the works on site to connect into our sewer.

We know these applications can sometimes feel daunting, but we are here to help you every step of the way, so please don't hesitate to contact us if you need any further guidance either by email or phone on 0330 303 0119 Monday – Thursday 09:00 – 17:00, Friday 09:00 – 16:00.

Many thanks

Daniella Kokina
Technical Service Delivery Advisor
Developer Services

T. 0330 303 0119
[southernwater.co.uk](https://www.southernwater.co.uk)



From: SDA -Engineers Simon Dent <simondent@live.co.uk>
Sent: 13 March 2026 15:21
To: Developer Services <Developer.Services@southernwater.co.uk>
Cc: sewerconnenctions@southernwater.co.uk
Subject: 25049 - HALL & WOODHOUSE The Gardeners Arms Ardingly, Selsfield Road, Ardingly, West Sussex, RH17 6TJ

FTAO: Dani Kokina

Hi Dani,

We spoke earlier today regarding the above project and the need for a new foul water connection from the new guest block which is proposed to be made to the existing final pub manhole through the existing 150mm sewer connection.

The local authority, Mid Sussex District Council, require evidence of our contacting you for the foul drainage sewer connection, which in this case would be via an indirect connection. The new guest block has 6 nr. Double rooms.

We seek an email from yourselves indicating that you see no technical objection to the indirect connection but expect it will be subject to s106 approval. Can you kindly supply this to aid in our planning application?

Kind regards

Mr Simon Dent B Eng (Hons)
Senior Partner for



SIMON DENT ASSOCIATES

Consulting Engineers to the Civil and Water Industry

Consulting Engineers

Civil - Infrastructure – Flood Risk - Drainage - SuDS - Public Health

Please only print this email if absolutely necessary

t 0754 658 3150

e simondent@live.co.uk

Gosport - Hants

Hove - East Sussex

<https://www.linkedin.com/in/simon-dent-beng-hons-a627aa33>

This e-mail (and any attachments) is confidential and is intended only for the use of the addressee. If you are not the intended recipient, you may not use, copy, or disclose to anyone this message or any information contained in it. If you have received this message in error, please notify Simon Dent Associates and delete the original and any copy of this message.

This e-mail is intended solely for the person or organisation to which it is addressed. It may contain privileged and confidential information. If you are not the intended recipient, you are prohibited from copying, disclosing or distributing this e-mail or its contents (as it may be unlawful for you to do so) or taking any action in reliance on it.

If you receive this e-mail by mistake, please delete it then advise the sender immediately.

Without prejudice to the above prohibition on unauthorised copying and disclosure of this e-mail or its contents, it is your responsibility to ensure that any onward transmission, opening or use of this message and any attachments will not adversely affect your or the onward recipients' systems or data. Please carry out such virus and other such checks as you consider appropriate.

An e-mail reply to this address may be subject to monitoring for operational reasons or lawful business practices

This e-mail is issued by Southern Water Services Limited, company number 2366670, registered in England and having its registered office at Southern House, Yeoman Road, Worthing, BN13 3NX, England.

In sending this e-mail the sender cannot be deemed to have specified authority and the contents of the e-mail will have no contractual effect unless (in either case) it is otherwise agreed between Southern Water Services Limited and the recipient.

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by Mimecast, a leader in email security and cyber resilience. Mimecast integrates email defenses with brand protection, security awareness training, web security, compliance and other essential capabilities. Mimecast helps protect large and small organizations from malicious activity, human error and technology failure; and to lead the movement toward building a more resilient world. To find out more, visit our website.