

Proof of Evidence
FLOOD RISK AND DRAINAGE

Figures

Expert Witness:

Simon Maiden-Brooks BSc. (Hons) MSc. C.Eng C.WEM MCIWEM
Managing Director & Partner

Town and Country Planning Act 1990

Appeal Against Refusal of Planning Consent

Appeal Reference: APP/C1435/W/22/3307820

For

Appeal for Land at Bird in Eye Farm, Framfield, Uckfield.

Prepared for

Appellant: Ms K. Smith (Rule 6 Party)

August 2023

List of Figures

<i>Figure 1 - Extract from WDC policy map centred on the proposed development site.</i>	1
<i>Figure 2 - Extracted from RoFSW maps for the 1 in 30 year return period event (most frequent), centred on the access routes to the SANG from the residential parcel of land (Imagery ©2023 Google).</i>	2
<i>Figure 3 - Extract from the North Wealden Level 1 SFRA (2022) - Appendices showing the areas of groundwater concern.</i>	2
<i>Figure 4 - Photo taken November 2022, looking west along Framfield.</i>	3
<i>Figure 5 - Photo taken November 2022, looking east along Framfield Road.</i>	3
<i>Figure 6 - EA Historic Flood Map showing the extent of flooding in October 2000, crossing the Framfield Road and extending along the reach of the Bird-in-Eye Shaw (contains Ordnance Survey data © Crown copyright and database right 2023).</i>	4
<i>Figure 7 - Flood contour with maximum water level up to 21.8m AODN shown in blue to replicate the extent of flooding witnessed in November 2022 (Imagery ©2023 Google).</i>	4
<i>Figure 8 - Aerial height data and cross section identifying the two low points in Framfield Road (either side of the Framfield Stream). (contains Ordnance Survey data © Crown copyright and database right 2023).</i>	5
<i>Figure 9 - Risk of Flooding from Surface Water Maps, for various return periods, centred on the location where Framfield Road joins Bird in Eye Hill (Imagery ©2023 Google).</i>	6
<i>Figure 10 - Southern Water sewer map showing surface water sewers (blue) and wastewater sewer (brown).</i>	7
<i>Figure 11 - Google Street View images showing location of the road drainage gullies, inset image showing double gullies blocked with sediment, which is likely to be a frequent occurrence (Imagery ©2023 Google).</i>	7
<i>Figure 12 - Image showing the alternative route from the development to Uckfield if the Framfield Road is impassible due to flooding (Imagery ©2023 Google).</i>	8
<i>Figure 13 – Area draining to watercourse catchment.</i>	9
<i>Figure 14 – Catchment plan.</i>	10
<i>Figure 15 – Swale and basin plan.</i>	11
<i>Figure 16 – Existing catchment of Bird in Eye Hill Farm.</i>	12
<i>Figure 17 – Proposed drainage system catchment.</i>	13
<i>Figure 18 – Impermeable area catchment.</i>	14
<i>Figure 19 – Exceedance plan.</i>	15
<i>Figure 20 - Extract from the Guide to Sustainable Drainage Systems in East Sussex, highlighting details which the appellatant has failed to submit (outlined in red).</i>	16

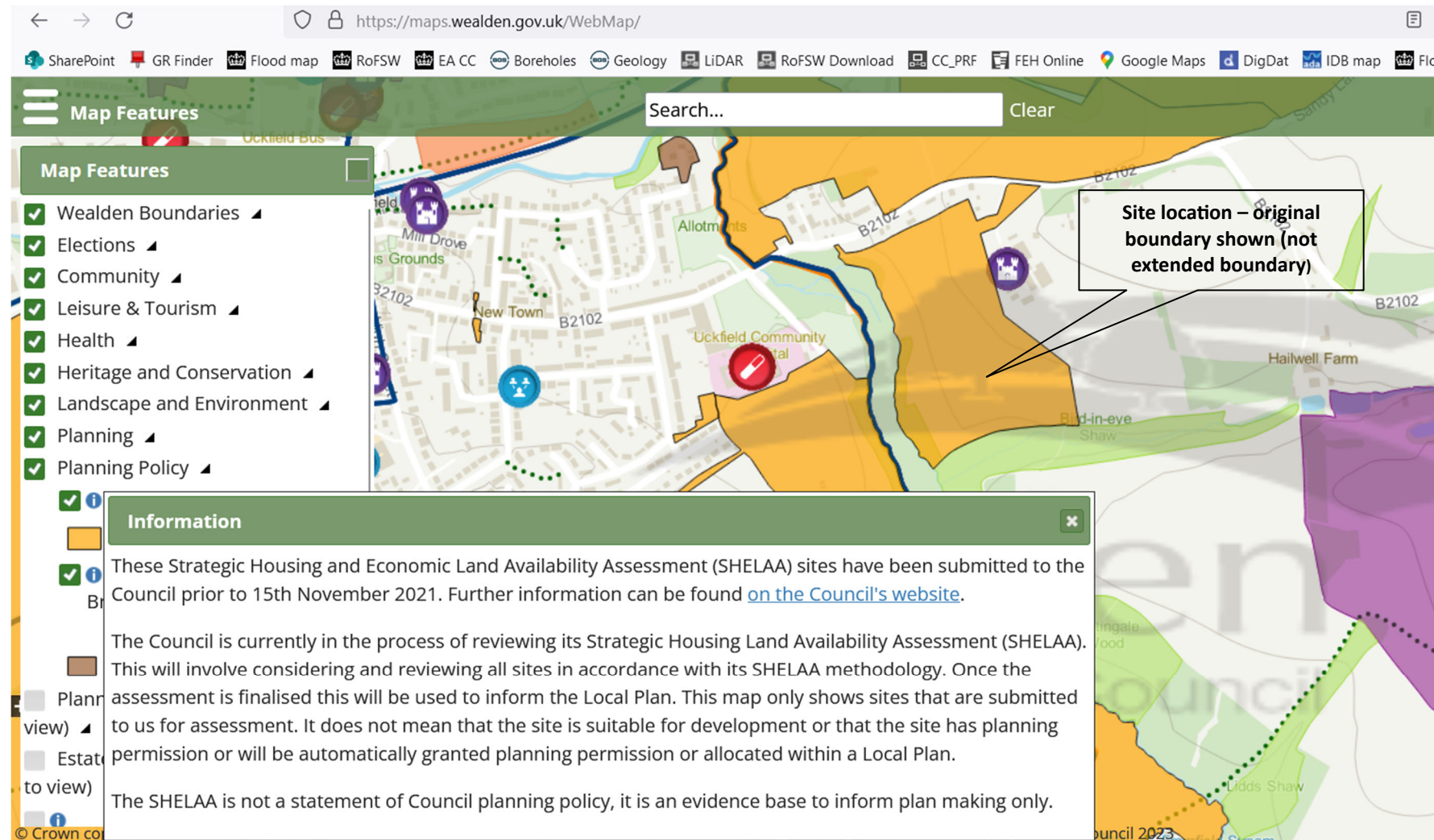


Figure 1 - Extract from WDC web map showing sites considered as part of the SHELAA process.

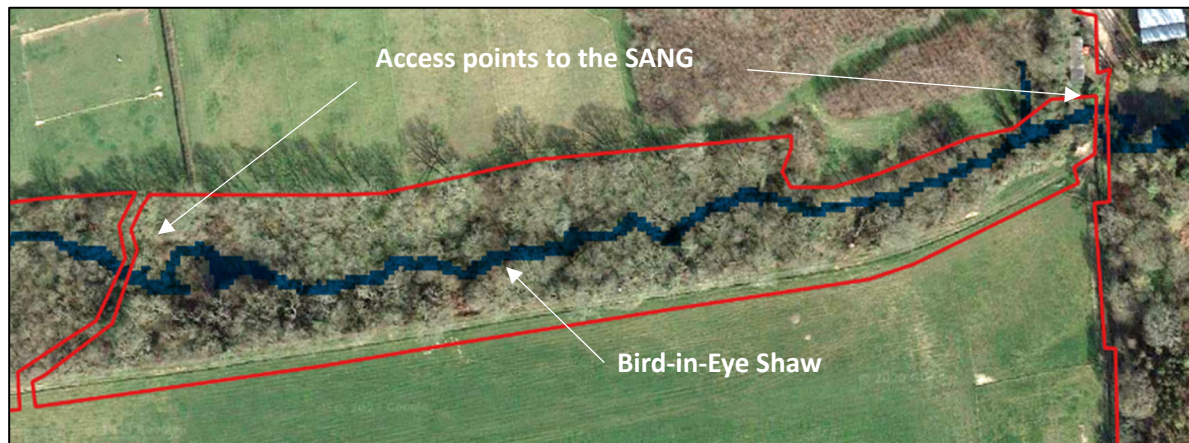


Figure 2 - Extracted from RoFSW maps for the 1 in 30 year return period event (most frequent), centred on the access routes to the SANG from the residential parcel of land (Imagery ©2023 Google).



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Figure 5 - Photo taken November 2022, looking east along Framfield Road.

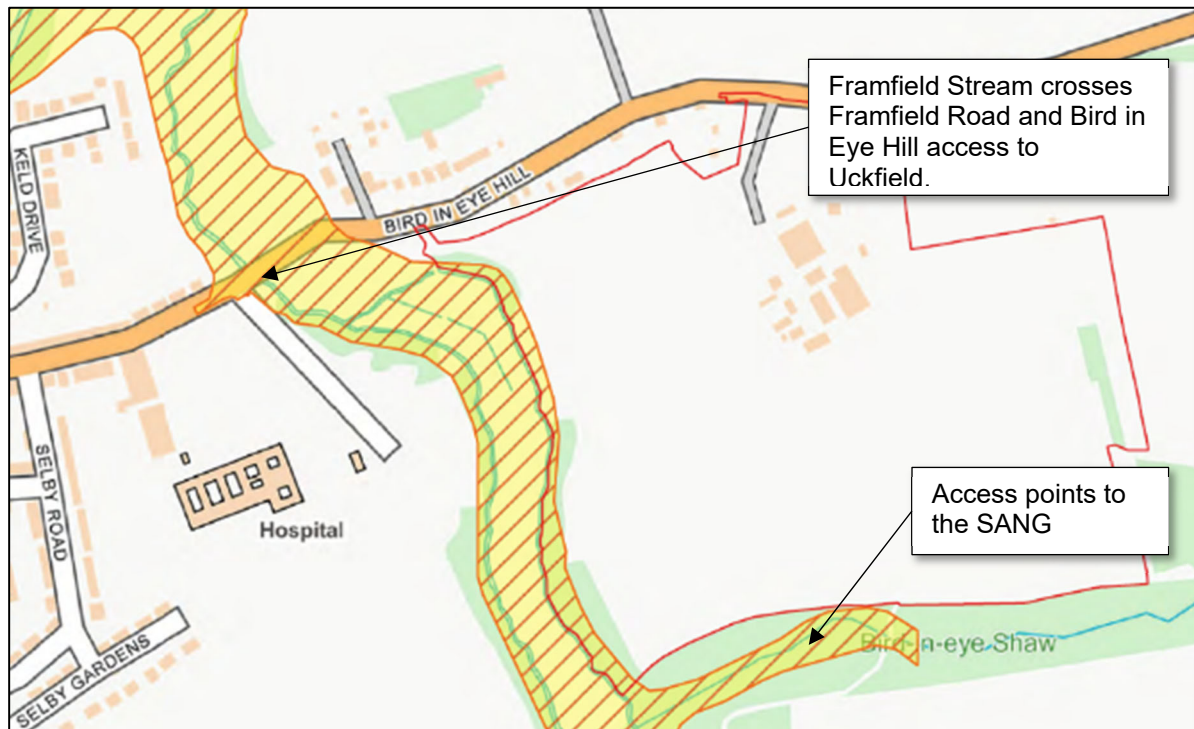


Figure 6 - EA Historic Flood Map showing the extent of flooding in October 2000, crossing the Framfield Road and extending along the reach of the Bird-in-Eye Shaw (contains Ordnance Survey data © Crown copyright and database right 2023).



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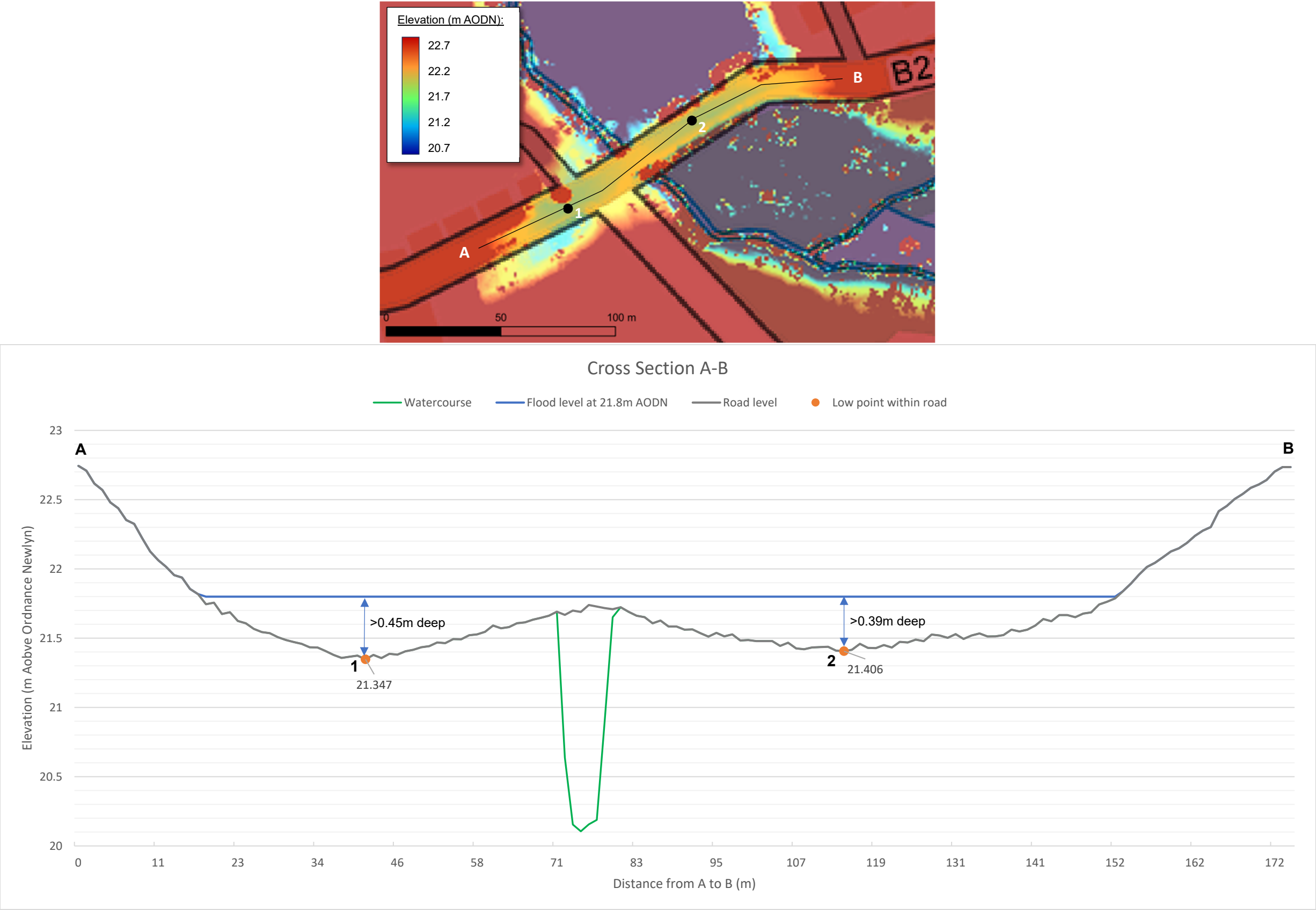


Figure 8 - Aerial height data and cross section identifying the two low points in Framfield Road (either side of the Framfield Stream). (contains Ordnance Survey data © Crown copyright and database right 2023).

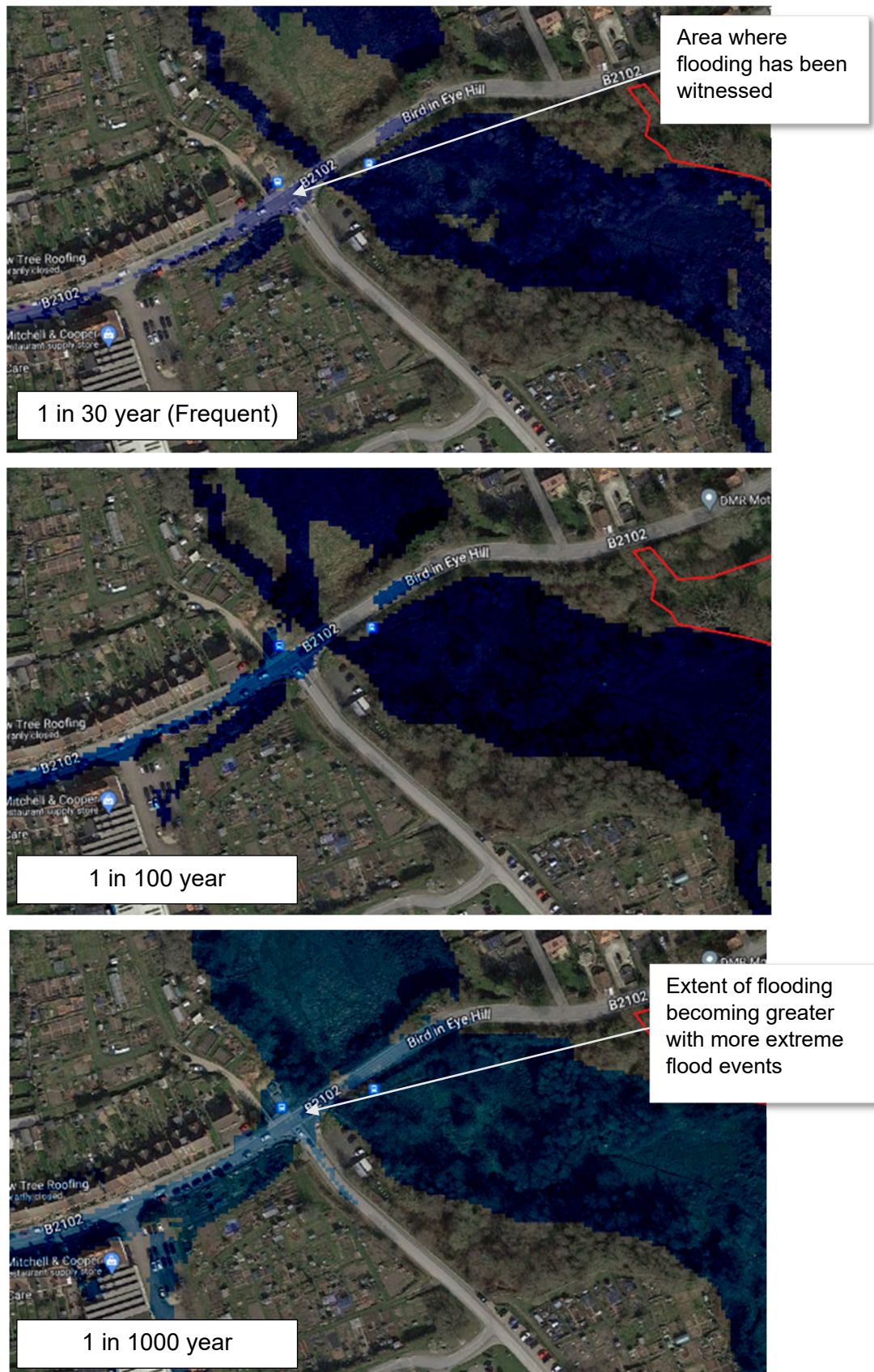


Figure 9 - Risk of Flooding from Surface Water Maps, for various return periods, centred on the location where Framfield Road joins Bird in Eye Hill (Imagery ©2023 Google).

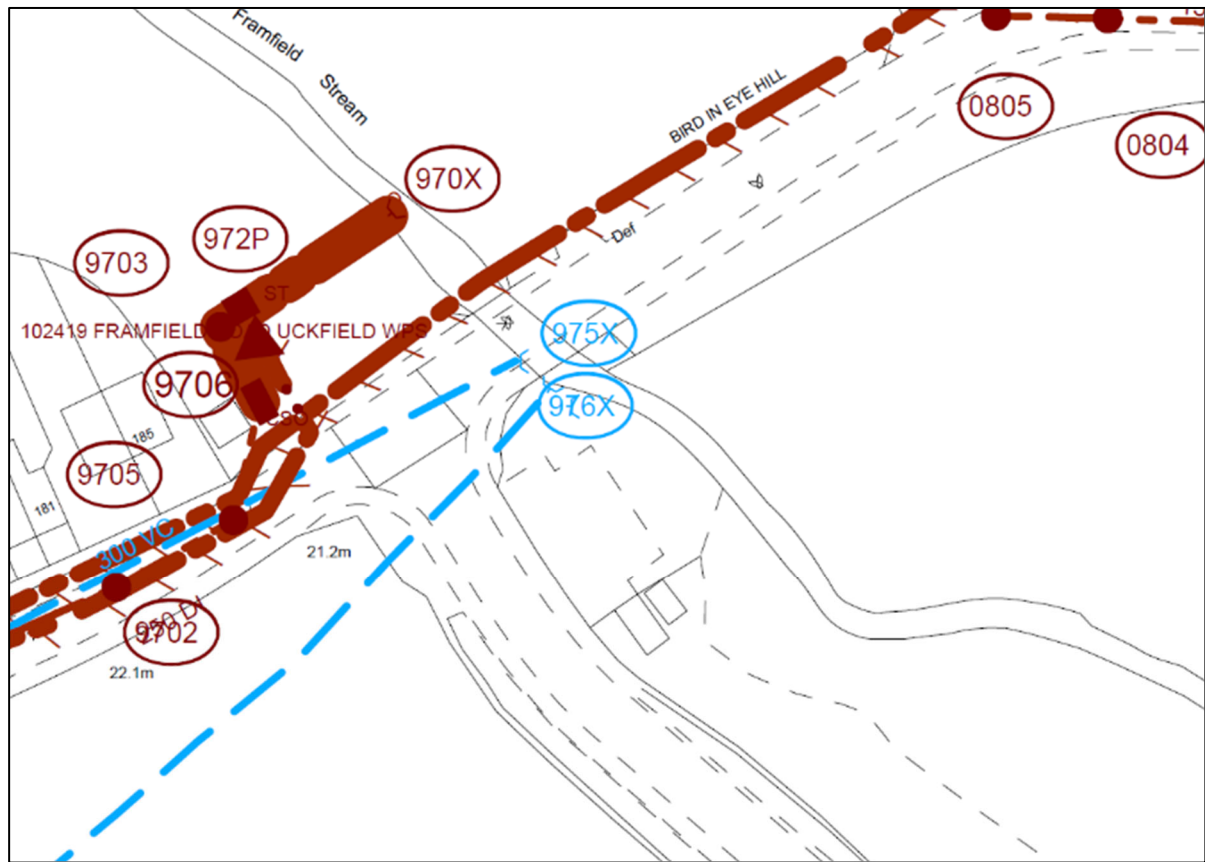


Figure 10 - Southern Water sewer map showing surface water sewers (blue) and wastewater sewer (brown).



Figure 11 - Google Street View images showing location of the road drainage gullies, inset image showing double gullies blocked with sediment, which is likely to be a frequent occurrence (Imagery ©2023 Google).



Figure 12 - Image showing the alternative route from the development to Uckfield if the Framfield Road is impassible due to flooding (Imagery ©2023 Google).



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KEY:

AREA DRAINING TO WATERCOURSE (EXCLUDED FROM THE PROPOSED DRAINAGE SYSTEM) TOTAL AREA: 3.0ha

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CLIENT
Town Legal LLP

PROJECT
Bird in Eye, Uckfield

SCALE	PROJ REF	ORIGINATOR	CHECKED BY
1:1000	3774	BW	SMB

HC DWG REF.
3774_DWG_r2

DWG TITLE
FIGURE 13 - AREA DRAINING TO WATERCOURSE CATCHMENT

DWG No.
HC-3774-504



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KEY:

- PROPOSED DRAINAGE SYSTEM CATCHMENT
TOTAL AREA: 11.5ha
- EXISTING CATCHMENT (EXCLUDED FROM THE PROPOSED DRAINAGE SYSTEM) TOTAL AREA: 1.1ha
- AREA DRAINING TO WATERCOURSE (EXCLUDED FROM THE PROPOSED DRAINAGE SYSTEM) TOTAL AREA: 3.0ha
- IMPERMEABLE AREA: 5.25ha
- DRAINAGE BASIN: 0.33ha
- SWALES DRAINING TO DRAINAGE BASIN: 0.09ha

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FIGURE 14 - CATCHMENT PLAN

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- KEY:**
-  DRAINAGE BASIN: 0.33ha
 -  SWALES DRAINING TO DRAINAGE BASIN: 0.09ha

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3774_DWG_r2

DWG TITLE
FIGURE 15 - SWALE AND BASIN PLAN

DWG No.
HC-3774-506

Applicants:
Croudace Homes Ltd and Mr. & Mrs. Berry

Croudace
HOMES.CO.UK



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KEY:

EXISTING BOUNDARY (EXCLUDED FROM THE PROPOSED DRAINAGE SYSTEM) TOTAL AREA: 1.6ha

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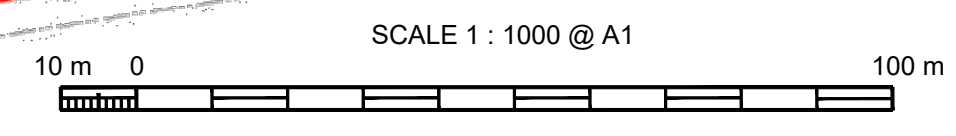
PROJECT: Bird in Eye, Uckfield

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HC DWG REF: 3774_DWG_r2

DWG TITLE: FIGURE 16 - EXISTING CATCHMENT OF BIRD IN EYE HILL FARM

DWG No.: HC-3774-503





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KEY:

PROPOSED DRAINAGE SYSTEM CATCHMENT
TOTAL AREA: 11.5ha

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DWG TITLE: FIGURE 17 - PROPOSED DRAINAGE SYSTEM CATCHMENT

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KEY:

IMPERMEABLE AREA: 5.25ha

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FIGURE 18 - IMPERMEABLE AREA CATCHMENT

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- KEY:**
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TOTAL AREA: 11.5ha
 - EXISTING CATCHMENT (EXCLUDED FROM THE PROPOSED DRAINAGE SYSTEM) TOTAL AREA: 1.6ha
 - AREA DRAINING TO WATERCOURSE (EXCLUDED FROM THE PROPOSED DRAINAGE SYSTEM) TOTAL AREA: 3.0ha
 - IMPERMEABLE AREA: 5.25ha
 - DRAINAGE BASIN: 0.33ha
 - SWALES DRAINING TO DRAINAGE BASIN: 0.09ha
 - CONTOURS
 - FLOW ROUTE DURING EXCEEDANCE OR BLOCKAGE SCENARIO

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HC DWG REF: 3774_DWG_r2

DWG TITLE: FIGURE 19 - EXCEEDANCE PLAN

DWG No.: HC-3774-507

Table 3F.1: Outline design checklist

Item	Description	Format
Existing drainage	Details of existing drainage arrangements on site, including catchment areas, contours (or site levels) and any drainage systems to which the site drains.	Drawing (s) – full size paper copy or pdf
Drainage layout plan	A site plan showing the location of SuDS features, conveyance paths, discharge points, storage and treatment areas.	Drawing(s)
SuDS/Drainage strategy	Evidence demonstrating compliance with Planning Practice Guide on SuDS and the non-statutory technical standards such as runoff destination hierarchy, maintenance and management of runoff on the surface wherever possible.	Drawing(s), report or statement
Site investigations	Site investigations such as topographic survey and ground investigations, including groundwater monitoring. Infiltration (soakage) tests at the location of each proposed infiltration SuDS feature. Soakage tests should be in accordance with BRE365.	Drawing(s), test results and interpretive report
SuDS benefits	Demonstrate how the SuDS benefits described in Section 1 of this report and 'Water. People. Places' have been incorporated into the design, to create multi-functional SuDS features, including how biodiversity can be compensated and/or enhanced.	report or statement
Discharge and volumes	Calculations showing the pre-development runoff rates and volumes, and post-development runoff rates together with the size drainage structures.	Calculations
Climate change and urban creep	Demonstrate consideration of likely impacts of climate change and likely changes in impermeable area within the development over its lifetime ¹ .	Calculations and statement
Landscape	Demonstrate how SuDS have been designed to integrate with the beautiful landscape of East Sussex and to link with green infrastructure.	Drawing(s), report, statement
Conveyance routes	Show how runoff would be conveyed between different SuDS features safely.	Drawing(s), report, statement
Excess flows	Show how flows in excess of the design event will be managed safely, including the relevant calculations.	Drawing(s), report, statement
Stakeholder consultation	Records of correspondence with the relevant stakeholders and regulatory authorities to demonstrate approval has been agreed in principal.	Letters, emails, telephone records
Offsite impacts	An assessment of offsite impacts, demonstrating how they have been managed.	Report, statement
Drainage design code (for multi-phased developments only)	Details of how the principles of the drainage strategy for the whole site will be retained for each phase or plot.	Report or statement

¹ BS 8582:2013 recommends a 10% increase in impermeable area to take into account urban creep.

Figure 20 - Extract from the Guide to Sustainable Drainage Systems in East Sussex, highlighting details which the appellant has failed to submit (outlined in red).