

**From:** drainage <drainage@midsussex.gov.uk>  
**Sent:** 16 July 2026 17:34:23 UTC+01:00  
**To:** "Rachel Richardson" <Rachel.Richardson@midsussex.gov.uk>  
**Cc:** "drainage" <drainage@midsussex.gov.uk>  
**Subject:** 2026.07.16 Re: DM/25/1244 - Land Adj 2 Reservoir Place Lewes Road Ashurst  
Wood East Grinstead West Sussex RH19 3TB

Dear Rachel,

Thank you for re-consulting the Flood Risk and Drainage Team on the above application.

We have reviewed the additional information submitted in response to our previous consultation comments, including the LLFA Response Statement, updated borehole infiltration testing, groundwater monitoring information and revised surface water drainage calculations.

The applicant has undertaken additional infiltration testing of the proposed deep bore soakaway using a constant-head methodology with a 10,000 litre water supply. The testing demonstrates that the borehole infiltration capacity exceeds the available test supply, and the updated drainage design adopts a conservative infiltration rate for hydraulic modelling.

Groundwater monitoring has also been undertaken over the winter period between October 2025 and April 2026. No groundwater was encountered during the monitoring period, demonstrating suitable separation between the soakaway and the seasonal groundwater table.

The submitted hydraulic calculations demonstrate that the revised drainage strategy, comprising a deep bore soakaway together with permeable paving storage, is capable of managing runoff from the 1 in 100 year rainfall event including an allowance of 45% for climate change without flooding.

The revised drawings also demonstrate that appropriate stand-off distances have been achieved between the proposed soakaway, the dwelling and adjacent infrastructure.

On the basis of the information submitted, the Flood Risk and Drainage Team is satisfied that the applicant has demonstrated, in principle, that the site can be drained using a sustainable infiltration-based drainage strategy, subject to detailed design.

Information into our general requirements for detailed surface and foul water drainage design is included within our 'DETAILED DRAINAGE DESIGN CHECKLIST'  
<https://www.midsussex.gov.uk/media/yyxere1u/msdc002-detailed-drainage-design-checklist-v20-issued-071125.pdf>. This level of information will be required to address the recommended drainage condition.

Based on the information available, the Flood Risk and Drainage Team has **no objection** to the proposed development on flood risk and drainage grounds, subject to the following condition.

### **Condition Recommendation**

*C18D - Single dwelling/unit*

The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the local planning authority. The **building** shall not be occupied or brought into use, until all the approved drainage works have been carried out in accordance with the agreed details.

**Reason:** To ensure that the proposal is satisfactorily drained and to accord with Policy DP41 of the Mid Sussex District Plan 2014 - 2031 and Policy ...'z'... of the Neighbourhood Plan.

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)