

Communities Economy and Transport

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James Smith
Planning & Environmental Services Department
Lewes District Council
Southover House
Southover Road, Lewes
BN7 1AB

Date: 29/03/2023

Our ref: SUD/LW/22/021/R
Your ref: LW/21/1000

Dear James Smith

SUD/LW/22/021/R - Redevelopment of the site to provide 21 residential dwellings along with parking, open space and all necessary infrastructure, Land West Of Oxbottom Lane Newick East Sussex

Received Date: 14 February 2023

Position of the Lead Local Flood Authority:-

No objection	The information provided is satisfactory and enables the LLFA to determine that the proposed development is capable of managing flood risk effectively.	
No objection	The information provided is satisfactory and enables the LLFA to determine that the proposed development is capable of managing flood risk effectively. Although there will be a need for standard conditions which are outlined in this response.	X
No objection in principle subject to the imposition of conditions	Whilst the application documentation has not met all the County Council's requirements, it is possible that the risk is capable of being mitigated to acceptable levels by the application of planning conditions which are outlined in this response.	
Objection due to Insufficient Information	The applicant has failed to meet the requirements to assess its acceptability in flood risk terms. The LLFA will respond in 21 days of receipt of the requested information	
Objection	The application presents an unacceptable on site/off site flood risk.	

Cont./...

Detailed comments:

We understand that this application was deferred at planning committee partly in relation to the surface water drainage and flood risk concerns at the site. We have reviewed the additional information submitted by the applicant and consider that the proposals are acceptable in principle, subject to planning conditions.

Given the sensitivity of the surrounding drainage infrastructure, it is particularly important that surface water runoff during construction is carefully managed and flood risk is not increased. Additionally, given the variability of the groundwater monitoring results, further winter monitoring should be undertaken to confirm the seasonal groundwater levels at the locations of the proposed attenuation basins and inform the final design that can be agreed through relevant planning condition(s).

If the Local Planning Authority is minded to grant planning permission, the LLFA requests the following comments act as a basis for conditions to ensure surface water runoff from the development is managed safely.

1. Surface water discharge rates not exceeding 3.2 l/s for all rainfall events, including those with 1 in 100 (+45% for climate change) annual probability of occurrence. Evidence of this (in the form of hydraulic calculations) should be submitted with the detailed drainage drawings. The hydraulic calculations should take into account the connectivity of the different surface water drainage features.
2. The details of the outfall of the proposed attenuation basins and permeable pavement and how it connects into the watercourse should be provided as part of the detailed design. This should include cross sections and invert levels.
3. The detailed design should include information on how surface water flows exceeding the capacity of the surface water drainage features will be managed safely.
4. The detailed design of the attenuation basins should be informed by findings of further groundwater monitoring between autumn and spring. These should be at the location of the proposed basins. The design should leave at least 1m unsaturated zone between the base of the ponds and the highest recorded groundwater level. If this cannot be achieved, details of measures which will be taken to manage the impacts of high groundwater on the drainage system should be provided.
5. A maintenance and management plan for the entire drainage system should be submitted to the planning authority before any construction commences on site to ensure the designed system takes into account design standards of those responsible for maintenance. The management plan should cover the following:
 - a) This plan should clearly state who will be responsible for managing all aspects of the surface water drainage system, including piped drains, and the appropriate authority should be satisfied with the submitted details.
 - b) Evidence that these responsibility arrangements will remain in place throughout the lifetime of the development should be provided to the Local Planning Authority.
6. The applicant should detail measures to manage flood risk, both on and off the site, during the construction phase. This may take the form of a standalone document or incorporated into the Construction Management Plan for the development.
7. Prior to occupation of the development, evidence (including photographs) should be submitted showing that the drainage system has been constructed as per the final agreed detailed drainage designs.

If you or the applicant/agent wishes to discuss any of the points raised in this letter, please contact the case officer on SUDS@eastsussex.gov.uk

Yours sincerely

A handwritten signature in black ink, appearing to read 'E Sheath', written over a light grey rectangular background.

Edward Sheath
Head of Planning and Environment

Case Officer: Charlie Cooper
E: SUDS@eastsussex.gov.uk