

[REDACTED]

From: Planning
Sent: 03 June 2026 16:16
Subject: FW: DISC/26/0037 - Cowfold - Planning Conditions Update
Attachments: RE: DISC/26/0037 Land North of Little Potters, Potters Green, Station Road, Cowfold - LLFA comments - Tullys initial reply

Telephone:
Email: planning@horsham.gov.uk



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Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

From: Mark Iveson [REDACTED]
Sent: 26 May 2026 17:13
To: Sophie.Moore [REDACTED]
Cc: [REDACTED]
Subject: DISC/26/0037 - Cowfold - Planning Conditions Update

Hi Sophie,

I hope you had a great bank holiday.

I just wanted to update you on the Cowfold Planning Conditions:

Our civil engineer issued queries to the LLFA on 28.04. He received a response from them on 18.05 requesting that these queries are sent to you first. I have attached the email for you to process.

With regard to condition 9, GESL sent comments to Kevin Beer on 1st April. We are yet to receive a response. I have attached the submitted email for reference.

I note your response on the BNG requirements 12.05. We will continue with the scheme to provide mown pathways through meadow grassland.

The table below shows conditions vs comments received.

Our suggested resolution to the the queries are shown blue. Before our consultants commence on the update, would you be able to let us know whether these proposals are acceptable in principle? I am particularly keen to know whether our civil engineer's response on the basin size is acceptable. Once this is confirmed we will be able to complete the updates. I'm anticipating that we'll be able to make the updates within 2 weeks of confirmation.

I have shown items that are awaiting response from yourselves in green and our proposals are in blue.

Pre-Start Conditions	Landscaping Comments	Drainage Comments	Environmental Protection Comments	Highways Comments	Archaeological Comments
3. Construction Method Statement	N/A	N/A	N/A	Seeking confirmation that Devine will manage use of temporary access whilst permanent access is being constructed: Details provided by Billy Clements on 24/04/26. Ian Gledhill has confirmed that the condition can now be signed off.	N/A
4. CEMP	N/A	N/A	N/A	N/A	N/A
5. Surface Water	1.Concrete Headwalls not Considered appropriate: Since the attenuation basin is being adopted, these will need to remain as concrete. However, in light of your comments would you accept these if we were to enhance the landscaping immediately around them?	1.CV Value. Can it be changed to 1? See Civil Engineers response on attached email. 2.Cross section for LEAP See Civil Engineers response on attached email. 3.Drawing status See Civil Engineers response	N/A	N/A	

	2. Depth of basin: See Civil Engineers response on attached email. 3. Plant species (Crex acutiformis): A less vigorous plant species will be selected. 4. Plant species (Molinia Caerulea): A less vigorous plant species will be selected.	on attached email.			
6. Archaeological Works	N/A	N/A	N/A	N/A	Specification for further works requested. WSI submitted 18/05/26.
7. Finish Floor Levels	N/A	N/A	N/A	N/A	N/A
8. Underground Services	5. Review of lighting column positions and drainage positions. -Lighting column next to gardens of plots 23 and 30 to remain. Carpinus betulus 'Lucas' to be repositioned on other side of road next to plot 24. - Betula pendulas between plots	N/A	N/A	N/A	N/A

	6-7 and 8-9 - Drainage will be adjusted to suit and the trees will remain.				
9. Soil	N/A	N/A	1.Sampling Method See GESL's response on attached email. 2. Query on which strata See GESL's response on attached email. 3. Topsoil testing See GESL's response on attached email. 4. Query on Data See GESL's response on attached email. 5. Further exploratory holes required. 6.Contmaination testing in woodland area. In addition to GESL's response. We would like to highlight that this woodland area will be fenced off for use by the public. We would like this to be taken into consideration when assessing whether further testing is deemed necessary.	N/A	N/A
Pre-Slab Conditions	Landscaping Comments	Drainage Comments	Environmental Protection Comments		

11. Lighting Scheme	See comments under condition 8	N/A	N/A	N/A	N/A
12. Hard Surfacing	6. Grass sward unsuitable for allotment paths. Grass sward paths will be maintained. Only the allotments required to be accessible will be provided with a 1.2m hard surface path. As per the planning permission. 7. Gravel spec required. To be provided 8. Grasscrete location: This will be removed from the key. We do not plan to install this.	N/A	N/A	N/A	N/A
Pre-Occupation Conditions	Landscaping Comments	Drainage Comments	Environmental Protection Comments		
13. SUDS Maintenance	N/A	1.Cross referencing To be added	N/A	N/A	N/A
14. Boundary Treatment	9. Fence spec We will provide the powder coated mesh fencing requested.	N/A	N/A	N/A	N/A

10. Change close board fencing to brick walls between plots 4-5, 6-7, 8-9 and 12-13. We propose to maintain the cbf as drawn. It is clear that these small sections of fencing are not in a prominent location and switching them to brick will make negligible difference to the street scene. Especially where driveways are occupied. 11. Brick bonding type Brick bonding to gardens walls will be a simple stretcher bond. Details will be provided. 12. Boundary fencing for pump station. Yes this will be close boarded fencing and the plan will be updated with enhanced landscaping				
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	within this area.				
15. Landscape Manage	15. LMMP play area, hard landscaping and hedgerows. Enhanced information will be provided to cover these points. 16. Monitoring methods Management of new native hedgerow will be added. 18. Grass specification to open area. Specification will remain as meadow grass with mown path to maintain compliance with BNG requirements. 19. Hedge Maintenance Details will be provided. 20. Stakes to be removed note Details will be provided. 21. Rot Prevention Details will be provided. 22. Maintenance regime for SUDS planting Details will be provided.	N/A	N/A	N/A	N/A

	23. Maintenance regime for hard landscaping Details will be provided.				
	24. Plan delineating responsibility Details will be provided.				
16. Bio Enhancement	N/A	N/A	N/A	N/A	N/A
Advisories	N/A	1. Cross section details vs plan details See Civil Engineers response on attached email. 2. Depth of attenuation basin See Civil Engineers response on attached email. 3. Depth of attenuation basin See Civil Engineers response on attached email.	N/A	N/A	N/A

If you require any further information, then please do not hesitate to contact me.

Kind regards,

Mark Iveson
Technical Manager

Tel: 01737 274838

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[REDACTED]

From: Natalie Biddulph [REDACTED] > on behalf of Flood Risk Management <FloodRiskManagement@westsussex.gov.uk>
Sent: 18 May 2026 08:58
To: Paul Tittle
Cc: Flood Risk Management
Subject: RE: DISC/26/0037 Land North of Little Potters, Potters Green, Station Road, Cowfold - LLFA comments - Tullys initial reply

You don't often get email from floodriskmanagement@westsussex.gov.uk. [Learn why this is important](#)

Good Morning Paul,

Apologies for the delayed response I have also been on leave and am in the process of catching up. If you could please ask the LPA to send us a reconsultation request, we will respond to your enquiry as soon as possible (to ensure everything is captured through the proper channels)
Many thanks in advance.

Kind Regards

Natalie Biddulph
Flood Risk Management Officer | Planning Services
West Sussex County Council, Ground Floor, Northleigh, County Hall, Chichester PO19 1RH
Email: FRM@westsussex.gov.uk | Web: www.westsussex.gov.uk

From: Paul Tittle [REDACTED] >
Sent: 28 April 2026 16:26
To: Flood Risk Management <FRM@westsussex.gov.uk>
Cc: [REDACTED]
Subject: DISC/26/0037 Land North of Little Potters, Potters Green, Station Road, Cowfold - LLFA comments - Tullys initial reply

****EXTERNAL****

FAO Natalie Biddulph

We have reviewed your comments 09-03-2026 and most can be readily addressed – see our initial responses below. However before we complete updating our drawings and calculations, please can you call me on 07739 265815 to discuss the maximum water depth, or alternatively your feedback on our comment below (Advisories Item 2) would be appreciated. Is it possible to contact me tomorrow? I am on leave 1 to 12 May 2026 inclusive. Please continue to copy our Client and my colleagues into any emails on this development so that this can be progressed in my absence.

Condition 5

1. We will update to Cv 1.0.
2. The attached dwg no. 15478-TUL-XX-XX-DR-C-63002 Rev P01 includes a construction detail for the LEAP.

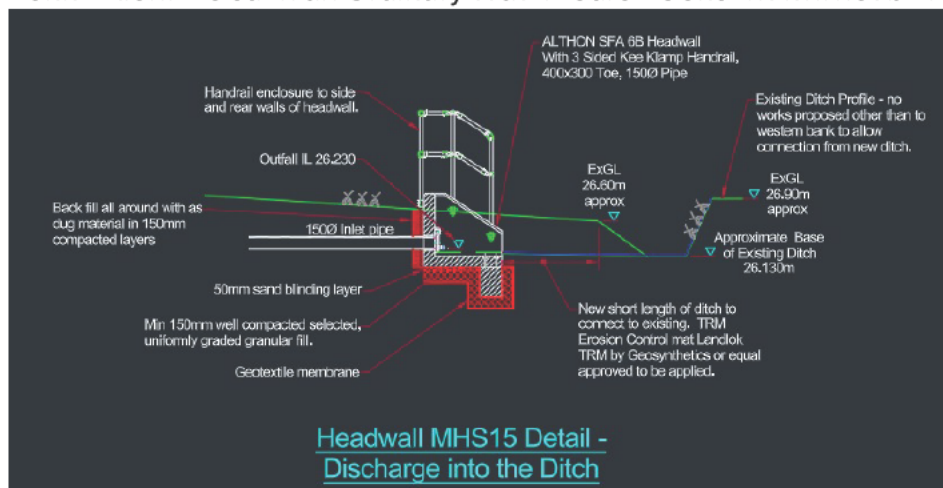
3. Our Civils drawings have status 'Preliminary' with Suitability Code S3 and have been prepared as part of the RIBA Stage 4 detailed design. We have no intent of changing the drainage strategy for the Construction Issue.

Condition 13

1. We will add the note.
2. The task and frequency were omitted from Table B1 because these items will be maintained by AWIN following a Section 104 adoption. We are not in a position to prescribe a maintenance regime to an adopting authority but we can reinstate the recommended tasks and frequencies for guidance. Regarding replacement frequency of the Hydrobrake flow control, the manufacture's technical literature states that these have a design life in excess of 60 years.

Advisories

1. The plan is correct. We will update the section to suit. This will show that the new headwall is set back from the existing ditch. A short length of new ditch will be provided so that the only works required to the existing ditch will be to break through the western bank to make the new connection. As such an Ordinary Watercourse Consent will not be required.



2. This is a dry detention basin with up to 2.1m temporary water depth above the dry base with 300mm minimum freeboard above this maximum water level. This is all as the planning approved drainage strategy. During discussions with the proposed S104 adopting authority (AWIN) a low flow channel has now been added to direct low intensity, small volumes of rainwater through the basin. This does increase the maximum water depth up to $0.3 + 2.1 = 2.4\text{m}$ but the greatest depth occurs only directly above the 750mm wide low flow channel; outside of this channel the max water depth remains at 2.1m above the dry base.
3. 6% urban creep noted, so no changes are required.

Regards

Paul Tittle
Senior Civil Engineer

Tullys

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