

From: drainage <drainage@midsussex.gov.uk>
Sent: 06 November 2025 13:58:41 UTC+00:00
To: "Caroline Grist" <Caroline.Grist@midsussex.gov.uk>
Cc: "drainage" <drainage@midsussex.gov.uk>
Subject: 2025.11.06 Re: DM/25/0660 - North Lodge, Plummerden House, Park Lane, Lindfield

Dear Caroline,

The Flood Risk and Drainage Team have begun reviewing the information submitted in support of the above planning application and have some initial concerns regarding the development.

The proposed application is for the installation of a new package sewage treatment plant with treated effluent to be discharged to ground via a drainage field.

The submitted Ashdown Site Investigation In Situ Percolation Test Report dated 11th December 2024 indicates that six of the seven test locations (TP01–TP07) were unsuitable for a drainage field, as water within the test pits did not drain within the required six-hour period due to groundwater ingress and low permeability soils. Only Trial Pit TP03, excavated to a relatively shallow depth of 0.40 m below ground level, achieved a valid percolation result with an average Vp value of 10.9 s/mm. However, the report notes that this pit was kept deliberately shallow to minimise groundwater ingress and therefore may not be representative of wider site conditions.

Given these findings, further clarification and evidence are required before the drainage field design can be considered acceptable, or an alternative strategy should be proposed at this stage of planning:

1.Location and depth of drainage field:

Confirmation must be provided that the proposed drainage field will be located within the area of the test pit that demonstrated adequate infiltration capacity. The plan should clearly reference this location in relation to the site layout and proposed outfall. Please note that the depth of the infiltration testing being relied upon should be undertaken at the same depth as proposed infiltration field.

2.Groundwater levels and vertical separation

Evidence must be provided to demonstrate that there will be a minimum 1m unsaturated zone maintained between the highest recorded groundwater level and the invert level of the proposed effluent distribution pipes at the drainage field location.

3.Treatment plant and offset distances:

Details should be provided to confirm that the proposed sewage treatment plant and

associated drainage field achieve all minimum offset distances from buildings, boundaries, and water features.

We would advise the applicant that the system will need to either meet with the Environment Agency's General Binding Rules for package treatment plants, or an Environmental Permit will be required from the Environment Agency.

We will then be able to provide further comment once received.

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