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Planning - <planning@adur-worthing.gov.uk>

AWDM/0021/22

1 message

[redacted] 23 November 2022 at 09:32

To: planning@adur-worthing.gov.uk

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AWDM/0021/22 | Erection of 385 dwellings and Community Hub (Flexible Class E/F1/F2 use) along with associated access, landscaping, car parking and public open space (an increase of 34 dwellings from the outline approval of 351 dwellings (AWDM/0961/17). | Land East Of Shadwells Road At Mash Barn Estate Mash Barn Lane Lancing West Sussex

Dear Adur Planning,

As per previous comments for the New Monks Farm hybrid application Adur Floodwatch Group (AFG) still objects to this development with the area concerns for high risk of flooding with an Environment Agency rating of 3a and issues of rising groundwater.

Foul Waste Management

Adur Floodwatch Group particularly wishes to raise concerns to do with the management of foul waste by Southern Water for the above proposed development application

For the original hybrid application AWDM/0961/17 the management of foul waste for the overall scheme of 600 homes/IKEA/Travellers site/B&H Albion Training Academy was given an approval for a pumped solution into a new sewer line through Barfield Park to connect with the existing sewer line for North Lancing at the junction of Barfield Park and North Farm Road. From there flows all to go under the railway for onward pumping by the Old Salts Farm Pumping Station to the East Worthing waste treatment plant. It was understood that the capacity of the pumping station would be enhanced to accommodate increased flows. AFG has no evidence that this work has been carried out.

Flows from the New Monks Farm site would be managed by telemetric sensors from an onsite pumping station to allow flows of up to 21 litres/sec only when the existing N Lancing sewer line had capacity. There was to be a containment tank to withhold flows on site when capacity was not available. AFG can find no evidence that this latter facility has so far been constructed when referencing the new detailed drawing for foul waste (see Appendix 3 Flood Risk Assessment Part 2 of 3).

For the original hybrid application, AFG raised considerable concerns regarding the capacity of the N Lancing sewer to accommodate these increased flows. In extreme weather, this sewer surcharges with the ingress of rising groundwater with loss of foul waste amenity to residents in extreme weather conditions.

So far, the first phase of buildout for Cala Homes, the Training Academy and the Travellers site have now been connected to the new sewer in Barfield Park with flows pumped from

the onsite pumping station. For the last two winters we have not experienced excessive rainfall to cause the above inundation problem, whereas virtually every winter prior to that has seen surcharging sewers in Grinstead Lane and loss of foul waste for residents in adjoining roads. To manage the problem, SW has to implement over pumping into ditches or into other sections of sewer and/or employ use of tankering. This management has often to continue for months at a time to maintain sewer facilities for residents with considerable inconvenience to the community and managed traffic flows on the road network.





With the changing weather patterns, residents are still concerned that the original scheme, as approved, will exacerbate these issues in extreme weather events when groundwater levels rise, as they do, when the aquifers in the Downs and the coastal area no longer have capacity to contain rainfall levels.

The above is the background to AFG's concerns.

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Risk of foul flooding

Referencing the evidence of letters on this further application from Southern Water (14th March 2022) it appears that this second phase of the Cala Homes build cannot be accommodated without reinforcements of the sewer network for fear of increased risks of foul flooding!!

SW would have surely referenced their original approved sewer scheme for the complete New Monks Farm development. If they now have capacity concerns, it totally vindicates the community concerns that the original approval for the New Monks Farm was not fit for purpose!!

They are calling for a phased occupation schedule for the 385 homes only some of which they say could be connected before reinforcement is required. They are requesting further consultation with the applicant. So far, on the planning portal, there is no evidence of either the phasing of occupation or the further consultation with reinforcement resolution for this key element of infrastructure and its sustainability.

We also wish to point out that the Old Salts Pumping Station serves the sewer line from the West Beach Estate with the significant problems which are ongoing there to re-line that main sewer. Is lack of Old Salts pumping capacity also exacerbating the West Beach issue? (That West Beach sewer line also serves the foul waste flows from the private sewer on the Shoreham Airport which will shortly be adding to its flows from the 25,000 sqm commercial development in the North East corner of the airport.)

Once again, this demonstrates inconsistencies when it comes to matters of Southern Water connection to sewer networks for large development applications. With current events, it is unsurprising that there is a lack of public trust in this utility provider.

Defer Approval

AFG is particularly worried that if approval is given for this reserved matters application, this foul waste infrastructure will be given a post approval condition. We believe a complete solution should come before planning committee for consideration prior to approval.

Management of foul waste flows is key infrastructure. AFG asks that no final decision be given for this application until this concern for increased risk to foul waste management is resolved

Yours faithfully

Bill Freeman

Adur Floodwatch Group

Run by the community for the community

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CCS

Adur Planning & Technical Services

WSCC Lead Drainage Authority

Southern Water Planning Services

Mash Barn Ward Councillors

West Beach Residents Association