

From: Amanda Scholes on behalf of Planning.Responses
Sent: 19 August 2020 09:57
To: Planning Scanning
Subject: FW: FW: 020.5360 Land west of Fontwell Avenue ref BN/50/20/PL

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 18 August 2020 17:03
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: FW: 020.5360 Land west of Fontwell Avenue ref BN/50/20/PL

Further drainage comments

From: Laura Gibbons [REDACTED]
Sent: 18 August 2020 15:22
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Paul Cann <Paul.Cann@arun.gov.uk>
Subject: Fwd: FW: 020.5360 Land west of Fontwell Avenue

Hi Simon,

I am still unhappy with this one.

Summary table below shows that all soakaways are still deep and are all within 10m of buildings. I note they state the soakaways need to be 8-10m from buildings, but it would be good to know whether this is 8m or 10m.

Catchment	Depth of Soakaway	Approximate Distance from Soakaway to nearest building	Comments
A	2.165m	8.2m	23m long on drawing, 24m calculations.
B	1.985m	8.5m	Under road, query acceptability of this.

			Are roads for adoption?
C	2.065m	8.2m	
D	1.8m	8.8m	
E	1.85m	8.5m	
F	2.075m	8.6m	
G	2.18m	8.6m	
H	2.235m	9.5m	5.5m from Fontwell Avenue. Doubtful this will be acceptable. If 8-10m easement to buildings is required, this will likely also be required from adjacent highway.

In my previous correspondence I stated " I would note that the ground investigations completed have found chalk at between 1.35m and 2.5m depth at the windowless sample locations. Soakaways are proposed between 1.4m and 2.45m depth, therefore these could be directly into the chalk and provide a pathway for pollutants to the aquifer. Portsmouth Water have indicated that the use of deep soakaways would likely not be supported by them due to the risk of contamination pathways being created.

As the application is seeking to agree a layout we maintain our holding objection at this time as it has not been adequately demonstrated that a drainage solution can be achieved with the proposed layout. We would like to see calculations and a layout with soakaways kept shallower, with a total depth of 1.4m, this would replicate a worst case scenario if it is found that the chalk starts at relatively shallow depths at the proposed locations of soakaways. It must be demonstrated that there is adequate space for this with the required easements before the layout is approved." The reply received and information submitted seem to suggest that shallower soakaways are not achievable with the proposed layout, i.e. ensuring minimum falls on the pipework in the catchment they serve is limiting the design. I am unconvinced that an additional filtration layer will provide the necessary treatment of surface water prior to discharge without a cohesive soil below (this is after further reading of CIRIA C753). Any proposal to effectively uncap the chalk in locations is not supported by us due to the risk of dissolution of chalk, pollution of the groundwater, and groundwater inundation into the drainage system. We know that the groundwater abstraction borehole nearby suffers from artesian conditions in extreme wet winters. It may be that swales are required to convey water, or the layout needs to be changed to provide sufficient easement to soakaways.

Our holding objection remains in place at this time. A potential shallower solution must be submitted evidencing that it is possible to drain the site if chalk is found more widely at shallow depths.

If you decide to take this application to committee in the meantime please can you chat with us first to ensure that robust conditions will be applied.

I am also being frequently chased on this application, it is worth noting that I am on leave for a week w/c 31st Aug and Paul is on leave w/c 24th for two weeks.

Thanks,

From: Claire Pritchard

Sent: 12 August 2020 15:32

To: Laura Gibbons <

Cc: Rob Wilson [REDACTED]

Subject: 020.5360 Land west of Fontwell Avenue

Hi Laura,

Further to your email dated 11th August 2020, we have amended the calculations and the drainage layout to suit your additional comments.

All the soakaways are noted as side-infiltration only and all calculation packs have been updated to suit.

Please note that Catchment C is noted in the calculation pack as a trench soakaway but has a 0.95 porosity factor which imitates the cellular soakaway system.

All invert levels have been updated to match the calculation packs.

We have kept the soakaways as shallow as possible but the depths are inevitably determined by the pipe runs and the limited space. None of the soakaways are expected to penetrate the chalk, however if this were to occur on site an extra filtration layer could be provided around the soakaways to reduce the risk of any pollutants entering the chalk.

I attach a copy of the side-only calculation packs, drainage layout drawing and updated issue sheet to suit.

I trust that this is now satisfactory.

Kind Regards,

Claire Pritchard

Senior Technician

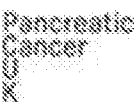




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