

My reference GK/LV8000

ask for Graham Kean

date 28 February 2023

MEMORANDUM

Mrs C Turner, Planning

Wealden District Council

**Council Offices, Vicarage Lane
Hailsham
East Sussex BN27 2AX**

website : www.wealden.gov.uk

your reference

Planning Application WD/2022/3222/MAO Land south of A271 and east of A22, Lower Horsebridge, Hailsham

I write further to your memorandum of 8 February 2022 regarding the above planning application and I would have the following comments.

Flood Risk

The site lies within EA Flood Zones 1, 2 and 3. However the built form, including the attenuation features is confined to Flood Zone 1. On that basis and provided the layout is not subsequently altered, the sequential test is met and the exception test is not required for this site. The Environment Agency have commented at length in their consultation response dated 14 February 2023 about the elements of the site in Flood Zones 2 and 3 and their requirements and suggested Condition should have primacy here.

The portion of the site in Flood Zone 1 does not appear to be at risk from tidal, sea, surface water or fluvial flooding or from failure of a drainage asset such as a canal or reservoir. The area in Flood Zones 2 and 3 is obviously at risk of fluvial and surface water flooding. There is no site-specific information on groundwater.

There are no ponds or ordinary watercourses shown on the EA mapping within the site. There is a main river, the Horsebridge Stream, forming a tributary of the Cuckmere River running along the eastern and southern boundaries of the application site. There are ponds shown in the vicinity of the site.

There are records of flooding close to this location to the properties to the north of the A271 opposite the site within this Council's land drainage database.

The Geological Map states that the site is on the Weald Clay Formation of mudstones overtopped with superficial layers of River Terrace Deposits of sand and gravel covering the eastern and southern parts of the site and Alluvial Deposits of clay, silt, sand and gravel adjacent to the main river.

Surface Water Drainage

There are no adopted, public surface water sewers in the vicinity of the site so this method of drainage is unavailable.

Infiltration is the first recommended drainage method in the SUDS hierarchy but the underlying mapped geology of the site and the presence of main rivers and ponds on the surface nearby suggests that this may not be a usable solution for this site. No infiltration testing has been carried out and the applicants have rightly rejected this method.

The site is divided into two catchments. The proposed solution in each is a conventional piped drainage system taking roof and road water and conveying it to an attenuation pond which then discharges into the main river via control devices. Based on experience elsewhere in the Hailsham/Hellingly area, I would suggest lining the ponds against possible groundwater. An open ditch discharging into the main river would allow the system to function at higher river levels when a conventional pipe outlet in a headwall might be underwater.

In considering the drainage principles proposed for the site, the Lead Local Flood Authority, ESCC, will require full detail in the drainage calculations used to design the system and Wealden, as the planning authority, would support this request. The calculations should prove that the final design can accommodate the site runoff rates for the standard 1 in 100 year rainfall event plus climate change allowance to the present EA guidance of 10 May 2022.

It is suggested that maintenance responsibilities for the surface water drainage system will be by a management company. The full maintenance plan will be required when the drainage design is finalised and before first occupation.

Notes

Any new outfall or outfalls to an ordinary watercourse will require additional Consenting from the Environment Agency, over and above any planning permission which may be granted.

For information, please note that the development may increase the rate and/or volume of water being discharged into the Pevensey Levels Internal Drainage District (compared to the status quo), and so an application may need to be made to the Pevensey & Cuckmere Water Level Management Board seeking consent under the terms of its Byelaws. If it is considered that a proposed increase in flows can be safely and adequately dealt with by the receiving waterbody and wider drainage network, then consent may be issued (although consent is not guaranteed to be given). Any permission granted by the Board would be subject to conditions, usually including entry into a legal agreement and the payment of a Surface Water Development Contribution to the Board. Details and further information can be found at https://www.wlma.org.uk/uploads/WMA_Table_of_Charges_and_Fees.pdf. Further details regarding the Board's application procedure and associated payments which may become due are also available on this website.

Provision of the foul sewage arrangements is for Southern Water to comment on.

Conclusion

In my opinion, the information provided within this application is adequate for this application. If you are minded to allow planning permission, I would wish to see the following **Condition** applied namely:-.

“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. The surface water drainage scheme should be confirmed as deliverable by an assessment of the site’s potential for disposing of surface water by means of a sustainable drainage system. The submitted details shall include the following:

- i. Supply detailed plans, layouts and sections of the proposed drainage system and pollution/silt control devices and construction details of any non-standard features.
- ii. The attenuation ponds must be sited within Flood Zone 1 allowing for future climate change.
- iii. Provide a full management and maintenance plan for the development, which shall include the setting up of any necessary company to secure the operation of the scheme throughout its lifetime.
- iv. Supply full hydraulic calculations to the correct level of climate change to the satisfaction of the Lead Local Flood Authority.
- v. Provide evidence that the receiving main river is in sufficient condition to receive the calculated flows.

NOTE: Attention should be given to [non-statutory technical standards for sustainable drainage systems](#), the ESCC “Guide to Sustainable Drainage Systems in East Sussex” and the total costs of implementing the drainage scheme, that is design, construction and maintenance costs.

REASON: To reduce the risk of flooding, both on and off site, to improve and protect the water quality and improve habitat and amenity having regard to the guidance set out in the National Planning Practice Guidance and at paragraphs 163 and 165 of the NPPF and any local plan policies where appropriate according to the local planning authority, for example WCS14 of CSLP, saved policy CS2 of the Wealden Local Plan.”

This wording assumes that the Condition requested in the Environment Agency consultation response dated 14 February 2023 is also applied.

Please contact me if you wish to discuss the matter further or to meet on site.

Graham Kean
Engineer and Countryside Officer