

James Smith
Planning & Environmental Services Department
Lewes District Council
Southover House
Southover Road, Lewes
BN7 1AB

Date: 13 February 2025

Our ref: SUD/LW/25/001
Your ref: LW/24/0820

Dear James Smith

SUD/LW/25/001 - Outline application for the erection of up to 150 dwellings, with associated works, parking, landscaping, publicly accessible open space, land for education or community use, with access from Green Road and Eastern Road, Land South Of Green Road Wivelsfield Green East Sussex

Received Date: 7 January 2025

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:

The applicaiton for outline planning consent is supported by a Flood Risk Assessment and Drainage Strategy report which incorporates topographic survey, outline drainage design and calculations.

There is an overland flow route through the site. The ability to retain or divert these flows without increasing flood risk offsite whilst removing or reducing flood risk to the developed areas to an acceptable hazard needs to be demonstrated. It is not clear from the FRA whether the proposed swales will achieve these criteria over the lifespan of the development.

There is updated national flood modelling available which includes a climate change scenario. Detailed outlines and depths should be analysed and overlaid against the proposed layout to demonstrate the feasibility of the approach. We would consider the 1% AEP with climate change scenario to be the design case.

The section on groundwater flooding also requires a more thorough assessment as the groundwater monitoring shows groundwater levels at ground level, which does not accord with an assessment of groundwater flood risk being low.

In addition, the depths of the receiving watercourses at the points of discharge for the drainage system should be established on the strategy drawing along with the relative depths of the basins and existing site contours in order to demonstrate the system will function by gravity and without significant downstream surcharge.

If you wish to discuss any of the points raised in this letter, please contact the case officer on SUDS@eastsussex.gov.uk

Yours sincerely



Nick Claxton
Team Manager - Flood Risk Management



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