

30 January 2026

15478-TUL-XX-XX-RP-C-91105

Issue 01

Planning Ref: DC/24/0982

15478

Land to South of Station Road, Cowfold, West Sussex RH13 8DE

Planning Condition 5 (Surface Water Drainage)

This document provides a summary of information in relation to discharge of Planning Condition 5.

1 Condition Wording

Planning Condition 5 states:

Prior to the commencement of development, construction drawings of the surface water drainage network including topographical plans and cross sections, associated sustainable drainage components and flow control mechanisms, including inlet and outlet elements, a construction method statement, and a planting proposal shall be submitted and agreed in writing by the Local Planning Authority. The scheme shall include the detailed design for a suitably landscaped attenuation basin. The scheme shall then be constructed as per the agreed Flood Risk Assessment and Drainage Strategy Rev D (dated 5th November 2024) and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority.

2 Surface Water Drainage Design

2.1 Drainage Strategy

The below ground surface water drainage strategy is described fully in the planning approved FRA & Drainage Strategy Report prepared by Motion (Rev D dated 5 November 2024). The detailed surface water drainage design has been developed fully in accordance with this report. In summary this involves a dry detention basin to provide temporary storage with restricted discharge to an existing ditch passing through the site.

2.2 SuDS Features

The following SuDS features are provided:

- Permeable surfacing – Approximately 400m² of permeable play safety surfacing (Type C, no infiltration) to a Local Equipped Area for Play (LEAP).
- Dry detention basin – Providing at least 1200m³ of temporary surface water attenuation 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.
- Outfall – Restricted discharge of 4.6 l/s to an existing ditch.

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2.3 Attenuation Calculations

InfoDrainage calculations (filename '15478 - SW Attenuation calculations Rev B') are provided for a range of storm events. The following design criteria have been used:

- Rainfall dataset = FEH
- Run-off coefficient $C_v = 0.9$
- Impermeable area = 1.2 hectares
- Urban creep = 6% increase applied to impermeable areas within private residential curtilages
- Climate change = 45% for 1 in 100 year storm
- Maximum discharge rate = 4.6 l/s

2.4 Construction Drawings

Drainage drawings are as listed below. Dwg no. 65003 Rev P03 provides a plan & section of the dry detention basin and also details of the inlet & outlet headwalls. Dwg no. 65005 Rev P02 details the Hydrobrake flow control chamber. Dwg no. 63002 Rev P01 includes a detail for the permeable surfacing to the LEAP.

15478-TUL-XX-00-DR-C-91001_Civil Engineering General Notes_P02

15478-TUL-XX-00-DR-C-51101_Drainage Layout Sheet 1_P01

15478-TUL-XX-00-DR-C-51102_Drainage Layout Sheet 2_P01

15478-TUL-XX-00-DR-C-51103_Drainage Layout Sheet 3_P01

15478-TUL-XX-00-DR-C-51104_Drainage Layout Sheet 4_P01

15478-TUL-XX-00-DR-C-52201_Surface Water Exceedance Route Plan_P01

15478-TUL-XX-XX-DR-C-61001_Longitudinal Sections - Road 1 Sheet 1_P02

15478-TUL-XX-XX-DR-C-61002_Longitudinal Sections - Road 1 & 3 Sheet 2_P02

15478-TUL-XX-XX-DR-C-61003_Longitudinal Sections - Road 2 Sheet 3_P01

15478-TUL-XX-XX-DR-C-61004_Longitudinal Sections - Road 4 Sheet 4_P01

15478-TUL-XX-XX-DR-C-61005_Longitudinal Sections - Road 5 & 6 Sheet 5_P01

15478-TUL-XX-00-DR-C-67101_Adoptable Drainage Manhole Schedule_P01

15478-TUL-XX-00-DR-C-67102_Private Drainage Manhole Schedule_P01

15478-TUL-XX-XX-DR-C-65001_Adoptable Drainage Details Sheet 1_P03

15478-TUL-XX-XX-DR-C-65003_Adoptable Drainage Details Sheet 2_P03

15478-TUL-XX-XX-DR-C-65004_Adoptable Drainage Details Sheet 3_P02

15478-TUL-XX-XX-DR-C-65005_Adoptable Drainage Details Sheet 4_P02

15478-TUL-XX-XX-DR-C-66001_Private Drainage Details Sheet 1_P03

15478-TUL-XX-XX-DR-C-66002_Private Drainage Details Sheet 2_P02

15478-TUL-XX-XX-DR-C-63002_Private Road Construction Details Sheet 2_P01

2.5 Drainage Construction Method Statement

Refer to a report prepared by Devine Homes.

2.6 Planting Plan

A planting plan for the detention basin is shown on dwg no. m384-207 Rev P4 prepared by ijLA.

3 Lifetime Management Plan

The main surface water drainage network (including the dry detention basin and its outfall to the existing ditch) will be adopted by Advanced Water Infrastructure Networks (AWIN) under a Section 104 agreement. AWIN will be responsible for maintaining this network in perpetuity for the lifetime of the development unless agreed otherwise in writing by the Local Planning Authority.

The maintenance/inspection regime for the private parts of the drainage system is described in our Surface Water Drainage Maintenance report (ref 15478-TUL-XX-XX-RP-C-91113).