

From: Amanda Scholes on behalf of Planning.Responses
Sent: 03 June 2020 10:01
To: Planning Scanning
Subject: FW: BE/109/19/OUT - land east of Shripney Road and the statement from WSCC re flooding

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Save the environment - think before you print.

From: Neil Crowther [REDACTED]
Sent: 03 June 2020 09:09
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: BE/109/19/OUT - land east of Shripney Road and the statement from WSCC re flooding

Can this be recorded as a rep?

From: Cllr. Gill Yeates [REDACTED]
Sent: 02 June 2020 23:19
To: Daniel Vick [REDACTED]
Cc: Cllr. Martin Lury [REDACTED]; Karl Roberts [REDACTED]; Cllr. David Edwards [REDACTED]; Neil Crowther [REDACTED]; Cllr. Jamie Bennett [REDACTED]; Roger Spencer [REDACTED]
Subject: Re: BE/109/19/OUT - land east of Shripney Road and the statement from WSCC re flooding

Hi Dan

Thanks very much for your response. However, I'm afraid I really don't agree with comments from WSCC. I have several bits of 'evidence'. Sorry, this has taken me rather a long time to dig out all the links which I remember seeing. There definitely seem to be some anomalies.

I've been desperately seeking the document which included the plan to realign the levels of the site to enable drainage to be to the East. There are a huge number of documents and I was really shocked to see that some have been added just today. So the Design & Access Statement, Part 2, uploaded today is the closest I have come to it. Item 5.2.1 does state that drainage will be to the ditch adjacent to the Eastern boundary and 5.2.3 states that attenuation for large storm events will manage peak flows and surface water flood risk from the site. The existing ditch is clearly insufficient for a green field and this brings me back to the the larger ditch proposed which I wrote about on 26 May 2020.

1. Known/Official flood risk in the vicinity. If you check the Government's own website and use PO22 9NX for the properties roughly opposite, the categorisation is 'medium risk for surface water flooding'. I am sending (separately) an official flood warning map which shows a swathe of red right over the site and the road. Through the WSFAG (West Sussex Flood Action Group) I have asked for Shripney to be added to the groundwater monitoring program which WSCC has instigated as groundwater levels will affect surface water run off. Obviously, this is currently on hold due to C-19 but there was an intention to create a permanent bore hole in all localities where one of the member flood action groups is based. WSCC consultation document of 22.11.19 shows 30yr & 100yr event flood risks to be 'low' which doesn't tie up with the Government site.

2. Local evidence. There is a great video shared on facebook which runs from just outside the Robin Hood PH (site of The Cottage development) up to roughly the site of this new proposed development. The URL is in the separate email as can still be viewed. There is only one abandoned car in this particular clip but the main carriageway of the A29 later became completely impassable and was closed by WSCC (I rang the Police myself and they told me I was one of many who had reported the issue and they were waiting for County to arrive to close the road). The Police have to route vehicles along the service road which runs parallel to the main carriageway. However, this does also flood but not generally quite as deeply. This service road would not be accessible to the new development in a flood event unless they manage to cross one of the deepest sections and then plough their way across the central grass strip. The local flood group has asked many times for proper kerbing to be installed to show where the grassed area is when it is under water and to prevent vehicles from disturbing the soil which then goes straight into the drainage system.

3. The A29 Realignment Viability Study by MVA Consultancy for ADC of April 2013. WSCC have used this report so are definitely aware of it. In the appendices, there are several maps, perhaps Options A11 & D12 - Susceptible to Surface Water with the graduated purple patches is one of the clearest, or Options A11 & D12 - Flood Mapping with the shaded blue areas, inform best the situation?

4. Attributing the comment. Apart from the evidence which surely must cast some doubt on their assertions that flooding is not in the specific area in question and is 'historic', I am also concerned as to how senior the person/people are who have made this statement and how much it can be relied on. Early December 2019, two residents of Shripney met at WSCC with Elaine Martin (Project Manager, Major Projects Team, H&T, WSCC) who showed them the map of the proposed ditch system for the eastern side to reassure local people that it was all 'in hand'. When I mentioned this at WSFAG in Feb, Kevin Mackay was very concerned and arranged for Ray Drabble (Flood Risk Engineer, WSCC) to attend our Infrastructure meeting at Bersted PC. His presentation is also in the attached email. At that time, there were no funds allocated to the project and the matter had been referred to the Director of Highways.

5. Has the ARIFMS (Aldingbourne Rife Integrated Flood Management Study) commissioned by the EA been published yet? Has it's findings been incorporated into the flood risk assessments?

I do apologise for the lateness of this missive. I have been working on it for a while but there have been several long meetings recently which have needed extensive prep as well.

GILL

X

Gill Yeates

Cabinet Member for Community Wellbeing

Bersted Ward Member

Arun District Council

From: Daniel Vick [REDACTED]
Sent: Wednesday, May 27, 2020 10:14:25 AM
To: Cllr. Gill Yeates <[REDACTED]>
Subject: RE: BE/109/19/OUT - land east of Shripney Road

Cllr Yates,

Response from WSCC:-

“Our comments in no way are reliant on the plans for the new ditch system on the eastern side of the A29. We did state in our response regarding historic flooding that ‘locations in close proximity of the site have suffered from historic flooding’. These areas would be the road to the north of the site and the existing ditch line at the Shripney Lane / A29 junction. Both areas that are clearing shown to be at risk on the attached surface water flood risk plan.”

Daniel Vick

From: Cllr. Gill Yeates [REDACTED]
Sent: 26 May 2020 10:21
To: Cllr. Hugh Coster [REDACTED]; Neil Crowther [REDACTED], Daniel Vick [REDACTED]
Cc: Councillors - Development Control Committee [REDACTED]; Paul Cann [REDACTED]; Roger Spencer [REDACTED]
Subject: Re: BE/109/19/OUT - land east of Shripney Road

Hello all

I wasn't going to circulate anything but I am rather jumping on the bandwagon as I am extremely anxious that 5 mins may not be long enough for each of us to discuss this important issue.

I am concerned as to whether the WSCC planning advice re flooding and roads does in any way rely upon the plans for the new ditch system on the eastern side of the A29, which is shown to run from Lidsey, behind the Robin Hood PH, and on past Shripney village. This plan was shown to some local residents just before Christmas when they attended a meeting at Co Hall regarding the A29 alignment to reassure them that the regular flood closures of the road were being addressed. However, I have been aware of a proposed plan along these lines since moving to the village nearly 3 decades ago.

I raised a question at the WSFAG (W Sx Flood Group) in Jan to a Senior Officer and the Chief Drainage Engineer at W Sx subsequently attended a meeting at Bersted PC. I have not yet seen a definitive answer as to whether this new ditch will actually go ahead. I would hope that this would be forthcoming at DCC as the situation with regard to not exacerbating flooding in a flood prone area and not adding to the risk of the A29 closing/this new estate not being able to access their properties, is very material.

Best wishes

Gill Yeates
Cabinet Member for Community Wellbeing
Bersted Ward Member
Arun District Council