

SURFACE WATER DRAINAGE VERIFICATION – TECHNICAL REPORT

Planning submission

PROJECT NAME:	Tesla Unit 12a
Project Address:	Water Lane Storrington RH20 3EA
Description of Works:	New factory extension to Unit 12
Date / Revision	Rev 0 - 29 th May 2026

This document is provided by Sunninghill should be read in conjunction with the following document below.

- EL Drainage Validation Report
- E&L Unit 12 drainage layout plan - 15367-102K Site Layout - Drainage Plan
- E&L Unit 12a drainage layout plan - 16185-02h Drainage Layout

Document Revision History:

<u>Rev</u>	<u>Issue Date</u>	<u>Status / Notes</u>
0	29may26	Planning condition No.5 – discharge/record document issue

Introduction

Tesla Unit 12a project received planning approval on 24 August 2025 with the planning reference - DC/25/0371. As part of the planning approval, 22 conditions for the project are to be discharged in advance of and during the construction period.

This report provides the information to record the drainage as installed, providing the As-Built plans for the surface water system constructed and the record photos demonstrating the installation of the system during its construction and completion.

Record As Built surface water drainage drawings

Record drawings are attached as noted below and are found in **Appendix A**

Record photos of surface water drainage

The record photos cover the specific drainage ‘features’ on this site concentrating on three main aspects of the construction of the surface water system.

- **Appendix B** – Unit 12 drainage – August 2023 to April 2024.
- **Appendix C** – Unit 12a drainage – November 2025 to May 2026.

These photos are representative record of the Surface Water drainage system as a whole.

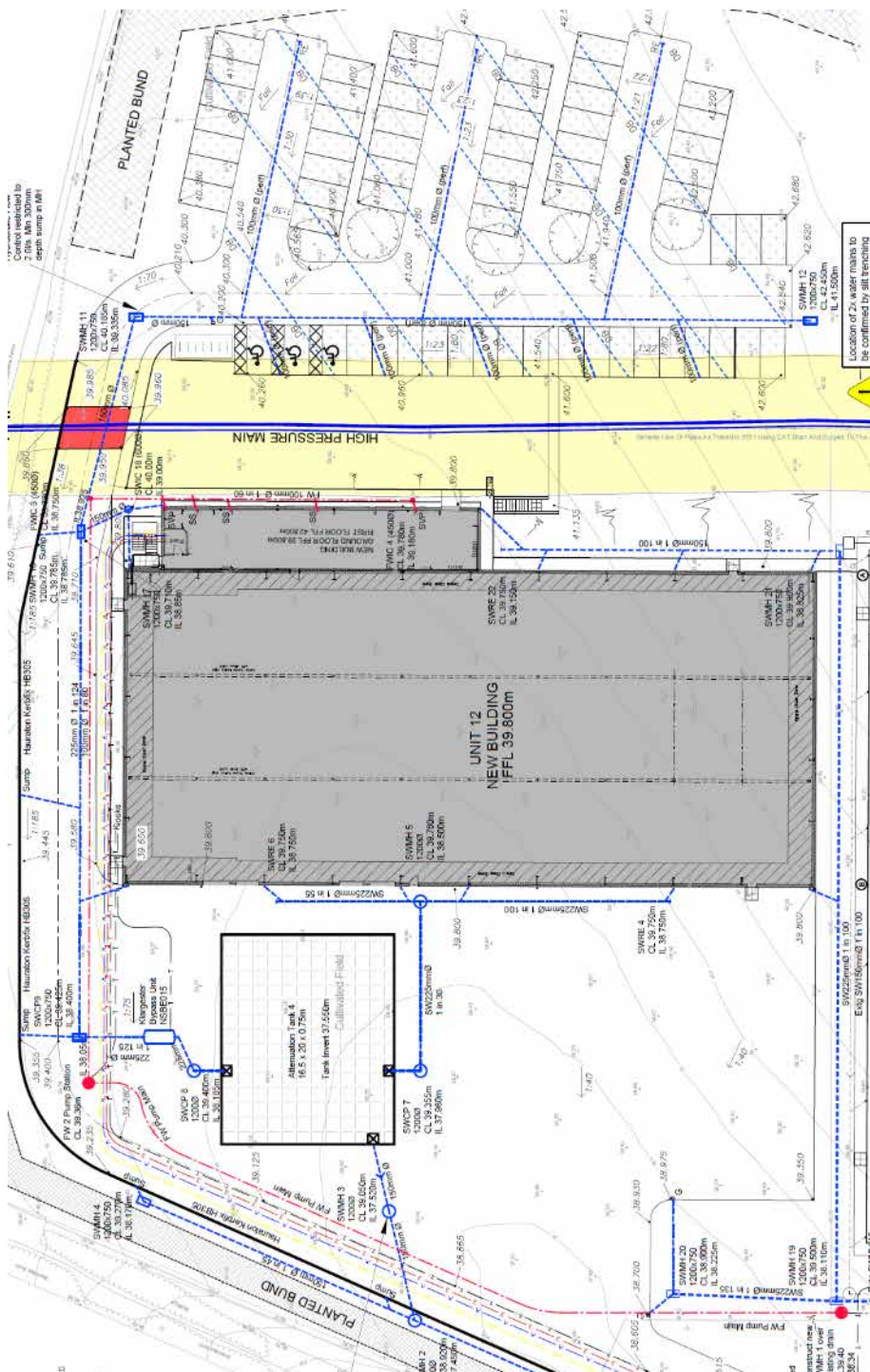
SURFACE WATER DRAINAGE VERIFICATION – TECHNICAL REPORT

Planning submission

PROJECT NAME: Tesla Unit 12a
Project Address: Water Lane Storrington RH20 3EA
Description of Works: New factory extension to Unit 12
Date / Revision Rev 0 - 29th May 2026

Appendix A

Record As Built surface water drainage drawings - Unit 12

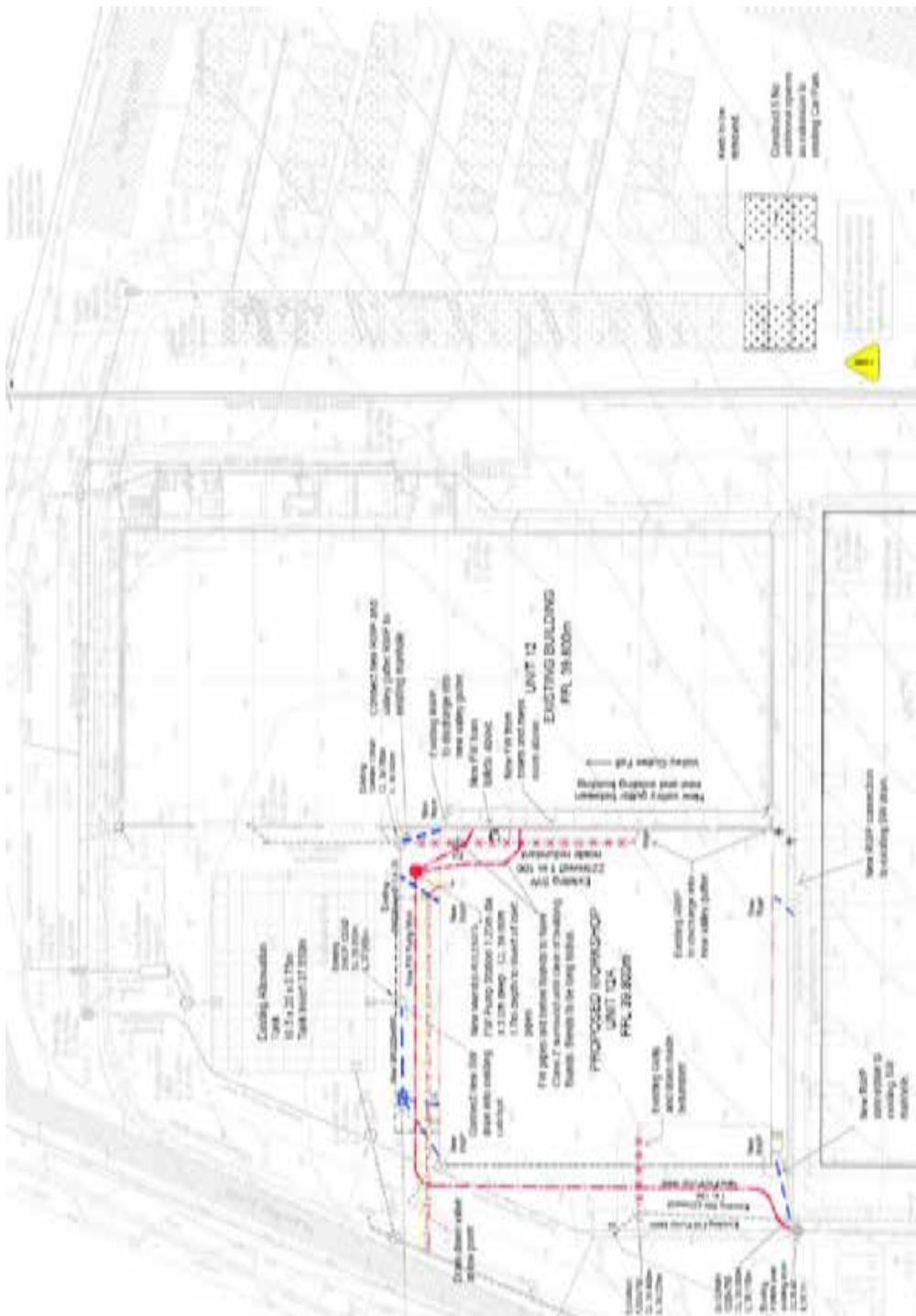


SURFACE WATER DRAINAGE VERIFICATION – TECHNICAL REPORT

Planning submission

PROJECT NAME:	Tesla Unit 12a
Project Address:	Water Lane Storrington RH20 3EA
Description of Works:	New factory extension to Unit 12
Date / Revision	Rev 0 - 29 th May 2026

Record As Built surface water drainage drawings - Unit 12a



SURFACE WATER DRAINAGE VERIFICATION – TECHNICAL REPORT

Planning submission

PROJECT NAME:	Tesla Unit 12a
Project Address:	Water Lane Storrington RH20 3EA
Description of Works:	New factory extension to Unit 12
Date / Revision	Rev 0 - 29 th May 2026

Appendix B - Unit 12 drainage



Attenuation tank excavation – August 2023



Attenuation tank, geotextile installation– September 2023

SURFACE WATER DRAINAGE VERIFICATION – TECHNICAL REPORT

Planning submission

PROJECT NAME:	Tesla Unit 12a
Project Address:	Water Lane Storrington RH20 3EA
Description of Works:	New factory extension to Unit 12
Date / Revision	Rev 0 - 29 th May 2026



Attenuation tank, crate installation– September 2023



Attenuation tank, complete – September 2023

SURFACE WATER DRAINAGE VERIFICATION – TECHNICAL REPORT

Planning submission

PROJECT NAME:	Tesla Unit 12a
Project Address:	Water Lane Storrington RH20 3EA
Description of Works:	New factory extension to Unit 12
Date / Revision	Rev 0 - 29 th May 2026



Klargester petrol interceptor tank installation - October 2023



Connection to existing surface water - November 2023

SURFACE WATER DRAINAGE VERIFICATION – TECHNICAL REPORT

Planning submission

PROJECT NAME:	Tesla Unit 12a
Project Address:	Water Lane Storrington RH20 3EA
Description of Works:	New factory extension to Unit 12
Date / Revision	Rev 0 - 29 th May 2026



Drainage installation to Northeast of Unit 12 – December 2023



Car park / access road surface water drainage kerb - January 2024

SURFACE WATER DRAINAGE VERIFICATION – TECHNICAL REPORT

Planning submission

PROJECT NAME:	Tesla Unit 12a
Project Address:	Water Lane Storrington RH20 3EA
Description of Works:	New factory extension to Unit 12
Date / Revision	Rev 0 - 29 th May 2026



Carpark geotextile and sub-baffles in progress – January 2024



Car park permeable sub-base installed – February 2024

SURFACE WATER DRAINAGE VERIFICATION – TECHNICAL REPORT

Planning submission

PROJECT NAME:	Tesla Unit 12a
Project Address:	Water Lane Storrington RH20 3EA
Description of Works:	New factory extension to Unit 12
Date / Revision	Rev 0 - 29 th May 2026



Carpark, permeable tarmac installed – March 2024



RWP downpipe works complete – April 2024

SURFACE WATER DRAINAGE VERIFICATION – TECHNICAL REPORT

Planning submission

PROJECT NAME:	Tesla Unit 12a
Project Address:	Water Lane Storrington RH20 3EA
Description of Works:	New factory extension to Unit 12
Date / Revision	Rev 0 - 29 th May 2026

Appendix C - Unit 12a drainage



Rainwater connection of Unit 12 – temporary and permanent diversions of existing rainwater



Existing surface water collection manhole (from Unit 12) – IC.2 – May 2026

SURFACE WATER DRAINAGE VERIFICATION – TECHNICAL REPORT

Planning submission

PROJECT NAME:	Tesla Unit 12a
Project Address:	Water Lane Storrington RH20 3EA
Description of Works:	New factory extension to Unit 12
Date / Revision	Rev 0 - 29 th May 2026



Existing surface water chamber before attenuation tank – IC.4 – May 2026
(Left hand connection from Unit 12a. Right hand connection from Unit 12.)



New surface water IC 6 & 7 – May 2026

**SURFACE WATER DRAINAGE VERIFICATION – TECHNICAL
REPORT**

Planning submission

PROJECT NAME:	Tesla Unit 12a
Project Address:	Water Lane Storrington RH20 3EA
Description of Works:	New factory extension to Unit 12
Date / Revision	Rev 0 - 29 th May 2026



New surface water downpipe – May 2026



Existing carpark hydrobrake, IC 1 – May 2026

SURFACE WATER DRAINAGE VERIFICATION – TECHNICAL REPORT

Planning submission

PROJECT NAME:	Tesla Unit 12a
Project Address:	Water Lane Storrington RH20 3EA
Description of Works:	New factory extension to Unit 12
Date / Revision	Rev 0 - 29 th May 2026



Existing surface water IC 8 & 9 – May 2026



New Surface water drainage, below foul and past new pumped foul main – March 2026

SURFACE WATER DRAINAGE VERIFICATION – TECHNICAL REPORT

Planning submission

PROJECT NAME:	Tesla Unit 12a
Project Address:	Water Lane Storrington RH20 3EA
Description of Works:	New factory extension to Unit 12
Date / Revision	Rev 0 - 29 th May 2026



Geotextile membrane to car parking bays and permeable road at the rear /east Unit 12 – April 2026



6No. additional car parking bays and permeable road at the rear /east Unit 12 – May 2026