

From: Nik Antoniou <njaltd@gmail.com>
Sent: 02 July 2026 15:40:02 UTC+01:00
To: "Rachel Richardson" <Rachel.Richardson@midsussex.gov.uk>
Cc: "Scott Weller" <scottweller@hotmail.com>
Subject: 2026.02.17 - DM/25/1244 - Land Adj 2 Reservoir Place Lewes Road Ashurst
Wood East Grinstead West Sussex RH19 3TB
Attachments: C3547_P2_101_Proposed Drainage Strategy.pdf, Groundwater Monitoring.pdf,
C3547_LLFA_Response.pdf, C3547_SW_Calcs.pdf, 2782_Letter Report - FINAL.pdf

Hi Rachael

Firstly, can I take this opportunity for your patience in allowing the necessary discussions between our technical expert and the Council's engineer in relation to drainage matters.

Please now find attached what we hope is the final set of documents to satisfy requirements.

Please do not hesitate to contact me should you have any further questions or queries in this regard.

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, 24 Feb 2026 at 12:27, Rachel Richardson <Rachel.Richardson@midsussex.gov.uk> wrote:

Hi Nik and Scott,

I hope you are both well.

I have just returned from annual leave and am catching up on email's. Please see the comments below from the MSDC drainage engineers.

Please can you address this so the application can progress.

I look forward to hearing from you in due course.

Kind regards,

Rachel.

Rachel Richardson Bsc (Hons) DIP TP MRTPI

Senior Planning Officer

Development Management

www.midsussex.gov.uk

01444 477 224

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

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

Sent: 17 February 2026 17:59

To: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>

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

Subject: 2026.02.17 - DM/25/1244 - Land Adj 2 Reservoir Place Lewes Road Ashurst Wood East Grinstead West Sussex RH19 3TB

Dear Rachel,

The Flood Risk and Drainage Team have reviewed the above application.

We have considered the additional information submitted since our last comments of 01/07/2025 and have the following comments:

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.

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.

As such, this matter remains outstanding.

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.

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.

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.

Once the infiltration rates have been formally established, the Foul and Surface Water Drainage Report will need to be updated to reflect the confirmed infiltration rates and any subsequent changes to the proposed drainage strategy.

At this stage, further information remains required before the Flood Risk and Drainage Team can confirm that the proposed surface water drainage strategy is acceptable in principle.

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

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