



Project Name:  
Royal Pavilion Gardens  
Brighton  
Sussex

Drainage Statement

Date: 25 August 2023

Project Number: A8394

## 1.0 Introduction

- 1.1 CTP have been appointed by Allen Scott Landscape Architecture Ltd to prepare a statement on the Flood Risk and proposed drainage proposals on the refurbishment of the Royal Pavilion Gardens on behalf of the Brighton and Hove City Council.
- 1.2 This statement has been prepared to outline the Flood Risk and the proposed Drainage Strategy. The assessment of the Flood Risk has been undertaken in accordance with the National Planning Policy Framework (July 2021) and the supporting Planning Policy Guidance.
- 1.3 This site is located in a Flood Zone 1 and the proposed area of the development is less than 1 hectare. Therefore, in accordance with the NPPF, a full Flood Risk assessment is not required.
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## 2.0 Flood Risk Assessment

### 2.1 EA Flood Maps

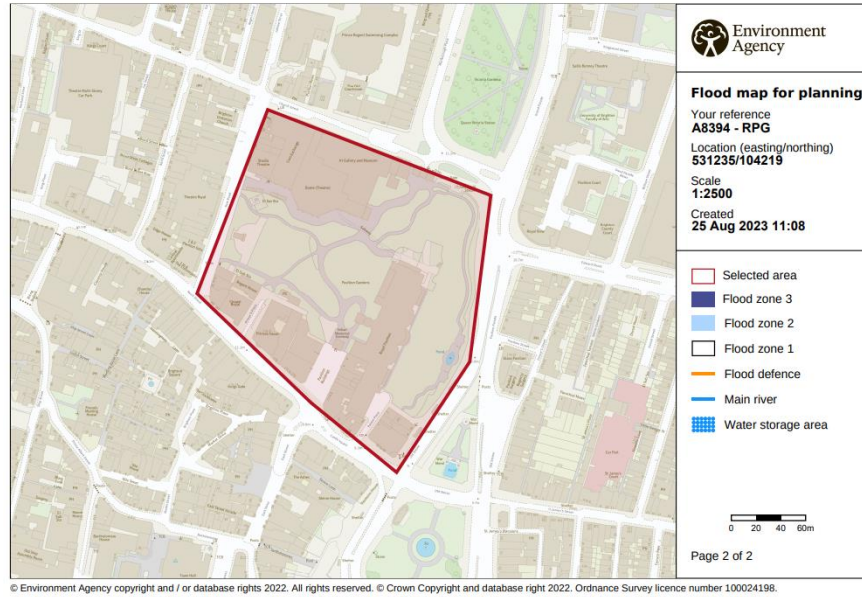


Figure 1 shows the EA's Flood Map for Planning

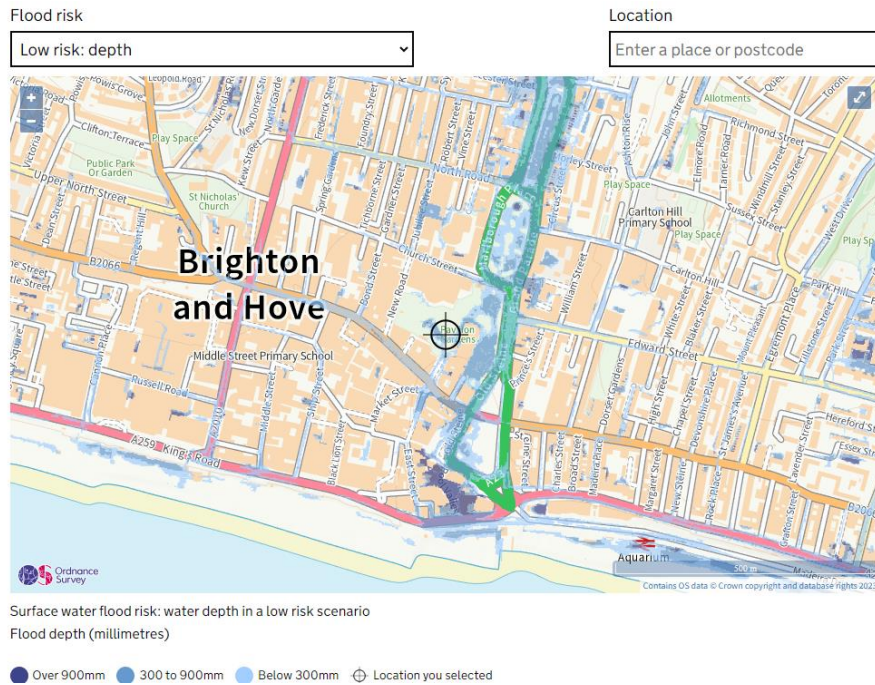


Figure 2 shows the EA Flood Map for Surface Water

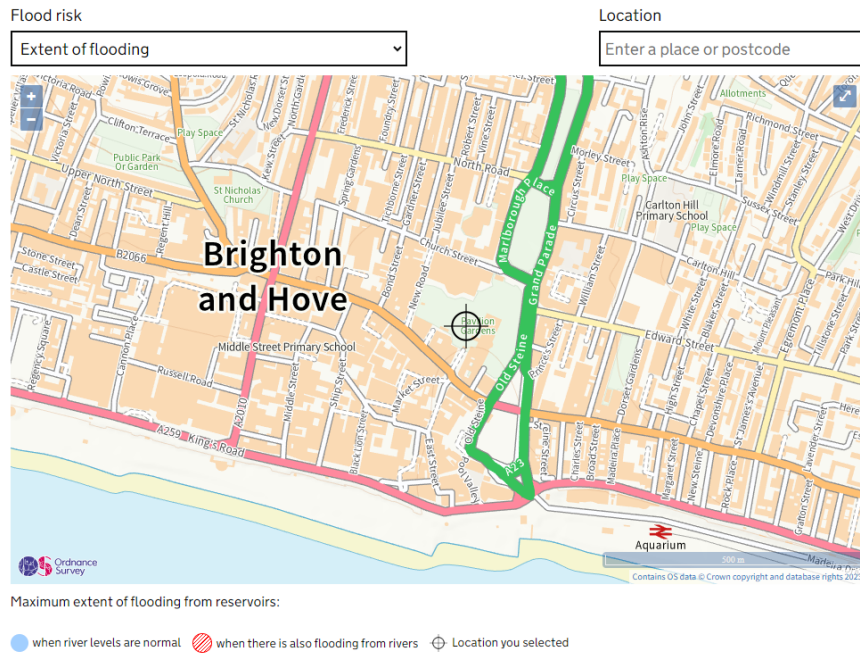


Figure 3 shows the EA Flood Map for Reservoirs

### 3.0 Drainage Strategy

As the site is located in Brighton, the drainage strategy complies with the Flood Risk and SuDS Guidelines adopted by East Sussex County Council. The council follows the "Guide for master planning sustainable drainage into developments", prepared by the Lead Local flood Authorities of the South East of England. The guide presents the following hierarchy of drainage options:

1. **water reuse** – is there a local need for non-potable water?
2. **infiltration** – are ground conditions suitable for infiltration in some areas?
3. **discharge to water body** – is there a watercourse or water body on-site or near the site which could receive water?
4. **discharge to surface water runoff drain** – is there an above ground or below ground conveyance network for surface water only on-site or near the site? Could one be created?
5. **discharge to combined drain** – as a last resort, find connections to a nearby combined drain that carries both runoff and wastewater. On some sites there may be multiple discharge points and discharge types.

It is proposed that all of the surface water will be either naturally infiltrated in the ground or discharge to existing private sewers on site. These sewers are connected to the public sewer in the adjacent sewers.

With reference to the above Hierarchy, these options are the second most recommended and least favourable drainage options.

## 4.0 Proposed Drainage elements

### Footways: Infiltration

With reference to Allen Scott drawing no 725-377.

Existing footways are to be resurfaced with Fibredec and have a cross fall. There is no positive drainage proposed, so the surface water run-off will infiltrate naturally into the verges.

Where new footways are being introduced, a resin bound permeable surface is proposed, where the water will infiltrate through the surface and into the ground.

However, in one existing area in front of the café, on the west side of the site, a new surface water drainage channel is being introduced to address a current ponding issue. The majority of the run-off will still drain into the verge and infiltrate into the ground.

It is proposed to connect this channel to the existing private surface water sewer on site. The new connection will be made using a new catchpit manhole, built over the existing run.

### Ornate Ponds – East Lawn – Existing Soakaway

It is proposed to provide positive drainage to the existing ponds, which are situated between the East Lawn and the India Gate. This drainage is to enable the ponds to be drained for maintenance purposes.

There is evidence of an existing drainage outlet in the middle of one of the empty ponds. It is assumed that this outlet is directly connected to a nearby soakaway in the East Lawn as there are no other manholes visible nearby.

It is also assumed that a similar arrangement exists with the other two ponds.

It is proposed to prove the existing drainage and if it requires any remedial work, then a new connection will be made to the existing soakaway. It is not proposed to discharge this water off site.

### Existing toilet block – foul drainage

The existing toilet block is to be refurbished and the existing toilets removed. The proposed toilet and welfare facilities will be connected into the existing system.

## 5.0 Conclusion

Based on the above proposals, it is considered that there is a LOW risk of Flooding to the proposed development.

There was a zone of Surface Water flooding on the East side of the site, predominantly on the East Lawn, which originates from a source off site.

Therefore, the proposed development will not adversely affect this potential flooding and will assist capturing some of this water within the proposed drainage.

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## Appendix A – Environment Agency Flood Map for Planning



# Flood map for planning

Your reference  
**A8394 - RPG**

Location (easting/northing)  
**531235/104219**

Created  
**25 Aug 2023 11:08**

**Your selected location is in flood zone 1, an area with a low probability of flooding.**

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

## Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>

## Flood map for planning

Your reference  
**A8394 - RPG**

Location (easting/northing)  
**531235/104219**

Scale  
**1:2500**

Created  
**25 Aug 2023 11:08**

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

