

[REDACTED]

From: Oliver Woolf [REDACTED]
Sent: 04 November 2021 13:25
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Juan Baeza <Juan.Baeza@arun.gov.uk>; Bryony Stala [REDACTED] Paul Cann
<Paul.Cann@arun.gov.uk>
Subject: RE: Littlehampton academy - DRAINAGE STRATEGY - REF: LU/116/21/PL

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Dear Anita,

I hope you are well today. Further to discussions with our client and the project team, please find attached a letter that responds to Paul's comments and presents a solution that we believe would address the requirements of further monitoring on the site.

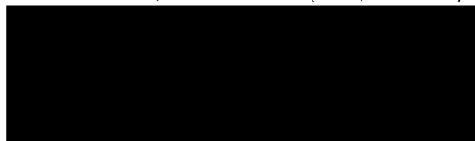
Please consider this information and respond to us on its contents prior to any decision being issued so that we might make a decision as to how to proceed.

Thank you,

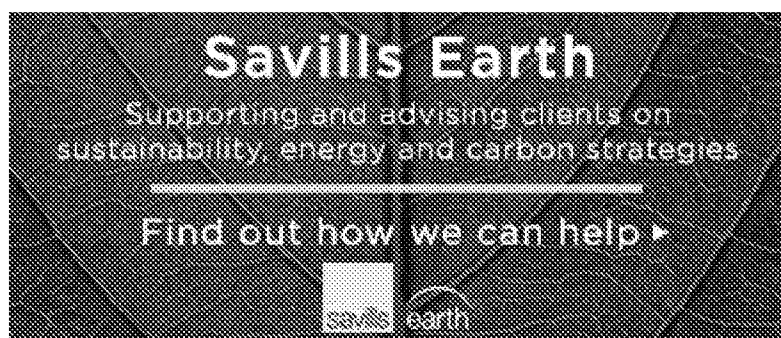
Oliver

Oliver Woolf MRTPI
Senior Planner
Planning

Savills, Mountbatten House, 1 Grosvenor Square, Southampton SO15 2BZ



Before printing, think about the environment



From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 01 November 2021 10:56

To: Oliver Woolf [REDACTED]

Cc: Juan Baeza <Juan.Baeza@arun.gov.uk>

Subject: RE: Littlehampton academy - DRAINAGE STRATEGY - REF: LU/116/21/PL

EXTERNAL EMAIL: Be cautious when opening attachments or clicking links

Dear Oliver,

From our Engineer's response it is clear that the layout can't be agreed at this stage.

He states that "in terms of the way forward, and now knowing that the chalk may provide an infiltration solution and suggests that further infiltration testing/groundwater monitoring is undertaken this winter, so that a robust design can be drawn up. This will dictate as to whether the proposed development layout can suitably accommodate a satisfactory drainage scheme. For this reason, it is not possible to condition the planning application to cover the drainage scheme at this time, as there are too many unknowns. Certainly the very detailed design can be conditioned but that is further down the line.

Further groundwater monitoring should take place between October and March – I suggest we agree the borehole locations ie. in addition to the ones you already have, so we can get a full understanding of groundwater across the entire site.

Further infiltration testing into the chalk as discussed below will need to be undertaken in say January, at agreed locations and depths.”

The application cannot remain live whilst the necessary monitoring is undertaken. I therefore request that the current application is withdrawn and re-submitted after March next year when the drainage groundwater monitoring results can hopefully demonstrate the proposed layout is acceptable.

Unfortunately, If the application is not withdrawn by the end of this week it will proceed to refusal by 12-11-2021.

Regards
Anita

Anita Gardner
Principal Planner



T: 01903 737529
E: anita.gardner@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

From: Oliver Woolf <[REDACTED]>
Sent: 29 October 2021 09:29
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Bryony Stala <[REDACTED]>
Subject: RE: Littlehampton academy - DRAINAGE STRATEGY - REF: LU/116/21/PL

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Hi Anita,

I hope you are well. I was on leave earlier in the week when the exchanges between Paul and Lydia took place, but am now up to speed on this matter. For your information there is a meeting arranged at the beginning of next week between the client's drainage consultant and ground investigation team to consider Paul's emails in detail. However, I was wondering whether we might be able to catch up on this matter in the context of the overall planning application? It would be great to have a quick discussion.

Thank you,

Oliver

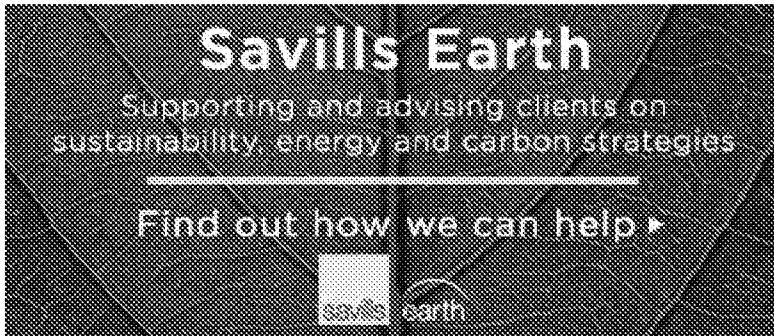
Oliver Woolf MRTPI
Senior Planner
Planning

Savills, Mountbatten House, 1 Grosvenor Square, Southampton SO15 2BZ

savills



Before printing, think about the environment



From: Paul Cann <Paul.Cann@arun.gov.uk>

Sent: 27 October 2021 14:52

To: Whitaker, Lydia <[REDACTED]>

Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>; Oliver Woolf <[REDACTED]>; Clare Richards

<[REDACTED]>; Nicholls, Alexander <[REDACTED]>

Subject: RE: Littlehampton academy - DRAINAGE STRATEGY - REF: LU/116/21/PL

EXTERNAL EMAIL: Be cautious when opening attachments or clicking links

Hi Lydia

In respect to my item 8, my comment is based upon page 8 of the LEAP report dated 20th Sept 2021, however, specific advice should be sought from your geotechnical engineer.

In terms of the way forward, and now knowing that the chalk may provide an infiltration solution, I would suggest that further infiltration testing/groundwater monitoring is undertaken this winter, so that a robust design can be drawn up. **This will dictate as to whether the proposed development layout can suitably accommodate a satisfactory drainage scheme.** For this reason, it is not possible to condition the planning application to cover the drainage scheme at this time, as there are too many unknowns. Certainly the very detailed design can be conditioned but that is further down the line.

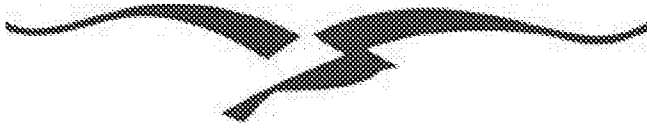
Further groundwater monitoring should take place between October and March – I suggest we agree the borehole locations ie. in addition to the ones you already have, so we can get a full understanding of groundwater across the entire site.

Further infiltration testing into the chalk as discussed below will need to be undertaken in say January, at agreed locations and depths.

At present, I don't see a need for a meeting unless any of the above is unclear.

Regards

Paul Cann
Principal Drainage Engineer
Engineering Services



T: 01903 737819

E: paul.cann@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

www.arun.gov.uk



Sign up to our newsletter [here](#)

From: Whitaker, Lydia [REDACTED]
Sent: 25 October 2021 16:48
To: Paul Cann <Paul.Cann@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>; Oliver Woolf [REDACTED]; Clare Richards [REDACTED]
[REDACTED] Nicholls, Alexander [REDACTED]
Subject: RE: Littlehampton academy - DRAINAGE STRATEGY - REF: LU/116/21/PL

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Hi Paul,

Thanks for your comments – we have now had time to go through them in greater detail.

There seem to be a few areas where our consultants' advice and your advice differ, for example, the distance we can install infiltration structures from buildings – we have been advised 10m, but your comments below suggest 5m.

I am by no means a technical expert so would be really grateful of a meeting with you, AKSWard, LEAP and BoKlok to get some clarification on these points, agree the parameters in which we are working and how we take this forward. Would you be able to provide some dates when you have availability? As you would expect, we are very keen to come up with a solution as quickly as possible.

Anita / Oliver – would it be useful for you to attend the meeting as well (assuming Paul is happy to have one)?

Best regards,

Lydia Whitaker
Senior Planning Manager



BoKlok UK
Unit 29, Filwood Green Business Park, Hengrove Way, Bristol, BS4 1ET



From: Paul Cann <Paul.Cann@arun.gov.uk>

Sent: 22 October 2021 16:04

To: Whitaker, Lydia <[REDACTED]>

Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>; Oliver Woolf <[REDACTED]>; Clare Richards

<[REDACTED]>; Nicholls, Alexander <[REDACTED]>

Subject: RE: Littlehampton academy - DRAINAGE STRATEGY - REF: LU/116/21/PL

Hi Lydia

I have now reviewed all the information, my comments are below;

1. I have summarised my thoughts on the test results, in the table below;

Test Pit	Depth (m)	Geology at depth	Infiltration Rate (m/s)	Comments
DTP1	4.0	Clayey sand	7.97×10^{-6}	Infiltration reasonable. Explore infiltration into chalk. Water table 5.83m bgl in this area.
DTP2	4.0	Chalk	1.11×10^{-6}	Infiltration poor. Explore to greater depth in chalk. Water table 5.83m bgl in this area.
DTP3	4.0	Gravelly sand	1.01×10^{-6}	Infiltration poor. Explore infiltration into chalk. Water table 5.83m bgl in this area.
DTP4	4.0	Stiff silty clay	2.45×10^{-7}	Infiltration very poor but not surprising when testing in 'stiff' material. Explore infiltration into chalk. Water table 5.83m bgl in this area.
DTP5	4.0	Very stiff gravelly clay	1.78×10^{-7}	Infiltration very poor but not surprising when testing in 'very stiff' material. Explore infiltration into chalk. Water table level to be determined to ensure testing above.
DTP6	4.0	Clayey sand	1.7×10^{-6}	Infiltration poor. Explore infiltration into chalk. Water table level to be determined to ensure testing above.
DTP7	2.8	Sandy clay	No Test	-
DTP7A	4.0	Silty sand	1.44×10^{-6}	Infiltration poor. Explore infiltration into chalk (above water table). Water table 4.76m bgl in this area.
DTP8	4.0	Silty sand	1.17×10^{-4}	Infiltration very good but also explore infiltration into chalk in case this is an anomaly in the sandy soil.
DTP9	4.0	Silty sand	1.41×10^{-6}	Infiltration poor. Explore infiltration into chalk. Water table level to be determined to ensure testing above.
DTP10	4.0	Chalk	7.24×10^{-6}	Infiltration reasonable.
DTP11	4.0	Chalk	8.91×10^{-5}	Infiltration good.
DTP12	1.4	Firm silty clay	No test	-
DTP12A	4.1	Clayey sand	1.11×10^{-6}	Infiltration poor. Explore infiltration into chalk. Water table level to be determined to ensure testing above.
TP301	1.0	Made ground	No test	Explore infiltration into chalk. Water table level to be determined to ensure testing above.

TP302	1.6	Firm sandy clay	3.69×10^{-7}	Infiltration very poor but not surprising when testing in 'firm' material. See comments for DTP1.
TP303	0.5	Made ground	No test	See comments for DTP2.
TP304	1.7	Clayey sand	1.09×10^{-6}	Infiltration poor. Explore infiltration into chalk. Water table level to be determined to ensure testing above.
TP305	1.5	Dense clayey gravelly sand	1.03×10^{-6}	Infiltration poor but not surprising when testing in 'dense' material. See comments on DTP5 and DTP6.
TP306	1.7	Firm sandy clay	3.85×10^{-6}	Infiltration poor. Explore infiltration into chalk. See comments on DTP7A.
TP307	1.6	Sand	1.03×10^{-6}	Infiltration poor. Explore infiltration into chalk. Water table level to be determined to ensure testing above.
TP308	1.6	Clayey sand	1.14×10^{-6}	Infiltration poor. See DTP10.
TP309	1.6	Sand & sandy clay	7.38×10^{-5}	Infiltration good but also explore infiltration into chalk in case this is an anomaly in the sandy soil.

- As recognised, infiltration rates will be worse in winter and as previously stated, winter testing will be required to confirm. Infiltration testing to be carried out at the location of any proposed infiltration structures at a suitable/agreed depth. A full understanding of water table levels is required across the entire site and the testing depths informed accordingly.
- The worst infiltration rates in each pit/hole to be used for design.
- I note from the report that solution features are not seen as an issue.
- No comments from the Environment Agency have been provided at this time.
- Further groundwater monitoring/additional boreholes is/are required as previously advised to cover the winter period and ensure that the entire site area is explored/understood.
- All structures should not incorporate impermeable liners as all infiltration must be utilised, no matter how minimal.
- All infiltration structures except permeable paving to be kept 5m from buildings. Any diffuser units associated with permeable paving also to be kept 5m from buildings.
- Southern Water will require all infiltration structures a specified distance from any existing/adoptable sewers. They may also resist permeable paving over such sewers, whether they have impermeable liners or not.
- Open suds features are encouraged.

The recent testing has provided very limited insight into the infiltration potential of the chalk across the entire site and has only really looked at the chalk infiltration potential in a portion of the site, on the northern boundary. Whilst the sandy soils have some infiltration potential in places, the scheme is going to rely on connectivity with the chalk, whilst utilising all other potential infiltration no matter how minimal.

In summary, I am not currently convinced that a total infiltration system is not possible (ie. no need to connect any flows to the combined sewer), however, this is dependent on further infiltration testing into the chalk/groundwater monitoring/etc.

The proposed development layout may also be influenced by further infiltration testing results in order to make full use of the areas with better infiltration. It should be recognised that the development layout must not prejudice an acceptable drainage solution.

I hope this all makes sense.

Regards

Paul Cann
Principal Drainage Engineer
Engineering Services



T: 01903 737819
E: paul.cann@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



Sign up to our newsletter [here](#)

From: Whitaker, Lydia [REDACTED]
Sent: 12 October 2021 14:00
To: Paul Cann <Paul.Cann@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>; Oliver Woolf <[REDACTED]> Clare Richards
[REDACTED] Nicholls, Alexander <[REDACTED]>
Subject: RE: Littlehampton academy - DRAINAGE STRATEGY - REF: LU/116/21/PL

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Hi Paul,

I hope you had a good break.

Further to our email exchange below I attach the following documents in relation to application reference LU/116/21/PL:

- Drainage Strategy Addendum (LTH-AKS-XX-XX-RP-C-00004_P01) – this sets out the changes we have made to the drainage design and our rationale for making these changes.
- Supporting Drawings / Results:
 - Draft Drainage Layout Sheet 01 – LLA-AKSW-XX-XX-DR-C-9201-P06
 - Draft Drainage Layout Sheet 02 – LLA-AKSW-XX-XX-DR-C9202-P06
 - Trench Soakaways to Parking Plots 104_112 – Results
 - Trench Soakaways to Parking Plots 95_103 – Results
 - Trench Soakaways to Rear Gardens – Results
- LEAP's infiltration report (LP2688 Elmgrove Drainage Report) – this has already been provided to you but I have attached to this email for ease of reference.

We look forward to your review and comments. As you know we are keen to resolve this matter as soon as possible so if there is anything I can do support the process, such as setting up a meeting between you and our drainage engineer Clare Richards to run through the plans, please let me know.

Best regards,

Lydia Whitaker

BoKlok UK

From: Paul Cann <Paul.Cann@arun.gov.uk>

Sent: 01 October 2021 14:52

To: Whitaker, Lydia

Subject: Littlehampton academy

Hi Lydia

I have just heard your voicemail, as I have been on site all day and still am on site. Unfortunately, I will not be able to look at it until some time after I return from leave. At the moment I can't say when exactly that will be as I have a backlog of other work.

Regards

Paul Cann
Principal Drainage Engineer
01903 737819

<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

NOTICE: This email is intended for the named recipient only. It may contain privileged and confidential information. If you are not the intended recipient, notify the sender immediately and destroy this email. You must not copy, distribute or take action in reliance upon it. Whilst all efforts are made to safeguard emails, the Savills Group cannot guarantee that attachments are virus free or compatible with your systems and does not accept liability in respect of viruses or computer problems experienced. The Savills Group reserves the right to monitor all email communications through its internal and external networks.

For information on how Savills processes your personal data please see our [privacy policy](#)

Savills plc. Registered in England No 2122174. Registered office: 33 Margaret Street, London, W1G 0JD.

Savills plc is a holding company, subsidiaries of which are authorised and regulated by the Financial Conduct Authority (FCA)

Savills (UK) Limited. A subsidiary of Savills plc. Registered in England No 2605138. Regulated by RICS. Registered office: 33 Margaret Street, London, W1G 0JD.

Savills Advisory Services Limited. A subsidiary of Savills plc. Registered in England No 06215875. Regulated by RICS. Registered office: 33 Margaret Street, London, W1G 0JD.

Savills Commercial Limited. A subsidiary of Savills plc. Registered in England No 2605125. Registered office: 33 Margaret Street, London, W1G 0JD.

Martel Maides Limited (trading as Savills). A subsidiary of Savills plc. Registered in Guernsey No. 18682. Registered office: 1 Le Truchot, St Peter Port, Guernsey GY1 1WD . Registered with the Guernsey Financial Services Commission. No. 57114.

We are registered with the Scottish Letting Agent Register, our registration number is LARN1902057.

Please note any advice contained or attached in this email is informal and given purely as guidance unless otherwise explicitly stated. Our views on price are not intended as a formal valuation and should not be relied upon as such. They are given in the course of our estate agency role. No liability is given to any third party and the figures suggested are in accordance with Professional Standards PS1 and PS2 of the RICS Valuation –Global Standards (incorporating the IVSC International Valuation Standards) effective from 31 January 2020 together, the "Red Book". Any advice attached is not a formal ("Red Book") valuation, and neither Savills nor the author can accept any responsibility to any third party who may seek to rely upon it, as a whole or any part as such. If formal advice is required this will be explicitly stated along with our understanding of limitations and purpose.

BEWARE OF CYBER-CRIME: Our banking details will not change during the course of a transaction. Should you receive a notification which advises a change in our bank account details, it may be fraudulent and you should notify Savills who will advise you accordingly.

<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

NOTICE: This email is intended for the named recipient only. It may contain privileged and confidential information. If you are not the intended recipient, notify the sender immediately and destroy this email. You must not copy, distribute or take action in reliance upon it. Whilst all efforts are made to safeguard emails, the Savills Group cannot guarantee that attachments are virus free or compatible with your systems and does not accept liability in respect of viruses or computer problems experienced. The Savills Group reserves the right to monitor all email communications through its internal and external networks.

For information on how Savills processes your personal data please see our [privacy policy](#)

Savills plc. Registered in England No 2122174. Registered office: 33 Margaret Street, London, W1G 0JD.

Savills plc is a holding company, subsidiaries of which are authorised and regulated by the Financial Conduct Authority (FCA)

Savills (UK) Limited. A subsidiary of Savills plc. Registered in England No 2605138. Regulated by RICS. Registered office: 33 Margaret Street, London, W1G 0JD.

Savills Advisory Services Limited. A subsidiary of Savills plc. Registered in England No 06215875. Regulated by RICS. Registered office: 33 Margaret Street, London, W1G 0JD.

Savills Commercial Limited. A subsidiary of Savills plc. Registered in England No 2605125. Registered office: 33 Margaret Street, London, W1G 0JD.

Martel Maides Limited (trading as Savills). A subsidiary of Savills plc. Registered in Guernsey No. 18682. Registered office: 1 Le Truchot, St Peter Port, Guernsey GY1 1WD . Registered with the Guernsey Financial Services Commission. No. 57114.

We are registered with the Scottish Letting Agent Register, our registration number is LARN1902057.

Please note any advice contained or attached in this email is informal and given purely as guidance unless otherwise explicitly stated. Our views on price are not intended as a formal valuation and should not be relied upon as such. They are given in the course of our estate agency role. No liability is given to any third party and the figures suggested are in accordance with Professional Standards PS1 and PS2 of the RICS Valuation –Global Standards (incorporating the IVSC International Valuation Standards) effective from 31 January 2020 together, the "Red Book". Any advice attached is not a formal ("Red Book") valuation, and neither Savills nor the author can accept any responsibility to any third party who may seek to rely upon it, as a whole or any part as such. If formal advice is required this will be explicitly stated along with our understanding of limitations and purpose.

BEWARE OF CYBER-CRIME: Our banking details will not change during the course of a transaction. Should you receive a notification which advises a change in our bank account details, it may be fraudulent and you should notify Savills who will advise you accordingly.