

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

Date: 11 March 2022

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: 15 February 2022**

**Position of the Lead Local Flood Authority:-**

|                                                                          |                                                                                                                                                                                                                                                        |          |
|--------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| <b>No objection</b>                                                      | The information provided is satisfactory and enables the LLFA to determine that the proposed development is capable of managing flood risk effectively.                                                                                                |          |
| <b>No objection</b>                                                      | 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.     | <b>X</b> |
| <b>No objection in principle subject to the imposition of conditions</b> | 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. |          |
| <b>Objection due to Insufficient Information</b>                         | 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                                                                            |          |
| <b>Objection</b>                                                         | The application presents an unacceptable on site/off site flood risk.                                                                                                                                                                                  |          |

## Detailed comments:

Thank you for consulting us on the above application. Following the results of infiltration testing, the applicant is proposing to discharge of surface water at the sit via infiltration, as testing demonstrated favourable infiltration rates in the location of the basin. These proposals are acceptable however it may be beneficial if an overflow to the existing watercourse could be explored during the detailed design stage.

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. The detailed design should include information on how surface water flows exceeding the capacity of the surface water drainage features will be managed safely.
2. The detailed design of the basin should be informed by findings of groundwater monitoring between autumn and spring. 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.
3. 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.
4. 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.
5. 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](mailto:SUDS@eastsussex.gov.uk)

Yours sincerely

Nick Claxton  
Team Manager - Flood Risk Management

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