

Our ref: NR/AJ/11089  
17<sup>th</sup> November 2025

Mr. Miles Young  
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By email: [milesyoung@westbournes.uk](mailto:milesyoung@westbournes.uk)

Dear Miles

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

In response to LLFA comments dated 12<sup>th</sup> November 2025, we would respond to Items raised as follows:

1. Soakaways have been omitted from the scheme and a pumped discharge to circulate surface water drainage into the on-site attenuation system that drains at a restricted discharge to Southern Water Sewer at a rate of 2.90l/s. (Connection Manhole Ref 0851).

The size of the Attenuation Tank 1 has been increased to accommodate the additional 500m<sup>2</sup>. Please refer to attached Drawing No 11089-503P- Rev C for details.

2. As above. Please refer to attached Drawing No 11089-503P- Rev C for details.
3. Required storage volume for a pumped outflow system during a 24-hour power failure, based on SuDS standards and climate change uplift:
  - Location: East Grinstead
  - Catchment Area: 500 m<sup>2</sup>
  - Surface: Roadway (impermeable, runoff coefficient  $\approx 1.0$ )
  - Design Storm: 1 in 100-year, 24-hour
  - Rainfall Depth:  $\sim 96$  mm (0.096 m)
  - Climate Change Uplift: +45%
  - Adjusted Rainfall Depth:  
$$0.096 \times (1 + 0.45) = 0.1392 \text{ m } (\approx 139 \text{ mm})$$
  - QBar: 10.93 L/s (used for discharge rate, but pump failure means zero discharge for 24 hrs)

**Pump Failure Scenario**

If the pump fails for 24 hours, no outflow occurs, so the entire runoff volume must be stored on site.

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Required storage = 75.17 m<sup>3</sup>

Additional Considerations

- Urban creep allowance (+10%) may apply:  $75.17 \times 1.10 = 82.7 \text{ m}^3$
- Freeboard (extra safety margin) often added (e.g., +10%).

Therefore, practical design storage ~90 m<sup>3</sup>.

Summary

For a 500 m<sup>2</sup> roadway in East Grinstead:

- Design storm (1 in 100-year, 24 hr, +45% CC): ~139 mm rainfall
  - Runoff volume: ~75 m<sup>3</sup>
  - With urban creep + freeboard: ~90 m<sup>3</sup> storage required during 24-hour pump failure.
4. As Item 1, soakaways have been omitted from the scheme and a pumped discharge to circulate surface water drainage into the on-site attenuation system. Please refer to attached Drawing No 11089-503P- Rev C for details.
  5. As Item 1, soakaways have been omitted from the scheme and a pumped discharge to circulate surface water drainage into the on-site attenuation system. Please refer to attached Drawing No 11089-503P- Rev C for details.

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