

Sent: 21 January 2026 09:44
To: Planning
Subject: DC/25/2006 - Hayes Lane Slinfold
Attachments: Slinfold Village Drainage v7.docx

Categories: Comments Received

Dear Planning.

Please register my objection under the above application.

Address: Greenacres, Lyons Road, Slinfold, RH13 0TD

Commenter Type: Member of the public

Objection / Drainage Strategy.

I note that the submitted documents state that the development will not increase the risk of flooding.
The drainage strategy states the following:

b. avoid creating any additional flood risk outside of the development in any part of the catchment, either upstream or downstream.

This is demonstrably not the case.

The proposed solution is to discharge via two outlets into the Six Acres stream adding circa 6 l/s additional flow. It should be noted that this stream is already at and over capacity in times of significant rainfall and it would be reckless to simply add an additional flow without dealing with the underlying problem first.

There are potentially two options available for surface rainwater.

1. Utilise the eastern pipe on Hayes Lane. This is not fully utilised but is badly blocked and would require remedial work, not just jetting but lining in some places. It has already been surveyed by the developers of Welwyn. A capacity study of the pipe would need to be undertaken
2. Discharge into the Six Acres stream. This will require remedial work to the stream and also require further **attenuating the flow from Hayes Hill**, which can be significant in times of heavy rain, in additional attenuation ponds. This would remove the down stream issues where the risk to property is real and the flooding of Lyons Road already happens. Without these measures additional flows are being introduced into a system that is already at and over capacity. This is based on local knowledge and a comprehensive survey of Slinfolds drainage issues (copy attached).

The drainage of surface water **cannot be looked at in isolation** for this application as has happened in the past. It must viewed as part of the whole Slinfold drainage system.

Additionally, it is also well known that the foul sewage system can overflow and that in times of heavy rain Southern Water station tankers at the pumping station in Broadbridge Heath. It is unclear why Southern Water state that the system has capacity for additional housing when there are already capacity issues.



Virus-free.www.avg.com



SLINFOLD VILLAGE DRAINAGE

This document describes the main drainage issues and routes for water out of the village of
Slinfold



Version History

Revised On	Version	Description
16 May 2019	0.1	Initial Draft
June 2019	1.0	Final Version
March 2020	1.1	Addition of Furtherfield Stream
June 2022	1.2	Welwyn Development Added

Slinfold Village Drainage

Overview

The village essentially relies on two main streams for its drainage, the Six Acres stream and the outfall from the Hayes Lane drainage system running behind West Way.

1. The Six Acres Stream

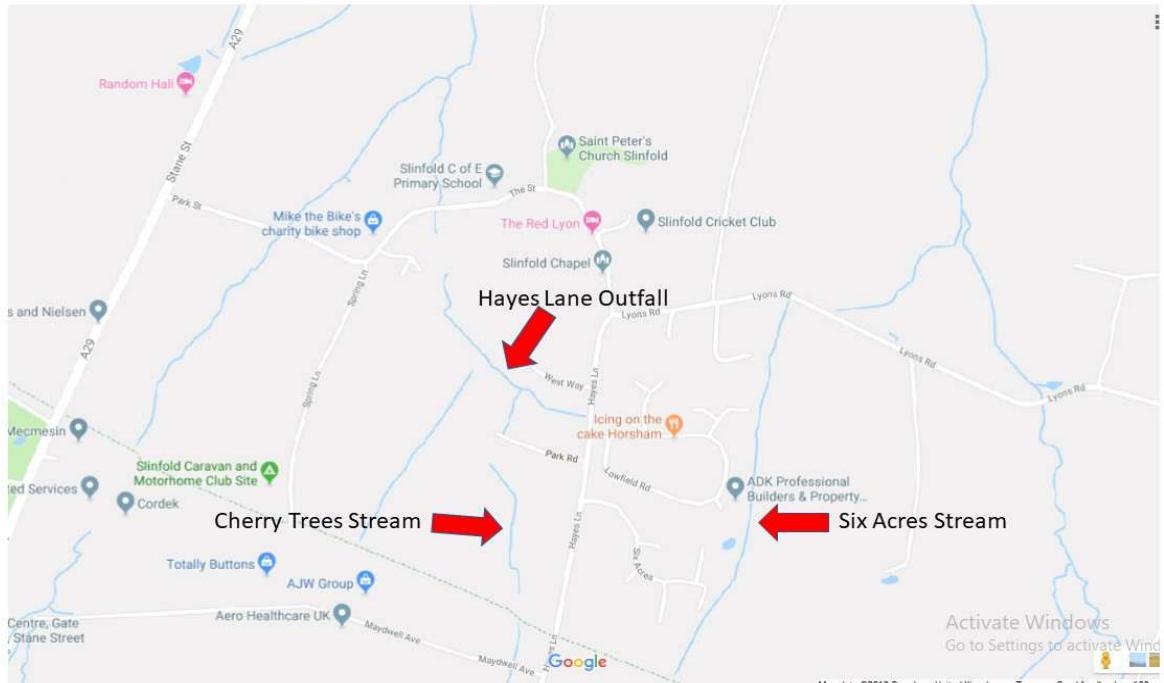
Maps indicate this rises immediately north of the Downs Link but it actually flows under the Downs Link via a pipe and heads up towards Holmbush Manor. Once under the Downs Link it flows behind Six Acres, Streetfiled Road and Mitchel Gardens eventually flowing through a culvert under Lyons Road and down to the Arun.

2. The Hayes Lane System

Hayes Lane is drained by pipes running beneath both sides of the road. The Hayes Hill ditches enter pipes at Spinners with the outfall of both pipes being into the culvert at the back of West Way. The stream then flows across the back of the West Way field, around the back of Tannery Close, under Hall Land, under the Street, through Oldhouse Farm and then meanders under Stane Street to eventually meet the Arun.

3. Cherry Trees Stream

The Cherry Trees stream rises on Hayes Hill and provides the drainage for the Cherry Trees SUDS system and also meets the Hayes Lane outfall at the back of West Way.



Issues / Observations

1. Six Acres

Beyond the downs link the stream is in a very poor state of repair. As it flows behind Six Acres and Streetfield Road it is also a very poor state of repair (overgrown, silted, debris and wheelie bins). I am told that once it reaches Mitchel Gardens it is maintained by Gaskyns, perhaps twice a year, so is free flowing down to Lyons Road. The trash screen at Lyons Road occasionally blocks but the residents there clear it regularly. The stream does flow quickly during periods of heavy rain and is at / over capacity on occasions and has flooded on to the Gaskyns field and caused flooding on Lyons Road.

Six Acres is drained via two routes. The first 100 yards of Six Acres is drained into the Hayes Lane system. The remainder flows into the Six Acres balancing pond and then via a hydro brake into the stream.

The Hydro Brake is located between the pond and the stream. Under a couple of manhole covers there is a large silt trap and the brake. This probably hasn't been maintained since Six Acres was built. There is about a foot of silt which needs removing.

Outflow from the Welwyn development now additionally discharges into this stream via the Six Acres balancing pond as does outflow from Greenfield Road and Mitchel Gardens.

2. Hayes Lane

Looking up Hayes Lane the right-hand pipe is assumed to be clear but varies in size as it flows down Hayes Lane. All road drains are, at the moment, clear.

The left hand pipe is blocked in a number of places and needs remedial work to remove the blockages (this is currently with WSCC).

From West Way across to Tannery Close the stream runs in a deep culvert which is assumed to be reasonably clear of debris but very overgrown at the surface.

Tannery Close

When the stream meets Tannery close it is maintained by the owner of No 3. The stream goes into a large pipe in his garden and under Hall Land. The owner at No 3 confirms that the stream has never flooded but has on one occasion been quite close but only to the level of his bridge over it.

Hall Land

The stream emerges from the pipe at the southern end of Hall Land and runs across the garden in a deep cutting disappearing into a culvert at the northern end of the garden and under the road across to Oldhouse Farm. The owner of Hall land confirmed that they maintain the stream and it has only once flooded slightly during the Christmas floods of 20xx. There was no threat to the house.

Oldhouse Farm

The stream enters at the northern end of the garden and flows in a significant depression into a silted up pond and then exits at the southern end. The owners have never had a problem with

flooding although the deeds of the house do mention it. There is a large area to the eastern side of the house that would hold a significant amount of water before endangering the property.

The Hayes Lane system overflowed on the 22nd February as the headwall at Spinners became blocked and flooded Hayes Lane.

The area around Streetfield Road also flooded on the 22nd. It is not entirely clear why as the area has four road drains immediately on top of the outfall so it can only be assumed that the outflow pipes from these drains are not of a sufficient capacity or some type of air lock occurred in the inspection pit. The new gully installed a little while ago was essentially useless and significantly undersized to offer any help.

3. The Cherry Trees Stream

This is maintained by the PC on its route through Cherry Trees. The SUDS system at Cherry Trees is the responsibility of A2D. The stream flows under the road at the football pavilion, through the residential Cherry Trees development and then behind houses on Hayes Lane. The condition of the stream and pipework behind Hayes Lane is unknown. During the heavy rain on the 22nd Feb the stream was blocked by debris at the trash screen by the football pavilion causing local flooding.

Camera Survey

The cost of ~£6k for a camera survey is viewed as excessive given that we believe we now understand the issues around the system and the survey would probably only tell us what we already know.

Assumptions

1. That funding for a new Hayes Lane system will not be available into the foreseeable future
2. That the trash screens will continue to block due to upstream debris that we have no control over
3. That there is some capacity in the Hayes Lane outfall stream

Suggested Actions

1. Hayes Lane System
 - a) Chase WSCC re clearing the blocked left hand pipe
 - b) Investigate increasing the pipe sizes in the four road drains at Streetfield Road. Pipework is very short so remediation is assumed not to be too expensive (possible Watershed grant). This will help alleviate flooding at Streetfield Road
 - c) Write a carefully worded letter to the residents on the right-hand side of Hayes Lane and left-hand side of Park Road making them aware of their responsibility re the stream behind their properties and asking them to notify Mary of any issues they are unable to resolve
 - d) Ensure the road drains are inspected for blockages at least twice annually and after heavy rain
 - e) Ask the three residents who kindly volunteered, to help to keep the drains and headwalls clear during heavy rain
2. Six Acres System
 - a) Establish ownership of the stream behind Six Acres / Streetfield Road
 - b) Push for the developer of Welwyn to provide resources / funding to clear the ditch

- c) Establish a maintenance and inspection program for the Hydro Brake (clearing the silt trap every two years) and immediately to remove the build-up of sediment

3. Cherry Trees

- a) Agree a maintenance contract with A2D for the SUDS system (if one does not already exist)
- b) If possible, ask A2D to install additional relief pipes in the headwall by the football pavilion (remember we have photos of the Feb floods to show to buyers of the remaining house!)



Hayes Lane outfall. Pipe on the left from the left-hand side pipe crossing under Hayes Lane. Pipe on the right from the right-hand pipe.



Hayes Lane – right-hand side inspection pit immediately before outfall (right hand Hayes lane pipe does not flow through here but immediately into the West Way outfall). Small pipe on left and the one immediately below that from road drains. The main Hayes Lane left-hand side pipe is right at the bottom. The two pipes at the top are assumed to be other road drain outlets



Hayes Lane left-hand pipe inspection pit at Streetfield Road. Main pipe at bottom before it crosses the road. Small pipe at top from road drain. Other pipes are assumed to be residential runoff



Hayes Lane – left-hand pipe inspection pit on the green.



Silted up pipe on the left-hand side pipe immediately before and after blockages.



Behind Streetfield
Road

4. The Furtherfield Stream



This stream rises opposite Calma on Lyons Road and flows through Furtherfield and along the back of Ashlands where it enters a lagg before emerging at Middlebarn. Here there is no obvious onward route to the Arun so flooding is frequent with the footpath being blocked in times of heavy rain.

The stream takes its main flow from the Calma pond which in turn is fed from the fields behind. The pond outflow is piped under the road to the start of the stream. The stream also takes outflow from

the drains and ditches along Lyons Road. The area around the pond and stream including Lyons Road can be seriously flooded in times of heavy rain.

It is important to keep the pond outflow and stream head clear to ensure water gets away quickly.