Ref AWDM/0829/14

Bill Freeman <[redacted]
To: planning@adur-worthing.gov.uk
Cc: Ken Argent <ken.argent@adur-worthing.gov.uk>

1 August 2016 at 09:18

Blind copies to all residents

Ref AWDM/0829/14

Attn: Mr Gary Peck

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Could you kindly confirm receipt of this email

Dear Adur Planning,

We recently sent Adur Technical/Planning a 1930s OS map which showed a large round shaped pond in the area for the above proposed development. This pond fed into the drainage ditch network going east into the Lancing Brooks which drain the whole area into the Adur River via the tidal sluices by the Dogs Trust in Shoreham.

The pond does not feature in earlier maps up until 1912/1913 , so one can only assume the pond was created to attenuate the surface and groundwater drainage of the local area for agricultural purposes between then and the 30s.

The pond was obviously filled in later in the 30s to permit development of the Thirties housing on the east side of Grinstead Lane.

Subsequently, we have discovered a later OS map from the 1950s which does not show this pond because it had been filled in by then. It also shows the Grinstead Lane properties and boundaries.

Based on the map's scale, this pond looks to have been in excess of 30 metres across.

Overlaying the 30s map on the 50s map, you can clearly see that the pond's location was straddled across what are now the back gardens of 1 & 3 Grinstead Lane with probably up to 8 metres of it into the western side of the 4 Old Shoreham Road site just above the narrowest part of the site.

Loss of this pond attenuation obviously worsened drainage of the area – and this is even more evident now with what are local, flooding events happening annually, year on year.

The link to the Old Map's website is below. Using the site's navigation panel to the left, select the:-

7th Map down listed as 1931-1932 Scale 1:2500

9th Map down listed as 1952 Scale 1:2500

(click and drag to find the location)

https://www.old-maps.co.uk/#/Map/519500/105658/12/100732

We believe the point to be made in respect of this is that the area of infilled pond in the proposed development site is precisely where the two single garages are proposed with the access road before them.

Knowing the issues we now have for garden flooding every winter, this infill of the garages right where the pond existed can only exacerbate these problems both for the neighbouring properties and the site itself.

Attached is a picture taken of 1 Grinstead Lane's back garden in January 2016 which clearly shows the problem. (This picture was included in the Network's drainage report 1.2.16 to Technical Services.)



This Network has no objection to the proposed development of the 2 semis at the top of the site but is concerned that the two single garages, if permitted as shown on the plan, will further worsen each winter's drainage issues.

This surely is another reason, (apart from the unnecessary road extension into the site which is of concern), that the parking/garages for these properties should be located with the main building block at the top of the site to prevent the 'brick in the bucket of water' effect of further infill in the area where the pond originally existed.

Yours faithfully,

Bill Freeman

Lancing Manor (S.E.)

Residents' Network

5 Manor Way

Lancing

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[redacted]