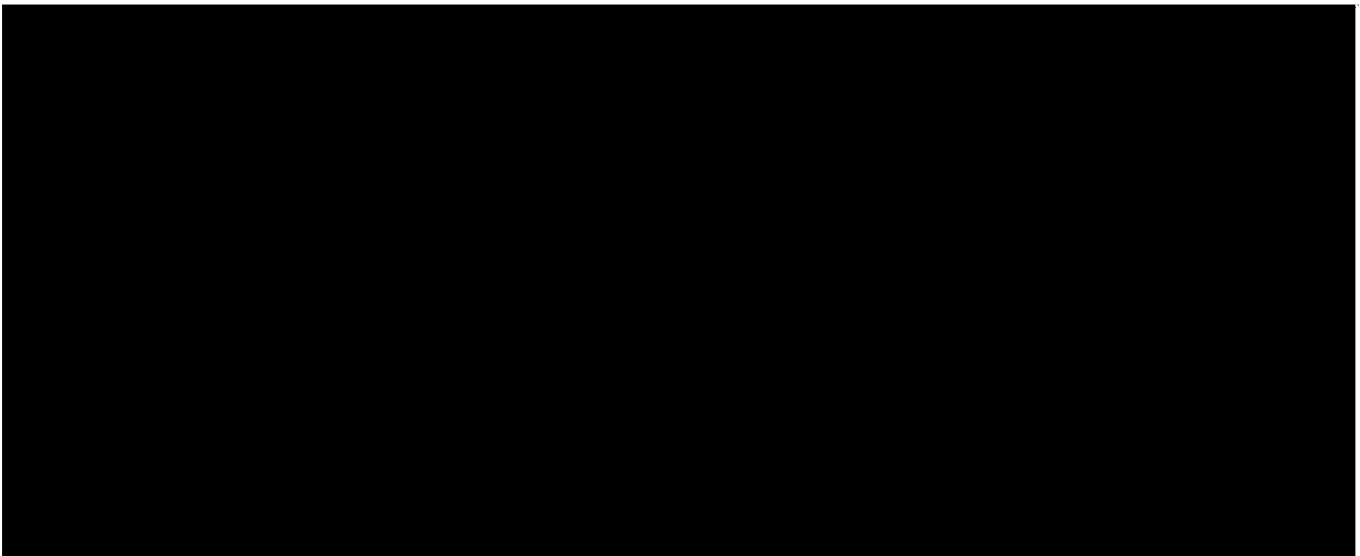
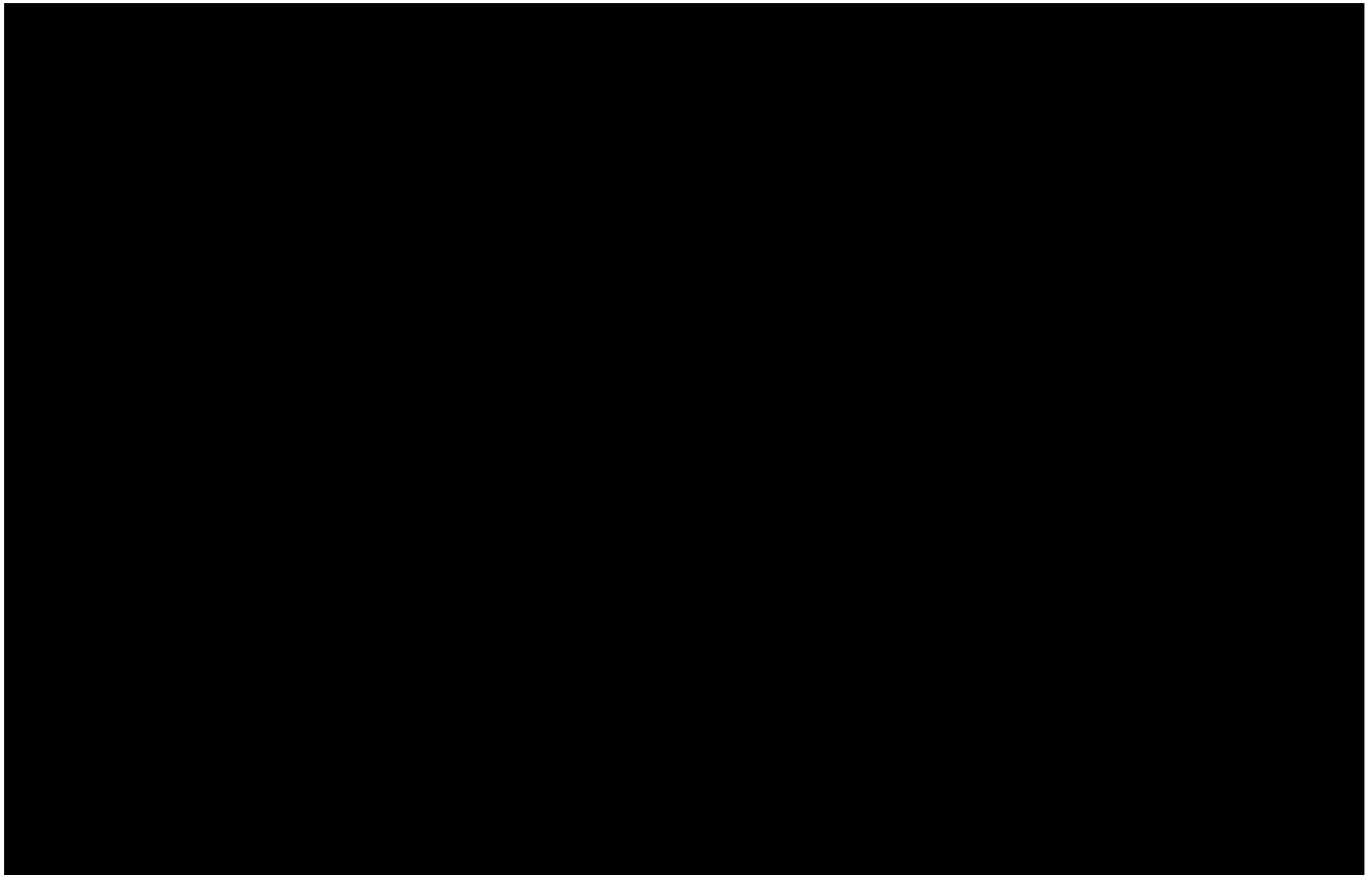




From: Oliver Woolf [REDACTED]
Sent: 17 November 2021 15:39
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Bryony Stala [REDACTED]
Subject: RE: Littlehampton academy - DRAINAGE STRATEGY - REF: LU/116/21/PL

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Dear Anita,

Thank you for confirmation of drainage and the S106 being outstanding.

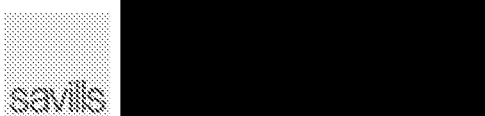
We are happy to agree to an extension of time until 31 December 2021 so that we can continue to work with you and Paul on drainage. His latest email was very useful in detailing the reasoning behind his concerns and we will consult further with our drainage team on this. If you could continue to push to secure a meeting as soon as is possible it would be greatly appreciated. I believe there are some misunderstandings that it would be useful to discuss along with the strategy to date. We do understand and appreciate the importance of this matter.

Thank you,

Oliver

Oliver Woolf MRTPI
Senior Planner
Planning

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



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

Sent: 17 November 2021 11:13

To: Oliver Woolf [REDACTED]

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

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Dear Oliver,

I believe that I did confirm to you in an e-mail dated 06-10-2021 that the only outstanding matters were drainage and the s106 Agreement.

Whilst the Agreement is progressing and could be dealt with separately following any potential refusal, drainage is a fundamental and significant issue hence my original request for withdrawal and re-submission when implementation of a suitable infiltration scheme as discussed below can hopefully be demonstrated.

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: 16 November 2021 17:17

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

Cc: Bryony Stala [REDACTED]

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

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Hi Anita,

Thank you for the email and for Paul's comments below. I will consult with the client on the proposed extension of time.

Are you able to confirm at this stage that drainage is the only outstanding matter to be resolved (i.e. that if the application were to be refused at this point the reason for refusal would relate to drainage alone)? It would give the client great certainty that we are only seeking to work with you to resolve this one matter.

Thank you,

Oliver

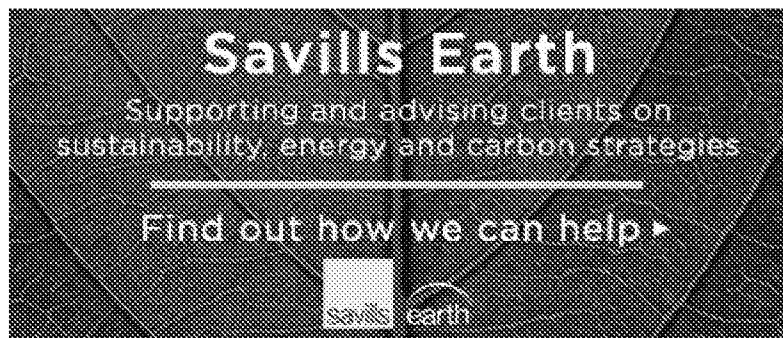
Oliver Woolf MRTPI
Senior Planner
Planning

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

savills



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

Sent: 16 November 2021 14:38

To: Oliver Woolf [REDACTED]

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

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Dear Oliver,

Please see the response below from our Drainage Engineer.

Since I am still awaiting for the Engineer to provide his availability for a meeting which is likely to take several weeks please can we agree an EOT until 31-12-2021?

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

Sent: 11 November 2021 13:48

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

Cc: Roger Spencer <Roger.Spencer@arun.gov.uk>

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

Hi Anita

At the moment, they have not proven whether an infiltration scheme can be fully implemented due to inadequate site investigations into the chalk. Every effort must be made to utilise infiltration, before even considering a connection to the combined sewer. It should be noted, that only recently during rainfall, we have had properties flooded from the sewers downstream of this development, so it is important to find a suitable scheme that doesn't increase flood risk and also comply with policy. Investigations to date suggest infiltration is possible but relies on connection to the underlying chalk.

My concern is that there may be insufficient room in the current development layout to provide a satisfactory infiltration drainage scheme, which is the main reason for the objection. Without the infiltration investigations being completed it is not possible to determine what is possible. Whilst the recent testing has proved that infiltration is viable (which was its purpose), it needs to be extended and undertaken in the winter (Jan/Feb). This would include further groundwater monitoring too. This will provide the data needed to undertake a preliminary design that would be used to give us confidence (or not) that a satisfactory scheme can be implemented within the development layout.

The development is pretty dense so room for suitable infiltration structures is limited, especially if there are solution features in the chalk (to be confirmed), meaning infiltration structures that penetrate the chalk need to be kept at least 10 metres from buildings. The results of the further investigations will help determine where these infiltration structures need to be located too. **At the end of the day, the development layout shouldn't prejudice the drainage design, this is why the drainage design needs to be fairly well advanced at this stage.**

If the application was to be conditioned, then there is a good chance that a satisfactory drainage scheme could not be implemented due to the development layout. That then leaves a tricky situation. Of course conditions would be requested at a later stage to take care of the very detailed design.

At the end of the day, it's a planning decision but I am trying to avoid a potentially difficult situation and there is no way I would put my name to a drainage system that has been compromised due to a development layout that has failed to take account of a sustainable drainage scheme. They need to forget about connecting to the combined sewer at this time and concentrate on achieving an infiltration system.

In terms comparing this site with the example they provided, I do not intend to draw comparisons because all sites are different, whether it be the geology, density, layout, etc. Our decisions are made on a site by site basis and my stance on this site represents my professional opinion/recommendations.

Hope this makes sense.

Regards

Paul Cann
Principal Drainage Engineer
Engineering Services



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

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From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 11 November 2021 13:00
To: Paul Cann <Paul.Cann@arun.gov.uk>
Subject: FW: Littlehampton academy - DRAINAGE STRATEGY - REF: LU/116/21/PL

Hi Paul,

The agents have now submitted this additional e-mail. Can you provide comment on the differences between the 2 sites?

Thanks

Anita

Anita Gardner
Principal Planner



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

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From: Oliver Woolf [REDACTED]
Sent: 11 November 2021 12:53
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Bryony Stala [REDACTED]
Subject: RE: Littlehampton academy - DRAINAGE STRATEGY - REF: LU/116/21/PL

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Dear Anita,

I hope you are well today. Further to my email below we have found a recent application that you have determined where drainage was conditioned to require winter ground water monitoring and percolation testing. From a review of the drainage comments and the FRA that was submitted with that application it appears that the council were satisfied with a discharge of 10 l/s into a sewer. For clarity, the proposal on Land South of Littlehampton Academy would discharge at 2 l/s, which is less than greenfield runoff rates.

It would appear that both applications are located on previously developed sites and share some similarities. If Paul continues to object and you are still minded to present the application for refusal, it would be useful to understand what is different about the application so that it requires a different approach?

We hope that you are able to recommend the application for permission. However, if you are minded to present the application for refusal on drainage alone we suggest that as we are now in mid-November, we provide you as quickly as we can with a timetable of monitoring actions and submission of drainage information to enable you to place the application in abeyance with an extension of time until a date to be agreed (but as early as reasonably possible) next year. This would give each party certainty.

Thank you,

Oliver

Oliver Woolf MRTPI
Senior Planner
Planning

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



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From: Oliver Woolf

Sent: 05 November 2021 18:28

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

Cc: Bryony Stala 

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

Dear Anita,

Thank you for the response and confirmation, which is really helpful. We look forward to Paul's comments and your view of the application in light of them before any decision is issued.

If Paul continues to object, I hope that you are able to give due consideration in the planning balance to the benefits of the scheme and the site layout, which was the result of great thought and care in considering how to respond to the surrounding context of the site to deliver high quality design and landscaping that would genuinely enhance the character of the area through provision of a sustainable new community. I also hope that you recognise that as much as possible has been done with drainage design given the complicated geology underneath the site. The site is not at risk of flooding and Southern Water have confirmed capacity to accommodate discharge from the proposed development as per the attached letter. The drainage design has followed the hierarchy of drainage within that letter and other guidance but unfortunately, as there are no watercourses or storm sewers serving the site, the drainage design has had to make use of the combined sewer to the south of the site. I believe this letter was submitted as part of the drainage information that supports the application and wanted to make sure you have it to hand.

I believe it would be a missed opportunity should the proposal reach a decision for refusal. Any future scheme may not be able to deliver the same benefits and could be at risk of appearing out of character and contrived in the local area, which is close to the town centre and characterised by tightly knit development.

Please be aware that our client has contacted Karl Roberts in respect of the application who may request to discuss it. I also note more positive letters of support have been uploaded on the application webpage.

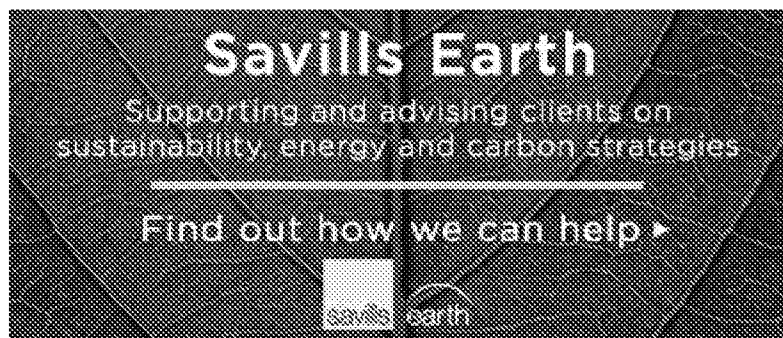
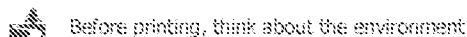
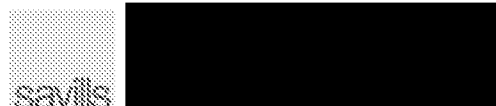
Following Paul's comments, should you still be minded to refuse the application please let us know before a decision is issued so that we might seek certainty on the reasons for refusal and have the opportunity to withdraw the application.

Thank you,

Oliver

Oliver Woolf MRTPI
Senior Planner
Planning

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



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

Sent: 04 November 2021 14:20

To: Oliver Woolf [REDACTED]
Subject: RE: Littlehampton academy - DRAINAGE STRATEGY - REF: LU/116/21/PL

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Dear Oliver,
Hope you are well too. I acknowledge receipt of the attached letter and I have forwarded it on to Paul Cann. I will come back to you when he has responded.

Regards
Anita

Anita Gardner
Principal Planner



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

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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

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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





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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

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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

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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

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Hi Anita,

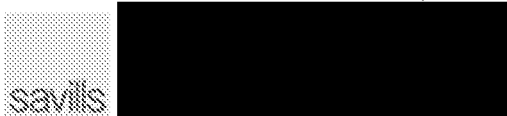
I hope you are well. I was on leave earlier in the week when the exchanges between Paul and Lydia took place, but am now up to speed on this matter. For your information there is a meeting arranged at the beginning of next week between the client's drainage consultant and ground investigation team to 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



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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

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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

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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

Nicholls, Alexander

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

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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

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

Nicholls, Alexander

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 x 10 ⁻⁶	Infiltration reasonable. Explore infiltration into chalk. Water table 5.83m bgl in this area.

DTP2	4.0	Chalk	1.11 x 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 x 10 ⁻⁶	Infiltration poor. Explore infiltration into chalk. Water table 5.83m bgl in this area.
DTP4	4.0	Stiff silty clay	2.45 x 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 x 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 x 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 x 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 x 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 x 10 ⁻⁶	Infiltration poor. Explore infiltration into chalk. Water table level to be determined to ensure testing above.
DTP10	4.0	Chalk	7.24 x 10 ⁻⁶	Infiltration reasonable.
DTP11	4.0	Chalk	8.91 x 10 ⁻⁵	Infiltration good.
DTP12	1.4	Firm silty clay	No test	-
DTP12A	4.1	Clayey sand	1.11 x 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 x 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 x 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 x 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 x 10 ⁻⁶	Infiltration poor. Explore infiltration into chalk. See comments on DTP7A.
TP307	1.6	Sand	1.03 x 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 x 10 ⁻⁶	Infiltration poor. See DTP10.

TP309	1.6	Sand & sandy clay	7.38 x 10 ⁻⁵	Infiltration good but also explore infiltration into chalk in case this is an anomaly in the sandy soil.
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2. 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.
3. The worst infiltration rates in each pit/hole to be used for design.
4. I note from the report that solution features are not seen as an issue.
5. No comments from the Environment Agency have been provided at this time.
6. 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.
7. All structures should not incorporate impermeable liners as all infiltration must be utilised, no matter how minimal.
8. 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.
9. 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.
10. 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

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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

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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
[REDACTED]

From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 01 October 2021 14:52
To: Whitaker, Lydia [REDACTED]
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

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