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# Downlands Farm, Uckfield

## Technical Note – Response to Drainage Comments

**Date:** 18th January 2023

**Client Name:** Gleeson Land

**Document Reference:** WIE16835-100-TN-5-1-2

This document has been prepared and checked in accordance with
Waterman Group's IMS (BS EN ISO 9001: 2015, BS EN ISO 14001: 2015 and BS EN ISO 45001:2018)

| Issue | Prepared by | Checked & Approved by |
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*Introduction*

Waterman Infrastructure & Environment (WIE) produced a Flood Risk Assessment and Drainage Strategy (May 2022) to support the outline planning application (Ref. WD/2022/1637/MEA) for new dwellings at Downlands Farm, Uckfield.

A technical note was produced (WIE16835-100-TN-220823_Drainage) to address previous comments received from Wealden District Council's Engineering and Countryside Officer (Graham Kean) and East Sussex County Council's Case Officer (Victoria Lander) in the Lead Local Flood Authority (LLFA) role.

Further comments have been received on the application, in response to technical note WIE16835-100-TN-220823_Drainage.

*Wealdon District Council comments*

Wealdon District Council have removed their objection in principle, assuming approval can be obtained from the Council's arboriculturalist for the works in the ancient woodland.

> "*In my opinion, the new information provided within the Technical Note – Response to Drainage Comments makes valid points acknowledged above. In surface water terms, the information is largely satisfactory. However, the key question is whether approval can be obtained from the Council's arboriculturalist for the works in the ancient woodland. I would therefore maintain my holding objection to this application until this point is determined*."

The following condition has also been proposed:

"*No development shall take place until full details of the surface water drainage scheme, have been submitted to and approved in writing by the local planning authority.*"

*Response*

We are pleased that the proposed drainage strategy is satisfactory, appreciating that the works within the ancient woodland is a separate item to be resolved with the Council.

*East Sussex County Council comments*

East Sussex County Council have requested further information relating to the topographical levels of the Site and the feasibility of the proposed drainage to drain via gravity. They have also maintained their objection in relation to the ancient woodland.

> "*Thank you for consulting us on the above application. The applicant has not fully addressed our request for additional information set out in our letter of 9 August 2022. While we accept this is an Outline Application, we generally require further details to demonstrate the outline drainage strategy has been designed with consideration to the topographical levels of the site and the invert levels of receiving watercourses.*
>
> *In addition, given that the drainage strategy for the application site currently relies on crossing areas of ancient woodland to discharge surface water, we would not be in a position to recommend approval of this application until the proposed protective measure for the construction of outfalls across ancient woodland are considered acceptable by the Local Planning Authority*."

A meeting was held between ESCC, Waterman, and Gleeson on 15th December 2022 in which an overlay of the development proposals and the topographic survey with contour lines was shared. It was agreed that the drainage strategy drawing would be updated with spot levels and that this would be sufficient to demonstrate the outline drainage strategy has been designed with consideration to the topographical levels of the site and the invert levels of receiving watercourses.

*Response*

The drainage strategy drawing (16835-WIE-ZZ-XX-DR-92001-P13) has been updated to include spot ground levels (in red) at the minimum crest level of basins and at the downstream end of the proposed pipe networks where they discharge to the watercourses. There are also contour lines provided at 250 mm / 0.25 m intervals if there are other areas of the Site that are of interest.

All proposed basins are 1.25 m deep and the minimum crest levels have been identified by the minimum ground level at the downstream edge of the basin. Therefore, they assume that basins will be dug into the ground without any ground-raising (bunding) at the downstream end, i.e. a worst-case scenario in terms of achieving gravity drainage.

The levels presented show that there is sufficient fall across the Site, and specifically along the proposed pipe runs, to achieve gravity drainage from the basins to the proposed watercourse connections.

We would like to confirm that the proposed drainage strategy is satisfactory, appreciating that the works within the ancient woodland is a separate item to be resolved with the Council.