From: Matthew.Porter <Matthew.Porter@horsham.gov.uk>
Sent: 29 August 2024 22:57:15 UTC+01:00
To: "Matthew.Porter" <Matthew.Porter@horsham.gov.uk>
Subject: DISC/23/0258

Matthew Porter

Senior Planning Officer

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From: Inês.Watson <Ines.Watson@horsham.gov.uk>
Sent: 21 June 2024 12:11
To: Matthew.Porter <Matthew.Porter@horsham.gov.uk>; Nicola.Mason <Nicola.Mason@horsham.gov.uk>
Cc: Andrew.Bush <Andrew.Bush@horsham.gov.uk>
Subject: RE: DC/22/2229 Leonardslee Lakes: Car Park Condition 5 Additional drainage information

Dear Matthew, apologies for the delay.

Overall I'm broadly supportive of the new proposals to create a combined lake to deal with the run off of the car park and gardeners compound instead of the original two we looked at. I agree that turning this into a feature can be a positive addition to the gardens and provide a further opportunity for visitors to experience the views towards the South Downs.
However, the starting principles of the design weren't based on the 4 pillars of sustainable drainage (amenity, water quality, water quantity and biodiversity) but rather around engineered solutions focussing on the usual end of pipe resolution, and final stages of SuDS to store and slow release.
I note the agent's comment about permeability of clay, and don't believe underground crates would be the solution, but I do challenge the consultants to explore using the various green spaces, including the central strips within the parking bays, the buffer area along the A284 and the larger grassed area between the visitor centre and overflow car park to create areas that can catch, slow down and clean those first flushes of rain. Adding filter strips along the car park and a gentle swale/depressions within the other open space (150mm to 300mm no more) which can be planted, deals with some of the car park pollution and reduce the amount of storage needed within the lake and effectively size of cut and fill and formation of bunds.

I am not clear from the information provided of the height of the proposed bunds. The section of the new lake (V&R new lake sections plan) show levels at the top of the bank being 83.5 and base of the pond being 82. This is clearly very different from LUC's landscape initial proposal plan (page 12) which shows existing levels varying between 78 and 79AOD, with an indicative note that the minimum bank level is expected to be +78, and working with the existing topography as I also note a seat is shown at 79.32 which is an existing level. Clarification of how the engineering drawings sit within the existing and how the lake would sit in the landscape is key.

In conclusion, whilst I think we are in the right path, I recommend that the drainage strategy looks at the key principles of SuDS and really explore the hierarchy and solutions to catch, slow and clean water across the scheme wich will also have the added benefit to potentially reduce the size of the bunds and cut and fill needed to form the lake. I also recommend that the levels are clearly coordinated so that we can understand exactly how the bunds will sit withon the overall gardens.

Please let me know if you have any queries or wish to discuss.

Kind regards,
Inês

Inês Watson

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