



Ben Daines <ben.daines@adur-worthing.gov.uk>

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## New Salts Farm FRA ongoing correspondence

1 message

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**Ben Daines** <ben.daines@adur-worthing.gov.uk>

22 March 2017 at 15:55

To: Dinny Shaw <DinnyShaw@boyerplanning.co.uk>

Cc: James Appleton <james.appleton@adur-worthing.gov.uk>, Moira Hayes <moira.hayes@adur-worthing.gov.uk>, Ray Drabble <Ray.Drabble@westsussex.gov.uk>, Ken Argent <Ken.Argent@adur-worthing.gov.uk>

Dinny,

Please see the response from Ken Argent below:

I have quickly read through Ray's letter to Andrew Picton dated 28 February, and the response from Dinny Shaw dated 10th March, received whilst I was on leave.

It is obvious that Ray has been treated to more data than I have but I understand most of his arguments, I will use the same numbering that both he and Dinny have used.

1.1 I have no problems with the differing volumes of storage, but, the statement that storage may be reduced because of infiltration is a must, how else will the stored water be disposed of? My concern is that this year ground water did not erupt along the A27 therefore in my opinion we had low ground water levels, therefore the site has not experienced a hard year.

1.2 I accept that with no habitable accommodation on the ground floor flooding is not an issue - except that you are acknowledging building homes that may be damp / wet for periods of the year. I see no issue raising ground levels for 3-4 properties.

1.4.1 what is the point of lining the detention basin, surely you want infiltration to drain it? Or is this to be a basin with a limited outflow, which means a wet area with a clay bottom for kids to play in and perforate?

1.5 Dinny responds that the areas of surface water ponding are known to us and future layouts will take this into account. The photo below was taken in March 2014.



If the statement from Dinny is true there will be very few houses being built on this site.

1.7 As I stated before there was no ground water spring action along the A27 (which is our indicator of high ground water levels) this winter and in fact there was only a short period last winter, so I do not believe that measurements truly reflect the ground water issues that affect this area.

1.8 The proposals I have seen for roads and parking areas should provide a cleansing effect as required under SUDS but I am not convinced that the cellular design is appropriate for estate roads where wheel scrubbing and more importantly service trenching may affect the integrity of the design. I do accept that HYDE would have to maintain the estate, there by influencing / dictating where services can go, but then the Haslar estate is managed in the same way and look at the state of the roads there.

1.9 I accept Ray's comments, but acknowledge those from Hyde. If the swale is constructed outside the recommended parameters in the SUDs manual, then that's down to Hyde to maintain and manage.

2.1 - 2.6 I dont agree with Dinny's comments - it is essential to model the entire catchment area and also to include in that model the NMF drainage proposals - this is because all the flow ends up at a common discharge point ie the River Adur. If the ditch system is full of runoff from upstream and tide locked down stream what are you going to do with your flow?

Regards,

## Ben Daines

Senior Planning Officer, Adur & Worthing Councils

Phone: 01273 263065

Email: [ben.daines@adur-worthing.gov.uk](mailto:ben.daines@adur-worthing.gov.uk)

Website: <http://www.adur-worthing.gov.uk/planning-policy/>

Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA

