

Our ref: NR/AJ/11089
23rd October 2025

Mr. Miles Young
Westbournes
Town Planning Consultants
The Bloomsbury Building
10 New Oxford Street
London
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By email: [REDACTED]

Dear Miles

**East Grinstead: Proposed 78 Bed Care Home and Apartment Block, West Hill.
Surface Water Drainage Strategy review.**

Further to our letter dated 2nd September and response letter from West Sussex County Council Lead Local Flood Authority dated 19th September 2025, we would wish to advise of the following:

Currently, the existing development discharges surface water into the area of woodland along the north west boundary with erosion of the bank around trees indicating that sheet runoff descends towards the West Hill carriageway. The proposed development removes this current non formal drainage arrangement by collecting 85% of the site at routing it into an attenuated gravity flow drain discharge to the existing manhole Ref 0851 at a peak discharge rate of 2.90l/s which has been accepted by Southern Water.

Due to the necessity on highway safety grounds, the proposed development requires an upgraded vehicular access onto West Hill. This generates an area of carriageway that is below the level that can be drained by gravity flow to the Southern Water sewer network.

We have consulted with West Sussex Highways in relation to discharging to the existing sewer in West Hill and have been advised that they do not accept private connections into the existing WSCC highway drainage system. With no option for a positive drainage connection at the lowermost end of the site, we have liaised further with Compass Geotechnical Ltd in relation to the limited use of soakaways in the more favourable ground conditions at the lower road level and enclose a copy of their report letter dated 6th October 2025 for West Sussex County Council's review in relation to the LLFA's raised Item 1.

We have reviewed all options for the principals of drainage hierarchy in the disposal of surface water from the lowermost 15% impermeable area of the site. In the desire to improve the existing drainage through the woodland area along the north west boundary, in mitigation and in the attempt to improve upon the current drainage of land within the lower heavily vegetated portion of the site, the use of large void soakaways is proposed soakaway set a minimum of 5.0m away from the adoptable carriageway. These have been sized on preliminary infiltration rates provided by Compass Geotechnical Ltd.

Whilst full scale testing and winter ground water monitoring is not currently available, the manner in dealing with any exceedance flows would due to no other option be to pump such flows into the main attenuated surface water drainage. This will then drain via gravity whereby the total site drainage rate to be restricted to 2.90l/s (subject to confirmation by Southern Water), with flows subject to 1:100year + 45%ccf storm duration 1440minutes.

We recognise that pumping to discharge surface water drainage is the last option in the sustainable drainage hierarchy, the lack in existing surface water infrastructure gives no alternative. The mitigation in the proposal is for it to only be used as a backup, with flows being directed initially to ground.

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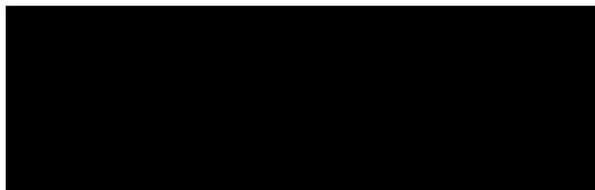
The proposed care home is to be staffed 24 hours/day all year round. The maintenance of the pump station would be incorporated into the care home operation with alarm systems incorporated to identify of any irregular maintenance requirements or switch over to back up pumping.

The trenching excavation requirements for the installation of the gravity drainage through the woodland along the north western boundary has been review by Arc Arboricultural Solutions, who have included a method statement in their report Ref AAS/0511 dated 20th October 2025. It is the intention to maintain as many existing trees as possible.

The proposal for site drainage offsite connections are shown on the attached drawing 11089-503P Rev B, which has been updated to also reflect the LLFA Item 4.

We trust that the above will allow the LLFA to review the proposals in support of the planning application

Yours sincerely,



Neil Rocke
Director
BEng CEng MICE FFB

Encs

NJP Drg No 11089-503P Rev B -Proposal for site drainage offsite connections
Compass Geotechnical Ltd Ltr date 6th October 20925
Arc Arboricultural Solutions report Ref AAS/0511