

Saskia Lower

From: Saskia Lower
Sent: 07 May 2026 14:36
To: Tamara.Dale
Cc: Chris Barker
Subject: DC/26/0472 - Land at 521816 122277 Eastlands Lane Cowfold West Sussex
Attachments: TN01-1ecco2-Response to HDC 2026-04-29.pdf; P2305 HDC Drainage 260415.pdf

Categories: Filed by Newforma

Hi Tamara,

Further to the HDC Drainage response, please find attached our response note to be forwarded to the engineers.

The technical note has responded in full to HDC's request for additional information following their review of the proposed drainage strategy for Land at Eastlands Lane, Cowfold. The key parameters of the development have been clarified. The foul drainage proposals have been reaffirmed, demonstrating a compliant connection to the Southern Water network with a low design flow of 0.07 l/s and a clearly defined point of discharge.

The surface water drainage strategy has been demonstrated to accord with current best practice and policy expectations. Discharge from the site is restricted to the greenfield QMED runoff rate of 4.4 l/s for all events up to and including the 1 in 100-year rainfall event plus 45% climate change. The proposed SuDS design provides sufficient on-site attenuation to accommodate these events, including an allowance for urban creep, without flooding. Hydraulic modelling confirms that all design criteria are satisfied. Exceedance routing has also been considered and shown to pose no risk to people, property, or the surrounding area.

In respect of the receiving watercourse, it has been established that the site discharges to an existing drainage ditch with confirmed connectivity to the wider catchment via the Cowfold Stream. Continuous flow within the ditch is not a requirement for surface water discharge, and that hydraulic impact is appropriately controlled through adherence to greenfield runoff rates. A proportionate approach has been adopted, and further detailed watercourse modelling is not required for a development of this scale discharging at greenfield rates.

Overall, the proposed drainage strategy is robust, policy-compliant, and proportionate. It maintains predevelopment runoff characteristics, provides sufficient attenuation and exceedance management, and ensures that there is no increased risk of flooding on or off site. The additional information provided addresses HDC's queries in full and confirms that the scheme is suitable for approval without the need for extensive additional conditions.

I trust the above is clear and look forward to hearing from you.

Kind Regards,

Saskia Lower
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