



Communities Economy and Transport

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Mr J Mc Sweeney  
Rother District Council  
Town Hall  
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TN39 3JX

ROTHER DISTRICT COUNCIL	
PLANNING DEPT	
REC'D	26 SEP 2018
REFERRED TO:	
REPLY REQUIRED:	
ACK CARD DATE SENT:	

Date: 25 September 2018

Dear Mr J Mc Sweeney

**SUD/RR/2017/007 - Outline: New covered structure to provide 3 new indoor tennis courts.**

**Location: 115 Military Road, Playden TN31 7NY**

**Planning Application Reference: RR/2016/3026/P**

**Received Date: 04 September 2018**

**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>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>X</b>
<b>Objection</b>	The application presents an unacceptable on site/off site flood risk.	

Cont. /...



## Detailed Comments:

The information submitted by the applicant in support of the planning application has not satisfied the Lead Local Flood Authority and does not assure us that surface water and local flood risk have been adequately taken into account.

It is our understanding that the proposed planning application is for a roofed enclosed structure, rather than open sides. It is noted that the site lies within the surface water flood plain with surface water being stored on the site during rainfall events. The proposal will impact on existing surface water flow paths but the applicant has given no indication of how this surface water would be managed without affecting neighbouring sites. Therefore we request the applicant provide findings of 2-dimensional hydraulic modelling to demonstrate the flood risk impacts of the proposed development. The findings of the 2D modelling should inform the layout of the development, allowing existing surface water flood plain to be retained or carefully diverted ensuring an increase in flood risk on or offsite.

The proposed attenuation pond is also located within the aforementioned overland flow route. Therefore, in the event of an extreme rainfall event at the site, capacity would not be available in the pond to store runoff from the development. We request the proposed attenuation pond to be moved to a more appropriate location.

The British Geological Survey data that we hold shows high groundwater levels (less than 3m below) the ground level within the development site. Therefore ground water levels should be investigated to ensure that the base of the pond is at least 1m above the maximum anticipated groundwater level taking account of the seasonal variations in levels. If this cannot be achieved, details of measures which will be taken to manage the impacts of high groundwater on the capacity should be provided.

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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