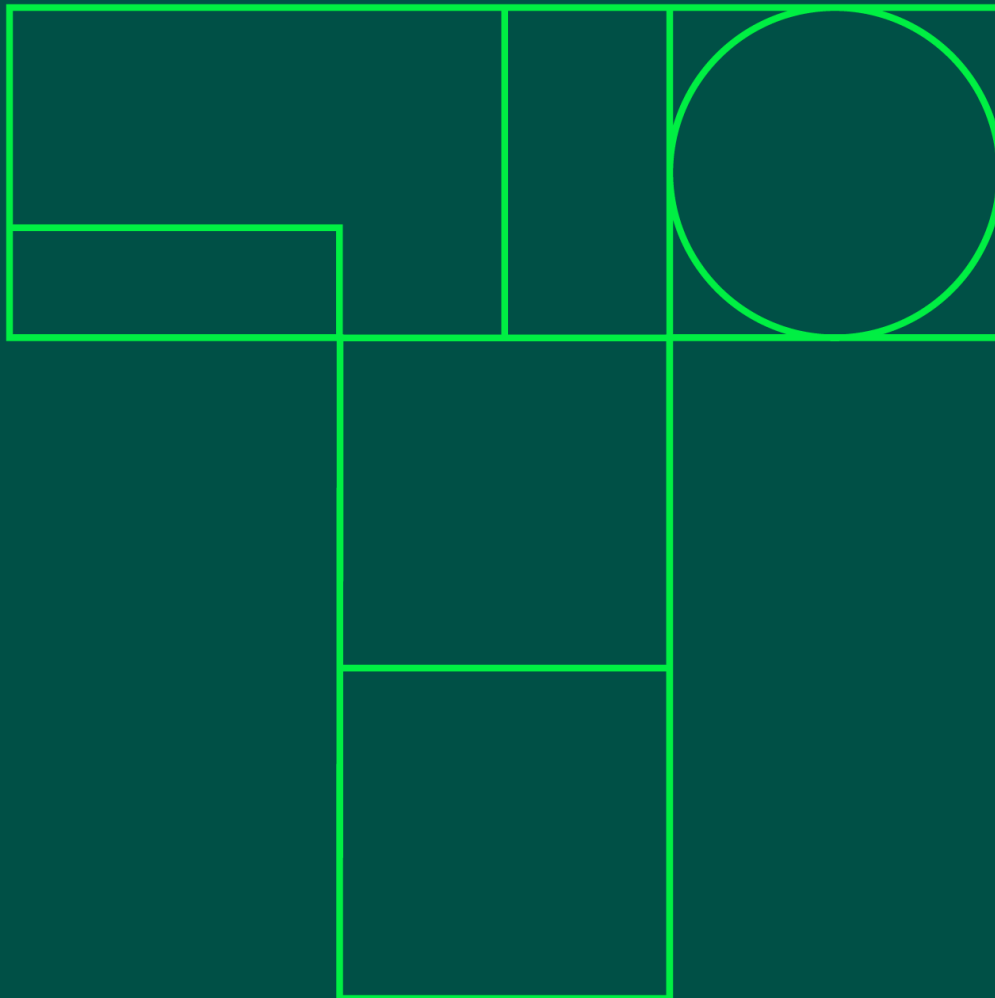


Planning Condition 13 – Surface Water Drainage Maintenance

Land to South of Station Road, Cowfold, West Sussex
RH13 8DE
15478
For Devine Homes



Report for

Devine Homes

Project No: 15478Land to South of Station Road, Cowfold, West
Sussex RH13 8DE**Issued By**

Paul Tittle

Date

17 July 2026

Approved By

Andrew Picton

**Planning Condition 13 – Surface Water Drainage
Maintenance**

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Contents

1	Introduction.....	4
2	SuDS Lifetime Maintenance Plan	5
	Appendix A – SuDS Maintenance Inspection Checklist / Log	7
	Appendix B - SuDS Maintenance Schedule	12

1 Introduction

1.1 Purpose of Report

This report has been prepared by Tully De'Ath (Consultants) Ltd. for Devine Homes to enable discharge of Planning Condition 13 (Planning ref no. DC/24/0982). The condition wording is reproduced below:

The development hereby approved shall not be first occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

i. a timetable for its implementation,

ii. details of SuDS features and connecting drainage structures and maintenance requirement for each aspect,

iii. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

1.2 Limitations

Tully De'Ath (Consultants) Ltd (hereafter referred to as Tullys) has prepared this Report for the sole use of Devine Homes in accordance with the Agreement under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us. This Report may not be relied upon by any other party without the prior and express written agreement of Tullys.

Unless otherwise stated in this Report, the assessments made assume that the sites and facilities will continue to be used for their current purpose without significant change. The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested. Information obtained from third parties has not been independently verified by Tullys, unless otherwise stated in the Report.

Where field investigations or inspections have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the services. The results of any measurements taken may vary spatially or with time and further confirmatory measurements should be made after any significant delay in using this Report.

2 Surface Water Drainage Maintenance Schedule

2.1 Description of the Surface Water Drainage System

2.1.1 The below ground surface water drainage system is described fully in the FRA & Drainage Strategy Report prepared by Motion (Rev D dated 5 November 2024) and as included in the planning application (reference no. DC/24/0982). In summary the surface water drainage system comprises:

- Permeable paving (Type C, no infiltration) to the LEAP (play area).
- Large diameter pipes in the main access road.
- A dry detention basin to provide at least 1200m³ of storage which is sufficient to accommodate a 1 in 100 year storm with 45% allowance for future climate change based on a maximum offsite discharge rate of 4.6 l/s. The detention basin incorporates a forebay to provide silt collection and a shallow ditch at the base to direct low surface water flows towards the outlet.
- Restricted discharge (4.6 l/s) to an existing ditch passing through the site.

2.2 Maintenance Inspection Checklist / Log

2.2.1 Appendix A provides a site specific Maintenance Inspection Checklist based on the generic checklist in the SuDS Manual (CIRIA C753). This checklist is separate to the Maintenance Schedule described in Section 2.3 and Appendix B.

2.2.2 Inspections should be carried out initially at monthly intervals. Based upon the findings of these initial inspections, this may be relaxed to intervals not exceeding once every three months.

2.3 Maintenance Schedule

2.3.1 The main surface water (and foul water) drainage network will be adopted by Advanced Water Infrastructure Networks (AWIN) under a Section 104 agreement. Road gullies in the main access road will be adopted by West Sussex Highways under a Section 38 agreement. These two adopting authorities will be responsible for inspection and maintenance of the parts of the drainage system under their ownership.

2.3.2 Inspection and maintenance of drainage within the freehold ownership of a property is to be arranged by the property owner. Each resident is to be provided with a copy of this document and the Final Construction Issue drainage plans.

2.3.3 All other drainage (i.e. not within private curtilages and not covered by the S104 & S38 adoptions) will be the responsibility of a Resident's Management Company fronted by a Managing Agent (to be appointed) or their successors in title. All maintenance must be carried out by suitably trained persons.

2.3.4 A maintenance schedule is provided in Appendix B based on recommendations in the SuDS Manual published by CIRIA. Inspection/clearing should also be carried out after every major storm event and to the manufacturer's recommendations.

2.3.5 A site-specific drainage maintenance plan is to be incorporated within the Health and Safety file, which, in addition to the details mentioned above, should include all the installed manufacturer's details and maintenance recommendations. In addition, it should hold the records of any inspections, together with any remedial measures

undertaken. The drainage maintenance plan should be made available for inspection by the Council if requested.

- 2.3.6 The costs for inspection and maintenance of the private drainage network in external communal areas (i.e. not within private curtilages and not covered by S104/S38 adoption) will be the responsibility of the Resident's Management Company fronted by a Managing Agent (to be appointed) or their successors in title and must be carried out by suitably trained persons.

2.4 Timetable for Implementation

- 2.4.1 The construction works are anticipated to take 18 months from commencement with a provisional start date of June/July 2026 (to be confirmed).

Appendix A – Surface Water Drainage Maintenance Inspection Checklist / Log

Table A1 SuDS Maintenance Inspection Checklist for Land to South of Station Road, Cowfold

General Information			
Site ID			
Site location and coordinates	Land to South of Station Road, Cowfold, West Sussex RH13 8DE. Coordinates: E=520557, N=122681		
Elements forming the surface water drainage scheme	Permeable surfacing (Type C, no infiltration) to LEAP (play area). Large diameter pipes beneath the main access road. Dry detention basin.	Approved drawing references	Flood Risk Assessment Report (Rev D dated 5 November 2024) by Motion
Inspection frequency	Every 1 to 3 months	Approved specification reference	--
Type of development	35No. houses.	Specific purpose of any parts of the system (e.g. biodiversity, wildlife and visual aspects)	--

Table A1 SuDS Maintenance Inspection Checklist for Land to South of Station Road, Cowfold

Inspection Date								
	Details	Y/N	Action required	Date completed	Details	Y/N	Action required	Date completed
General Inspection Items								
Is there any evidence of ponding (where not desirable) or other poor hydraulic performance?								
Is there any evidence of accidental spillages, oils, poor water quality, odours or nuisance insects?								
Have any health and safety risks been identified to either the public or maintenance operatives?								
Silt/Sediment Accumulation								
Is there any sediment accumulation at inlets? If yes, state depth (mm) and extent. Is removal required? If yes, state waste disposal requirements and confirm that all waste management requirements have been complied with (consult environment regulator)								
System Blockages and Litter Build-up								
Is there evidence of litter accumulation in the system? If yes, is there a blockage risk?								
Is there evidence of any other clogging or blockage of outlets or drainage paths?								

Inspection Date								
	Details	Y/N	Action required	Date completed	Details	Y/N	Action required	Date completed
Vegetation								
Is the vegetation condition satisfactory (density, weed growth, coverage etc)? (Check against approved planting regime)								
Does any part of the system require weeding, pruning or mowing? (Check against maintenance frequency stated in the approved design)								
Is there any evidence of invasive species becoming established? If yes, state action required.								
Infrastructure								
Is there evidence of accidental damage to the system?								
Is there any evidence of cross connections or other unauthorised inflows?								
Is there any evidence of tampering with the flow controls (Hydrobrake chamber in detention basin)?								
Are there any other matters that could affect the performance of the system in relation to the design objectives for hydraulic, water quality, biodiversity and visual aspects? (Specify)								
Other Observations								
Information appended (e.g. photos)								

Inspection Date								
	Details	Y/N	Action required	Date completed	Details	Y/N	Action required	Date completed
Suitability of Current Maintenance Regime								
Continue as current. Increase maintenance. Decrease maintenance.								
Next Inspection								
Proposed date for next inspection								

Refer also to Tables B1 & B2 in this document.

Appendix B - Surface Water Drainage Maintenance Schedule

Table B1 Surface Water Drainage Maintenance Schedule for Land to South of Station Road, Cowfold

Item	Task	Frequency	Location	Access	Comments
Main Drainage Network (Private Curtilage and External Communal Areas)					
Rainwater downpipes	Clean out at roof level and ground level	Twice yearly for the first 2 years of operation then annually	Roof level, around building	High level access required to roof outlets. External hard/soft landscaped areas.	Inspection & maintenance of drainage within private curtilages is to be arranged by the property owner.
Water butts	Clear guttering, clean lid & outside of tank, annual empty & clean inside of tank				
Chambers, silt-traps & catchpits	Clean out chamber/sump		Site-wide	External private and communal hard landscaped areas, driveways and private roads.	Works to be undertaken by appropriately qualified person(s).
Pipe network, drainage channels and gullies	Pipes to be inspected and condition assessed. Pipes/channels/gullies to be cleaned (jetted) as necessary				For RWP outlets at roof level follow health & safety regulations dealing with working at height
Permeable Surfacing (External Communal Area)					
Pavement structure	Remove organic matter. Brush and vacuum (standard cosmetic sweep over entire surface).	Monthly for first 3 months then twice yearly (in spring and autumn).	LEAP (play area)	Communal hard landscaping	Provide adequate working space and safety zone at work location. Works to be undertaken by appropriately qualified person(s).
	Replace broken slabs/blocks	Monthly for first 3 months then twice yearly (in spring and autumn)			
	Replace jointing material	As required			
	Remedial sweeping to rehabilitate surface and upper substructure	Every 10 to 15 years (or as required if significant siltation is apparent)			

Item	Task	Frequency	Location	Access	Comments
Highway Drainage (Section 38) #					
Road gullies and connections to S104 SW sewer	Clean out gully sump	Twice yearly for the first 2 years of operation then annually	S38 adoptable highway	Vehicular access roads	Maintenance tasks and frequency are by West Sussex Highways all S38 Highway Drainage.
	Pipes to be inspected and condition assessed. Pipes/channels to be cleaned (jetted) as necessary				
Adoptable Drainage (Section 104) #					
Drainage network	Clean out catchpit and silt-trap sumps	Twice yearly for the first 2 years of operation then annually	Sitewide	Vehicular access roads and communal soft landscaping	Maintenance tasks and frequency are by AWIN for all S104 adoptable drainage.
	Pipes to be inspected and condition assessed. Pipes/channels to be cleaned (jetted) as necessary				
Dry detention basin	See Table B2	See Table B2	Communal area	Communal soft landscaping	
Hydrobrake chamber	Clean out chamber/sump	Monthly for first 3 months then twice yearly	Outlet from detention basin		
	Inspect flow control unit and remove debris				
	Replace device	Design life in excess of 60 years			

Refer also to Table A1 in this document.

Maintenance of S38 and S104 adoptable drainage is to be by the relevant adopting authorities. The tasks and frequencies stated in the table are given for guidance only.

Table B2 Operation and Maintenance of Dry Detention Basin for Land to South of Station Road, Cowfold

Maintenance Schedule	Required Action	Frequency
Regular Maintenance	Litter removal	As required
	Grass cutting – public areas	Monthly (during growing season)
	Grass cutting – meadow grass	Half yearly (spring, before nesting season, and autumn)
	Inspect vegetation to pond edge and remove nuisance plants (for first 3 years)	Monthly (at start, then as required)
	Hand cut submerged and emergent aquatic plants (at minimum 0.1m above pond base; include max 25% of pond surface)	Annually
	Remove 25% of bank vegetation from waters edge to a minimum of 1m above water level	Annually
	Tidy all dead growth before start of growing season	Annually
	Remove sediment from forebay (if provided)	1-5 years, or as required
	Remove sediment from one quadrant of the main body of ponds without sediment forebays	2-10 years
Occasional Maintenance	Remove sediment from the main body of big ponds when pool volume is reduced by 20%	>25 years (usual)
Remedial Actions	Repair of erosion or other damage	As required
	Aerate pond when signs of eutrophication are detected	As required
	Realignment of rip-rap or other damage	As required
	Repair/rehabilitation of inlets, outlets and overflows	As required
Monitoring	Inspect structures for evidence of poor operation	Monthly/after large storms
	Inspect banksides, structures, pipework etc for evidence of physical damage	Monthly/after large storms
	Inspect water body for signs of eutrophication	Monthly (May-October)
	Inspect silt accumulation rates and establish appropriate removal frequencies	Half yearly
	Check penstocks and other mechanical devices	Half yearly

