

Ref:- Planning application no:-

Sussex House

DC/26 0575 & 0576

Planning Received

Station Rd

'The Willows', The Street, Cowfold

14 MAY 2026

Name:

Ref:

DC12610575 Cowfold

DC12610576 W. Sussex

By recorded delivery.

13th May 2026. RH13 8DA

Dear Sirs,

I am writing in relation to the above planning application and wish to have a condition included regarding surface water drainage for the proposed development as set out below.

Background

Between 2000 & 2012 'The Street' suffered 6 flash flood events that effected the historic listed buildings along the east side of the church yard.

In 2013 an 'inlet' order was issued against WSEC to force implimentation of court warranted drainage works to alleviate the problem. The works were carried out in Aug/Sept 2013.

A Joint Expert Statement prepared for the courts in Oct '13 concluded the drainage restriction causing the flash flood events had not been rectified. This being the section running in front of 'The Willows' in the disused highway.

(2)

The experts also concluded the flood events (non return period) would now be between 5 and 10 years. The former figure turn out to be pretty accurate as over capacitance occurred in 2017 and 2022.

Please find enclosed the relevant extract of the report.

Condition requested

If the proposed development is to use the main carriageway surface water drainage system, the requested condition should stipulate that before the development starts, the problems causing such restriction are professionally assessed, rectified & signed off. This will not require main carriage way closure.

If this does not happen and the development goes ahead, this will increase the risk of flash floods to the historic listed properties in the centre of Cowfold and will also effect the proposed development as the up dated default flow path of surface water map shows the proposed development is directly in the path of any flood water when over capacitance occurs. Please find a copy enclosed.

Yours Faithfully

Conveyance capacity of the newly installed 300mm diameter outlet pipe at manhole MH02

52. The conveyance capacity of the newly installed 300mm diameter outlet pipe at manhole MH02 / MH02A (discharging to MH01) is estimated to be in the order of 124 litres / second (see above), again assuming that this flow rate is not constrained by restrictions in the downstream capacity of the existing highway drainage system.
53. In the case of the smaller (junior) catchment area, the above quoted conveyance capacity of 124 litres / second accords with a flow rate with an estimated return period in the order of 10 years.
54. In the case of the overall (gross) catchment area, the above quoted conveyance capacity of 124 litres / second accords with a flow rate with an estimated return period in the order of perhaps 5 years.

8. Anticipated improvements provided by the recent remedial works which have been carried out to the piped highway drainage system

55. While the 300mm diameter outlet pipe installed at manhole MH02 should notionally reduce the potential incidence of surface flooding in the vicinity of Sussex House and at the roundabout at the junction of Station Road and The Street, the benefits that the remedial works can actually deliver will be constrained by restrictions in the downstream capacity of the existing highway drainage system. These issues have not been addressed by the recent remedial works carried out to the existing highway drainage system in the vicinity of Sussex House. The fundamental capacity problem lies downstream of manhole MH05.
56. Mr Traves states that the assessment calculations indicate that the remedial works undertaken will reduce the frequency of surcharge and development of major surface flows by a significant amount, which he suggests would be by about a factor of 4.
57. Dr Matthews' is of the opinion that the benefit achieved will be somewhat less, due to the remaining restrictions in the downstream capacity of the existing highway drainage system.

1 IN 100 YR FLOOD MAP - CENTRAL CO/FOLD

