

Members of Adur DC full Council. Full council meeting 9.10.14

My name is Bill Freeman

I speak for Lancing Manor SE, Adur Floodwatch Group, a consortium of all residents associations across Sompting, Lancing, and Shoreham, also for David Johnson, chairman for CPRE Sussex and CPRE Adur & Worthing District.

All these bodies realise that we must have a government approved plan for managing reckless developer applications. If we hear again this is a reason why this plan must go through, this is irrelevant

Whatever the plan contains, it should never be one that puts the community at increased risk from flooding – believe me this plan does.

On behalf of 10,000 of the community represented by Adur Floodwatch, I ask our elected representatives one question.

How can such a risk laden plan reach this meeting tonight without complete due diligence to the wellbeing of the community?

After my address to planning committee we heard the plan will be robust and take into account all the problems from what is being proposed. The plan must go through because the selected development land is not going to change. You're dead right! The land is not going to change!

At that meet, only one councillor, Geoff Patmore, UKIP member for Widewater understood the desperate issues and strenuously objected to the plan, All others just nodded it through – as the cabinet did the following night.

I know many councillors have no understanding how drainage works here in Adur. I'm going to give an appreciation.

For Lancing, flood risks come from - ground & surface waters off the Downs which amounts to millions and millions of gallons in long periods of heavy rainfall - surface drainage from all the roofs, gardens - all the local roads, the A259 and even the A27 Lancing stretch, There are even overflows from Widewater Lagoon – and it all drains into the Gap. For South Lancing there's the tide to contend with, too!

There is a convoluted historical network of ditches across the Gap called Lancing Brooks.

Those millions of gallons drain through a 1 in 2000 gradient (it's almost a totally flat) to the small sluice gates into River Adur at Shoreham. Drainage only flows through the sluices when the tide is out and gates are open – that's just half a day's flow in the period of a whole day!

Now add to that the effect of severe heavy rainfall, very high tides and very high river levels also caused by those tides. This adds severely to the adverse effect on drainability.

So where is the capacity of water held when the sluices are open or closed? Within the Lancing Gap! In extreme wet weather It all starts to back up in and on the ground and ditches in the low lying land of the Gap right from Grinstead Lane to the sluices.

This area is literally an enormous containment tank which **must** be left as it is - to fill up and protect the areas around – and right now with indeterminate infill for a golf course and a 57 acre site for a football complex, it's hardly doing that successfully in recent long wet periods.. **You mess with it at your peril.**

What happens to a bucket brimful of water when you drop a brick into it. Water displaces and goes everywhere, You lose control of its containment,

Apply that analogy to erecting on NMF and the Airport 600 homes plus 25000 sq m of business development with road/infrastructure and all the brick and concrete.

Ground waters will displace and increase above ground level, ditches overflow both up and down stream – the inevitable happens – flooding of existing properties and even those new builds. Containment is lost. Flooding emergency reigns.

What I've outlined is confirmed in the Plan's URS sustainability document. Literally every selected site in the plan flags up RED as a 3a or 3b highest flood risk rating from coastal and river flooding and an up to or even greater than 75% risk of ground water flooding.

For the Gap there is no available up to date measurement of capacities for inflows, containment and outflows for the sort of weather of the last two winters.

This will be available in 6 months time from the West Sussex's study by civil engineers C2Mhill – and yet this is being ignored and the plan is forging ahead irrespectively. It's like an aircraft flying without instruments.

Test boreholes on New Monks Farm during drier months to ascertain ground water levels is token activity. Without the data of flows and capacities and ground water levels in long wet periods, how on earth can sustainability be measured to put these high risk areas into the plan. And yet the plan goes forward.

The same logic applies to Sompting and Shoreham,

10,000 very concerned Adur residents and CPRE ask response to these questions on assurance of future community wellbeing, developer liability and consideration for a 6 months delay to get it right for the community.

If this plan is approved tonight, this council will have failed to care for us, its community. With the lack of correct actions to ensure this, in years to come, if not sooner, it will be seen as tantamount to negligence and neglect of its duty.

Ladies and gentlemen, drainage in this area is already on the cusp of disaster. This is very serious.

We ask you to refuse publication & government submission.

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Personal note

Cllr Beresford, cabinet member for Planning and Regeneration categorically refused to acknowledge the WSCC CH2MHill report and called it an 'alleged report'. The plan was majority approved.