

AMENDED PLAN
Ref. <u>AL</u>

SCANNED

Planning Department

26 OCT 2010

Ref: 0804-10

SURFACE WATER DRAINAGE PROPOSALS FOR DEVELOPMENT AT WEST'S
NURSERIES LTD. 20 MALLARD ROAD, LOW FULNEY, SPALDING, Lincs. PE12 6ND
PLANNING REFERENCE H16-0804-10

West's Nurseries are proposing to construct new and replace old glasshouses on there site at 20 Mallard Road, Low Fulney. The planning application includes for the construction and replacement of 23,000 sq m of new glasshouses and the retention of 7760 sq metres of the existing glasshouses on the site.

At the present time some of the older glasshouses discharge the surface water from the roofs directly into the dykes and piped watercourses around the site, and the more recent glasshouses discharge into steel tanks which overflow into soakaway systems which eventually discharge into dykes surrounding the site.

Mr West has estimated that at the moment there is approximately 5 acres, or 20,000sq metres of glass houses on the site. He states that on average all parts of the glasshouses are watered the following number of times each month.

Month	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Number	5	10	15	15	20	20	15	15	10	7	5	5

He states that 160,668 litres, or 160 cu metres of water are applied each time the whole of the glasshouses are watered, and the total amount of water used is 22,000 cu metres per year. Some of this water is collected in the tanks, and some of this is mains water.

The planning application also includes for the construction of a storage reservoir into which eventually all the surface water will be discharged. This reservoir will have a capacity of 2500 cu metres of water which will be utilised at a rate of 103 cu metres per day during the summer months, rising to about 150 cu metres per day when all the new glasshouses have been built. This will allow Mr West to store more water and become almost self sufficient.

The first and second phase of the project allows for the construction of approximately 6000sq m of new glasshouses and the construction of the storage reservoir. Initially only the surface water from these glasshouses will discharge into the reservoir. The reservoir will have a 250mm diameter over flow pipe which will discharge into a storage lagoon which initially will have a capacity of approximately 150 cu metres. This will slowly drain through a 100mm diameter pipe into the dyke on the west side of the site behind the existing glasshouse.

Therefore if the reservoir is full, which is highly unlikely during the summer months, the storage lagoon will store the first 25mm of the storm. After this the storage lagoon will spill

over and the surrounding land will become flooded. In reality the storage lagoon will also act as a soakaway and will in store in excess of 25mm of rainfall. The excess water will soak into the ground and even with 50mm to 75mm of rainfall the excess water around the site will not cause any serious problems. There will be no risk of this water spreading onto adjoining land as there is a substantial bund on the southern boundary of the site at this location.

Once all of the development has been completed the surface water from all of the glasshouses on the site will be connected to the storage reservoir. The storage lagoon will then need to be extended so that it has a volume of 750 cu metres. Again this will have sufficient storage to store the first 25mm of rainfall, after which it will start to overflow. In practice it will take in excess of 25mm of rainfall and any overflow from a large storm will soon soak away and will not affect any surrounding properties or land.

Details of the proposed storage lagoons are shown on the attached sketches.