

From: Michael Eastham
Sent: 12 November 2018 13:52
To: Chris Barker
Cc: Sam Sykes
Subject: FW: Application A/38/18/RES - Manor Nurseries
Attachments: Manor Nureseries Surrounding OW and HD.pdf

Hi Chris,

Please see the email below and the attachment from ADC Drainage.

Kind regards,

Michael

From: Laura Gibbons
Sent: 01 November 2018 16:30
To: Michael Eastham
Subject: RE: Application A/38/18/RES - Manor Nurseries

Michael,

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.

Until detailed ground investigations and infiltration testing is completed it is not possible to definitively say that they will not discharge to a watercourse.

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 blue 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).

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.

*It should be noted that our understanding of the drainage network is based upon construction issue drawings, discussions with WSCC and on site observations.

Kind Regards,

Laura Gibbons, MEng, GMICE
Engineer (Drainage & Coastal)

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Arun is Working in Partnership with Chichester District Council



From:

Michael Eastham

Sent: 01 November 2018 13:51

To: Laura Gibbons

Subject: RE: Application A/38/18/RES - Manor Nurseries

Hi Laura,

Please could I have your views on the email from Sam Sykes.

Thanks,

From: Sam Sykes [REDACTED]

Sent: 01 November 2018 11:35

To: Michael Eastham

Cc: Chris Barker; Laura Gibbons

Subject: RE: Application A/38/18/RES - Manor Nurseries

Michael,

The drainage details we submitted with the application clearly explain the approach to Surface Water. The position has not changed (notwithstanding our requirements to discharge relevant conditions). Have you reviewed this documentation?

On surface water, it states:

Surface Water

The catchment area plan is attached in Appendix 3 at the rear of this Statement.

The soakage tests of 2.0x10⁻⁴ m/s have been adopted for the calculations.

The calculations were undertaken using a factor of safety of 2 to make allowance for the various depths and locations of permeable strata layers.

The calculations will be revised at detailed design stage to confirm the detailed soakaway sizes with final on site infiltration testing in the location of each proposed soakaway.

The proposed development site occupies an area of approximately 1.15ha and upon completion will generate a total impermeable area of approximately 0.58ha.

Surface water runoff from roofs will be collected and channelled through a positive drainage system and discharge into the ground either via cellular crate or concrete ring soakaways.

The proposed semi detached/detached houses comprises approximately 120m³ of roof area which based on assumed infiltration rate will require 1.8mØ x 2.1m deep concrete ring soakaway for each dwelling to discharge surface water via infiltration. The proposed block of terrace houses will require two 2.1mØ x 2.1m deep concrete ring soakaways.

It is proposed the surface water runoff from the proposed driveways, parking areas and access roads will be collected via positive drainage and discharged into the ground using Cellular Crates soakaways. It is proposed that a minimum of 2 cellular crates are constructed within the sand/gravel layers to allow surface water discharge into the soils with better permeability characteristics.

The proposed drainage system will provide storage for exceedance events for up to 1 in 100 year rainfall event including 40% for climate change. An allowance of 10% has been made for Urban Creep accounting for future property owners extending their houses or adding to the impermeable areas.

The surface water drainage calculations are attached in Appendix 4 at the rear of this Statement.

If there is something specific that is unclear about the proposed approach please let me know. This document was submitted to the Council and I would expect it to be publically available on the website.

I trust this is clear yet should you wish to discuss further please contact me.

Kind Regards

Sam Sykes MRTPI
Associate Planner

ECE Planning

Two Major Applications Receive Planning Approval at Wealden Planning Committee – click [here](#) to read more



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From: Michael Eastham [mailto:Michael.Eastham@arun.gov.uk]
Sent: 01 November 2018 09:17
To: Sam Sykes
Cc: Chris Barker; Laura Gibbons
Subject: FW: Application A/38/18/RES - Manor Nurseries

Hi Sam,

I have received the following email from a local resident regarding the drainage of the Manor Nurseries site.

I look forward to receiving your response.

Kind regards,

Michael

From: Tony Cross [redacted]
Sent: 01 November 2018 09:12
To: Michael Eastham
Subject: Application A/38/18/RES - Manor Nurseries

Dear Mr Eastham

With regard to the above application.

I am concerned with flooding in Cow Lane, Angmering which is adjacent to the above site.

If you examine the drainage diagram contained in the consultation with Southern Water, dated 20th September 2018, it seems to show the drainage pipe that runs along High Street on the Northern boundary of Manor Nurseries before it joins with the drainage ditch from Ecclesden Lane. This ditch / pipe then re-crosses the A280 Angmering By Pass before running South into Cow Lane.

Unfortunately, at the point where it joins Cow Lane, the underground pipe finishes , not as shown on the diagram, and the water is discharged directly onto the Lane.

This alone causes significant flooding in Cow Lane every year, to a depth of 8 inches which lasts for several days at a time. I have a meeting on site next week with a representative of WSCC to discuss the problem.

It is unclear from the Manor Nurseries plans whether they intend to discharge any surface water into this pipe and I would appreciate your clarification on this point. Should it prove to be the case, I must register my objection on this point.

Kind regards

Tony Cross



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