

Manor Nursery, Angmering

Response to Comments made by Arun District Council dated 1 November 2018

Arun District Council Comment / Query	Response from Applicant
I have reviewed what Sam Sykes has stated and that is fine, it is all in line with the supplied details. They are proposing to dispose of surface water by infiltration. As I have stated previously this is all very dependent on them finding the gravel layer, otherwise the area is quite impermeable and they may need to reconsider.	Site investigation for the development site immediately south of this site granted planning permission under reference A/167/14/PL confirmed the presence of permeable substrata. The FRA dated March 2015 which accompanied that application and remains in the public domain on the planning portal at Arun District Councils website includes reference to the site investigation and confirms the depth to the gravel layers to be typically within 2m of ground level. (Section 3.3.3) Subsequent soakage tests confirmed rates of $4 \times 10^{-3} \text{m/s}$ which is extremely high. The locality has been proven to be highly suitable for infiltration techniques.
2 Until detailed ground investigations and infiltration testing is completed it is not possible to definitively say that they will not discharge to a watercourse.	As Above. Infiltration rates are extremely high within the gravel. It is the intention of the applicant to accord with the drainage hierarchy requirements of the Non-Statutory Technical Standards for SuDS and discharge surface water to ground.

3	To address Mr Cross' concerns I would highlight the attached document which shows our understanding of the highways drainage and ordinary watercourse system in the area. Our understanding* of the cause of flooding is that the culverted ordinary watercourse and open ordinary watercourse shown in blow currently discharge into an informal soakaway (shown by a green dot near no. 9 and 12 Nanson Lane) this cannot handle the volume of water. Therefore, we would like to see it connected into the wider network further south (shown by a thicker blue line).	The highway drainage indicated is entirely outside the boundary of the site and unaffected by it either in its pre-developed for or proposed developed form. Planning policy requires that development does not increase flood risk elsewhere. An infiltration system will clearly not increase flood risk but will in fact reduce it slightly by removing any existing greenfield runoff which may present discharge by overland flow across the BOAT and into the existing ditch beyond. Issues with the existing offsite highway drainage network cannot be resolved by the development and are the responsibility of West Sussex County Council either as Highways Authority or as Lead Local Flood Authority.
4	We have been trying to highlight this issue with the developer and get some sort of agreement within the s106 for them to contribute to its resolution. WSCC are also aware of this problem and we have been in discussions with them.	As above.