

Extract from The Eastbourne Borough Plan Chapter 13

<http://www.eastbourne.gov.uk/environment/planning/policy/local-development-framework/borough-plan>

Policy US3: Infrastructure services for Foul Sewage and Surface Water Disposal

Development will only be permitted where adequate sewage treatment, fouled sewerage and surface water drainage infrastructure are available, or can be made available with appropriate phasing of development. In sewered areas, new development will be expected to connect to mains drainage. New sewers will be constructed to a standard adoptable by Southern Water.

Land Drainage/Floodplain Protection

13.11 PPG25⁵⁹ explains how flood risk should be considered at all stages of the planning and development process and “sets out the importance the Government attaches to the management and reduction of flood risk in the land use planning process, to acting on a precautionary basis and to taking account of climate change.”

13.12 The Environment Agency will be consulted on planning applications which raise flooding issues. “In response to consultation, the Agency will consider the risk of flooding at the proposed site, the impact on flooding elsewhere or the impact of the flood alleviation works on other property or nature conservation interests.” (paragraph 64 PPG25). Proposals for development within areas at risk of flooding should be supported by a flood risk assessment, in accordance with advice in PPG25.

13.13 At present, in the Willingdon Levels floodplain, proposals for raising existing land that is below 2.3 metres Above Ordnance Datum (AOD) will have to provide compensatory flood storage elsewhere. The Council has established a compensatory flood storage scheme for the Willingdon Levels and any development within the area is required to contribute to it. Contribution can be in the form of direct provision (eg Sainsbury's provided the Broadwater Lake) or as an in lieu payment to the Council. In lieu payments are amalgamated to provide further storage capacity, either in the form of lakes or improvements to the efficiency of the system. In addition to the land raising element the compensatory flood storage scheme also requires that development within the wider catchment area which creates an impervious surface, resulting in runoff to the Levels, should also make a contribution.

13.14 Discussions have taken place with the Environment Agency regarding the new Government guidance on development and flood risk and they have agreed that the existence of an established flood compensatory scheme is an exceptional circumstance which which has enabled development within the Eastbourne Park area to go forward. However, it was agreed that the basic assumptions on which the scheme is based would be revisited to take into account climate change, in order to facilitate future development. The Council is committed to monitoring the operation and effectiveness of the scheme as part of the review process for this Plan or at no less than five yearly intervals. Developments will also have to be assessed in respect of the increased rate of surface water runoff caused by the proposal and proposed compensatory measures. The Council will require floor levels for new developments to be a minimum of 2.9 metres AOD and garden levels at least 2.3 metres AOD.

13.15 The major drainage and flood mitigation scheme which is ongoing in the Eastbourne Park area involves major improvements to the drainage system so that any development within the Willingdon Levels Catchment Area does not create flooding and surface water runoff problems in the future. The main components of the scheme include a series of artificially created flood storage lakes which can also be used for recreation and nature conservation purposes. Responsibility for the drainage scheme rests with the Borough Council. The Crumbles Sewer will be improved from the Willingdon Levels in Eastbourne Park to the sea via Princes Park in order to increase its outlet capacity and meet the requirements of the Eastbourne Park compensatory flood storage scheme.

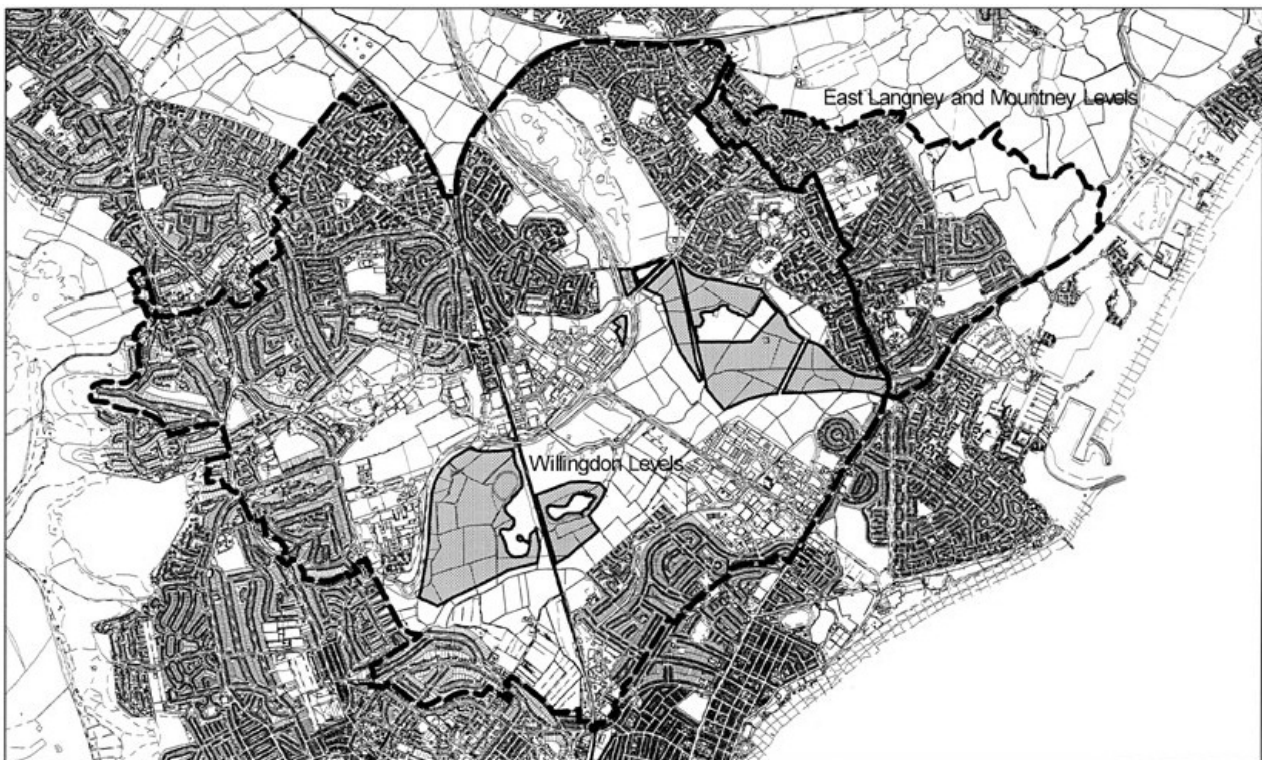
13.16 Where information is presently unavailable, the extent of the 1 in 100 year flooding of the floodplains of watercourses within or adjacent to a proposed development site in the East Langney and Mountney Levels would need to be determined by the developer. Development within the identified floodplain would not be permitted unless compensatory flood storage and/or flood waterway area can be provided with no overall detriment to the natural environment.

13.17 Surface water attenuation facilities are also likely to be required to ensure flooding is not increased by surface water runoff. Consideration should be given to the use of sustainable drainage systems such as open wetlands/ponds, infiltration basins and porous surfaces as alternatives to conventional drainage where appropriate. Such facilities are more sustainable than conventional drainage systems in that they promote infiltration, reduce the rates and volumes of runoff to the receiving watercourse and hence reduce the risk of offsite flooding. They can also create "green" areas within the community, particularly where surface water attenuation facilities are provided in the form of open wet ponds which can, if appropriately designed, be utilised to enhance the conservation and recreation values within the developed environment. However sustainable drainage systems must be designed having regard to climate change in accordance with advice in PPG25.

Policy US4: Flood Protection and Surface Water Disposal

All development should make adequate provision for floodplain protection and surface water drainage, in order to ensure that:

- a) no overall reduction in flood storage capacity and flood waterway area occurs;**
- b) measures are provided to manage increased surface water runoff to minimise the risk from flooding, whilst not increasing the risk of flooding elsewhere. Within the Willingdon Levels planning permission will be contingent upon satisfactorily demonstrating that:**
- c) appropriate compensatory flood waterway and flood storage measures will be provided on site or a commuted sum will be paid to the Eastbourne Park scheme in lieu of on site provision;**
- d) where a development involves the raising of land, flood storage provision will be made and completed before any development begins on site;**
- e) ground floor levels for new buildings are to be a minimum of 2.9 metres OD with garden levels at 2.3 metres OD.**



Plan 9

US4 Compensatory Flood Storage

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Scale
0 1 2 3 4 5 km