

[REDACTED]

Please scan as consultee response

[REDACTED]

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Save the environment - think before you print.

[REDACTED]

Hi Richard,

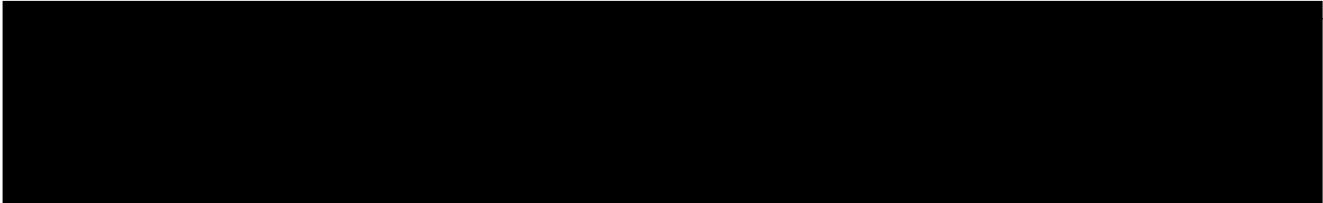
My comments in red:

- 1 Please find attached copy of the contract and transfer for our purchase of the land from the golf club. You will notice on page 28 is a right for us to let surface water from our land drain onto the Golf Club land. Great that's fine.
- 2 I have no knowledge of the construction of the French Drain, it maybe that the golf club just cleared the stream that you suggested was there originally in your previous email and filled it with flint. Please see attached aerial photo the white wiggly line is the stream filled with large flints. It flows across the 10th & 18th fairways and joins Black Ditch. OK, also fine, as per my last e-mail to Bob we will only need to see the connection detailed in a construction drawing, not the ditch itself.
- 3 The road gullies along Ham Manor Way are the responsibility of the golf club as they own the road and verges. They are just gullies each attached to individual soakaways. They have not been adopted by WSCC or Southern Water. The road gully/soakaway in front of the development site is owned by us as it is on our land, as we purchased the verge which the road gully soakaway is positioned. Fine
- 4 Maybe the Dew Pond was not removed it just ceased to exist when the golf club changed the landscaping of the fairways. I have attached a photo from 2007 there was no Dew Pond and in 2018 when the golf club started changing the landscape when they moved the 18th tee. I have attached an aerial photo going back to 2001 and now streams or Dew Pond are visible. We are not happy about the infilling of this natural depression which would have provided storage of surface water, however as it is done now will not pursue it further.

Good luck getting the rest of the details together to get the condition discharged.

Kind Regards

Sarah Burrow



Hi Sarah/Paul,

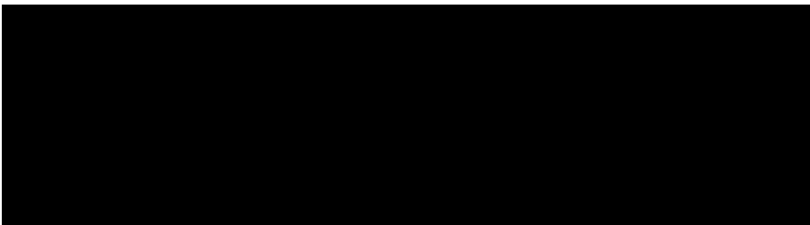
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Kind regards,

Richard Smith

Richard B Smith

Meribel
North Drive
Angmering
West Sussex
BN16 4JJ



Hi Richard/Bob,

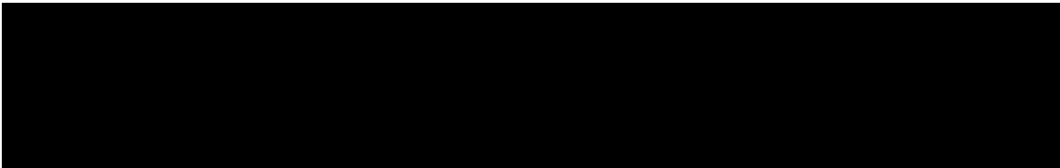
I have just been discussing the proposal for dealing with the land drainage with Paul and he is going to contact you (Bob) this afternoon to discuss it. In the meantime, and considering the time pressures on this case there are a few items that will require consideration and most likely some input from Richard:

1. If the intention is to drain to the golf course French drain we will need to see permission (or confirmation of no objection) to do so, it is worth making it clear to the golf course that this overflow will only be necessary for an extreme event which cannot be contained within the surface water drainage on site which is designed for up to a 1 in 100 year storm event plus 40% to account for climate change.

2. We will need to see mapping and construction detail of the new French drain as this was constructed without land drainage consent (as far as we are aware). We need to know that the construction will be capable of taking additional flow and where it ultimately discharges to.
3. It is our understanding that the road gullies are the responsibility of the private estate. Is this the case? Where do they currently drain to and can you get permission or written confirmation that there will be no objection to you moving/replacing as necessary?
4. When was the dew pond infilled? It is clearly shown on the topographical survey.

Kind regards

Sarah Burrow
Engineering Assistant



Dear Paul and Sarah

Richard Smith has asked me to have a look at the issues with this site.

I can do a detail and calcs for the permeable paving.

The land drainage situation is not so straightforward.

The maps show a small surface water flood risk along a low corridor from North Drive to Black Ditch, although the connection seems to be broken in places. It shows flow could pass through properties on the east side of Ham Manor Way. The gaps between the houses and small though and amount to around just 4.5m or so in total across the flow path. Although we have no knowledge of flooding here, we understand that you need to consider the possibility of this flow. I'm not sure if we are looking to discharge a planning condition here (there is just your 'standard' surface water condition) or whether this is a separate Land Drainage issue we are dealing with for which LDA consent will be required for any works?? Anyway, can you have a look at the attached, which is a sketch proposal only at this stage. Richard tells me that he has the necessary rights to carry out the work.

Happy to chat it through if you wish.

I hear that we have until next Tuesday to sort this out else a Stop Notice will be issued.

Many thanks
Bob

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DX 57406 Littlehampton

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