

**Rye House
Hollands Lane
Henfield
West Sussex
BN5 9QY**

PLEASE reference this letter on the website as: 'RYE HOUSE 3 - FLOOD & DRAINAGE'

Ms. Amanda Wilkes, Planning Officer
Horsham District Council
Park North
North Street
Horsham
West Sussex
RH12 1RL

5th June 2023

Dear Ms. Wilkes

Re: Sandgate Nursery, West End Lane, Henfield, West Sussex BN5 9RD
Reference DC/23/0189
Outline application for erection of a continuing care retirement community of up to 72 units of accommodation (Use Class C2) and up to 10 starter homes (Use Class C3) with associated community facilities including medical centre and on-site laundry and catering facilities, with access, infrastructure, open space, landscaping and associated works (all matters reserved except for access).

We write as owner and occupier of Rye House, Hollands Lane, a 9 acre property directly adjacent to the Sandgate site and separated only by the unmade-up section of Hollands Lane, some 50 yards west of the junction with Hollands Road. The proposed development site is less than 20 feet from our boundary.

We strongly oppose this application on the following grounds, or with the following comments.

FLOOD RISK & DRAINAGE

The applicant's SuDS proposal

Rainwater management is an issue which is crucial to this site and to the Adur floodplain to the south.

The SuDS proposal is to construct or install 3 detention basins and 2 attenuation, water storage tanks, *without* any hydro break outlet. We assume this to mean that natural, slow-release absorption by the ground itself is considered as a suitable method of rainwater management.

Soil Permeability. We note that the report (Appendix E) confirms that water absorption was very slow in the soakaway test. We further note that the geology shows surface and subsoil clay which contributes to the slow absorption.

Attenuation tank 2

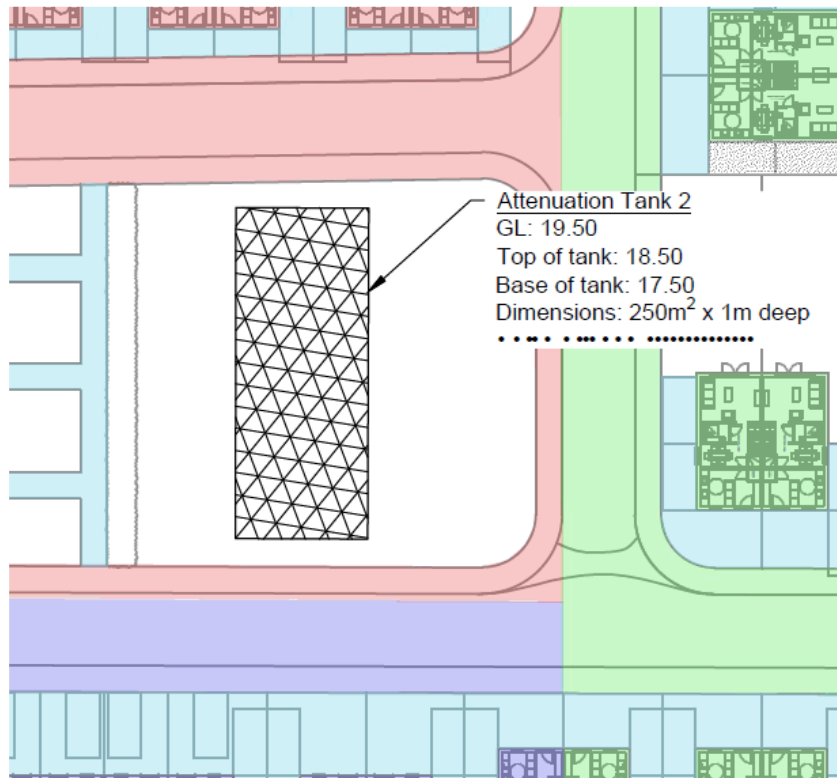


Fig 1 Extract from the applicant's Flood Risk Assessment, Drainage Strategy and Water Neutrality Report - appendix F

Due to the slope of the land, we fail to understand how this tank, in the middle of the site and located roughly at the highest point, would be suitably located to accept surface water run-off.

Southwest corner

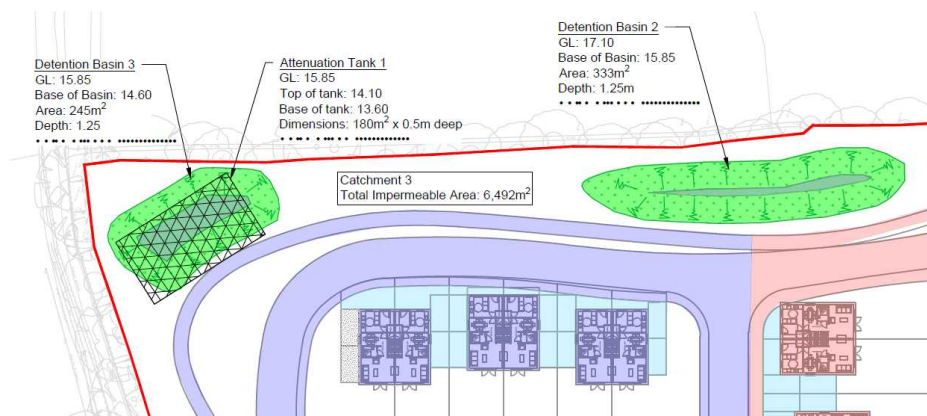


Fig 2 - further report detail - southwest corner

The land slopes generally to the south and southwest, so we assume this tank is proposed to accept the much of the water run-off in this corner, which is considerable, as evinced by the images in **Figs 3 & 4** below. As we said above, there is no coherent explanation of how this tank is expected to drain. The photos clearly show the volume of standing water. Our contention is that the SuDS proposal here will never work – it's not enough.



***Fig 3 Hollands Lane - west of Rye House gateway - deeply flooded with water run-off from Sandgate.
NB: Annual flooding***



Fig 4 Hollands Lane - west of Rye House gateway - As photo above but showing the flooding in relation to the site- top right of photo. The green sword seen in the photo is the southwest corner of the site, where tank 1 is proposed.

Southside ditch and Hollands Lane

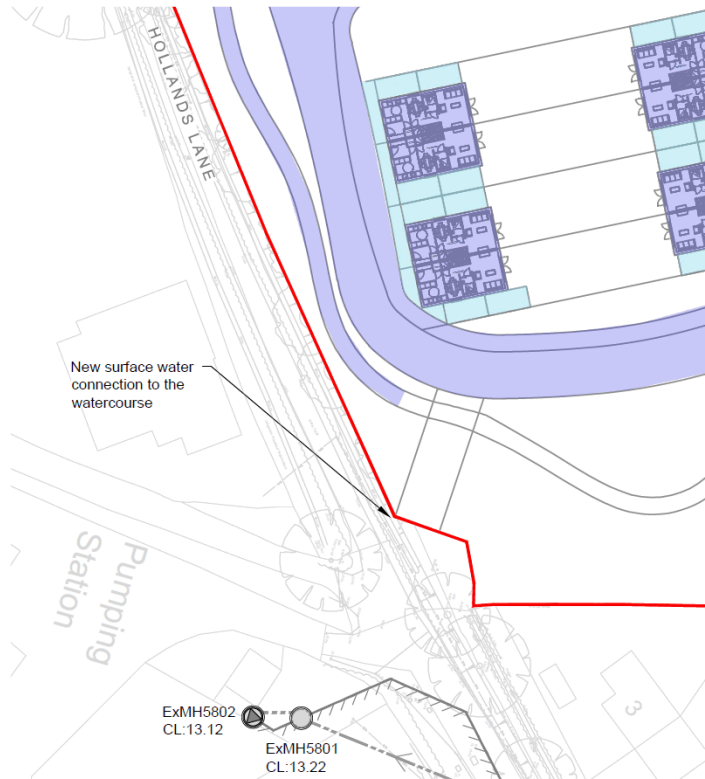


Fig 5 - further report detail - southeast corner

Standing water at Sandgate. At times of heavy rain the site itself is unable to adequately drain and every winter standing water can be seen over large areas at the southern end of the site. As such, this must be defined as surface flooding, despite the report's contention that there is no such flooding on the site itself.



Fig 6 Standing water at Sandgate south side and heavy flowing, excess run off into south side ditch.

Southside ditch. The ditch along the southern edge of the site currently provides the only actual drainage for the entire site, and this water ends up on the River Adur floodplain. This ditch at the southern edge regularly overflows and the surface of the unmade-up section of Hollands Lane, between the Rye House gateway and running east to the entrance of the industrial units, therefore runs with surface water.



Fig 7 Sandgate - ditch to north of Hollands Lane unable to cope. Surface flooding to Hollands lane

Fig 5 above proposes ‘a new surface connection to the watercourse’. There is no natural watercourse but there is the ditch shown above.

The site already floods and discharges excessive run-off causing ditches to overflow, damage to road surfaces etc. The proposed residential and community buildings, garden decking, patios, drives and roadways will all decrease the capacity for the site to absorb rainwater naturally and will contribute to substantially **increased** run-off.

Simply put, the area cannot cope now and no feasible amount of SuDS will be able to cope with the current situation, let alone any increase. The photographs clearly demonstrate the reality of the current position.

Adur floodplain.

The proposal to provide attenuation tanks with a slow release run-off, is in any event more fundamentally flawed. The concept pre-supposes that the floodplain into which these waters must ultimately discharge, is capable of accepting the additional run-off, even at a reduced rate. This is clearly not the case as the floodplain already creates major havoc, cannot cope with existing water discharge, and historically can take a month or more to return to dry land status. It should be noted that the flooding in Holland’s lane is now an annual event.

Before allowing or calculating for any additional run-off as a result of roads, hard standings, buildings etc. from the development, the site can already be considered to suffer from low level flooding and also to contribute extensively to flooding lower on the Adur floodplain.

Fig 8&9 below show the devastating effect of the regular flooding at the south side of the ridge



Fig 8 Adur Flood plain south of Rye House - floodwaters across the access track to Rye Farm & The Rye



*Fig 9 Floods at Little Barn. **NOTE** the gate on the right is the same gate on the left of Fig 8 above. Little barn has been subject to flooding in the house*

The certainty of additional flooding and the failure of any coherent strategy, even to deal with existing run-off, are sufficient reasons for rejection of the planning application.

Yours sincerely