

From: Jennifer Creighton <jennifer@hubarchitects.co.uk>
Sent: 20 November 2025 16:22
To: Caroline Grist <Caroline.Grist@midsussex.gov.uk>
Cc: Stephen Harkness <steve@htpartnership.co.uk>; drainage <drainage@midsussex.gov.uk>; Chris Tunbridge <chris.t@blbsurveyors.co.uk>
Subject: Re: 2025.11.06 Re: DM/25/0660 - North Lodge, Plummerden House, Park Lane, Lindfield

Dear Caroline,

Further to your request, please find the correspondence below (in blue), provided in response to the drainage queries raised by the Mid Sussex Drainage Engineer. Could you please forward this to the Drainage Department for their further review and comments? Kindly confirm receipt and advise if any additional comments arise.

An extract from the email sent on 19th November by Stephen Harkness is included below:

Dear Sirs,

We have been passed a copy of your email with queries regarding the proposed sewage treatment plant and drainage field to serve the North Lodge.

At the present time the foul water from the Lodge connects into the main house system which is connected to a Septic Tank. Unfortunately the outlet from this just discharges into the ground in the nearby woods without the benefit of any drainage field or soakaway. The outlet overflows occasionally so we are keen to separate off the Lodge if possible.

We appreciate the percolation tests performed by Ashdown did not give encouraging results, probably due to the ground being saturated in November last year. However as you probably noticed, we increased the length of slotted drainage pipe from the designed 22m requirement to over 36m to reflect the poor permeability. At times of the silty sandy clay being impervious, any water build up in the 600mm wide trenches will rise and then seep sideways through the minimum 350mm thickness of top soil.

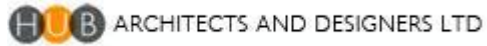
The drainage field is located at least 21m away from the Lodge, and there are no other buildings anywhere nearby. Any localised saturation of the top soil or grass

forming the field will not cause any problems to the owners. Furthermore the Lodge will be used for occasional guest accommodation only.

We look forward to receiving your thoughts on this proposal.

Kind regards,

Jennifer Creighton



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