

Claire Turner
Planning and Environmental Services
Wealden District Council
Council Offices
Vicarage Lane, Hailsham
BN27 2AX

Date: 4 November 2021

Our ref: SUD/WD/21/023
Your ref: WD/2021/2198/MAO

Dear Claire Turner

SUD/WD/21/023 - OUTLINE PLANNING APPLICATION FOR THE ERECTION OF UP TO 290 DWELLINGS, ASSOCIATED LANDSCAPING, INFORMAL OPEN SPACE AND STRATEGIC SANG, WITH ACCESS FROM THE B2102., Land at Bird in Eye Farm, South of Bird in Eye Hill, Framfield, TN22 5HA

Received Date: 1 October 2021

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.	
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	X
Objection	The application presents an unacceptable on site/off site flood risk.	

Cont./...

Detailed Comments:

Thank you for consulting us on the above application. Having reviewed the information submitted by the applicant, we request that further information is submitted to assure us that a viable method of surface water management is available for the proposed development site.

The submitted drainage strategy proposes to discharge surface water into the Framfield stream, via an outfall pipe which will cross an area of ancient woodland. We request that the applicant seeks approval on the suitability of this proposal from the Council's arboricultural officers, in order to assure us that a viable outfall option has been secured.

In view that the outfall for the entire surface water drainage system is dependant on the above, and no other options have been explored to date, we request that this matter is resolved prior to approval of this planning application.

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

Nick Claxton

Nick Claxton
Team Manager - Flood Risk Management

Case Officer: Charlie Cooper
T: 01273 335417
E: SUDS@eastsussex.gov.uk