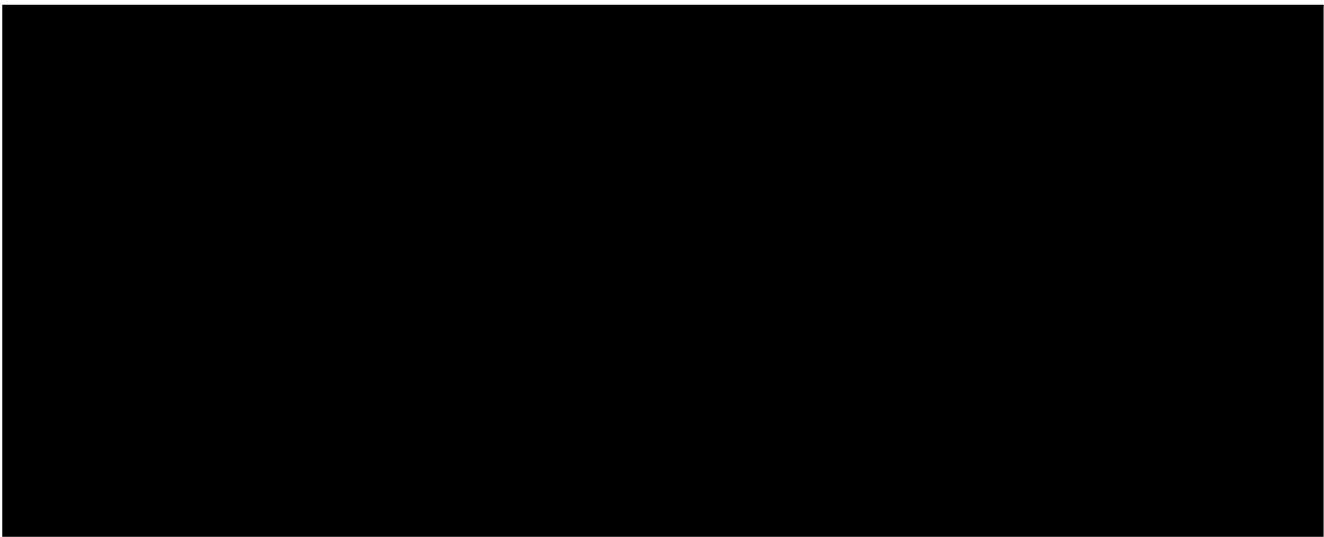
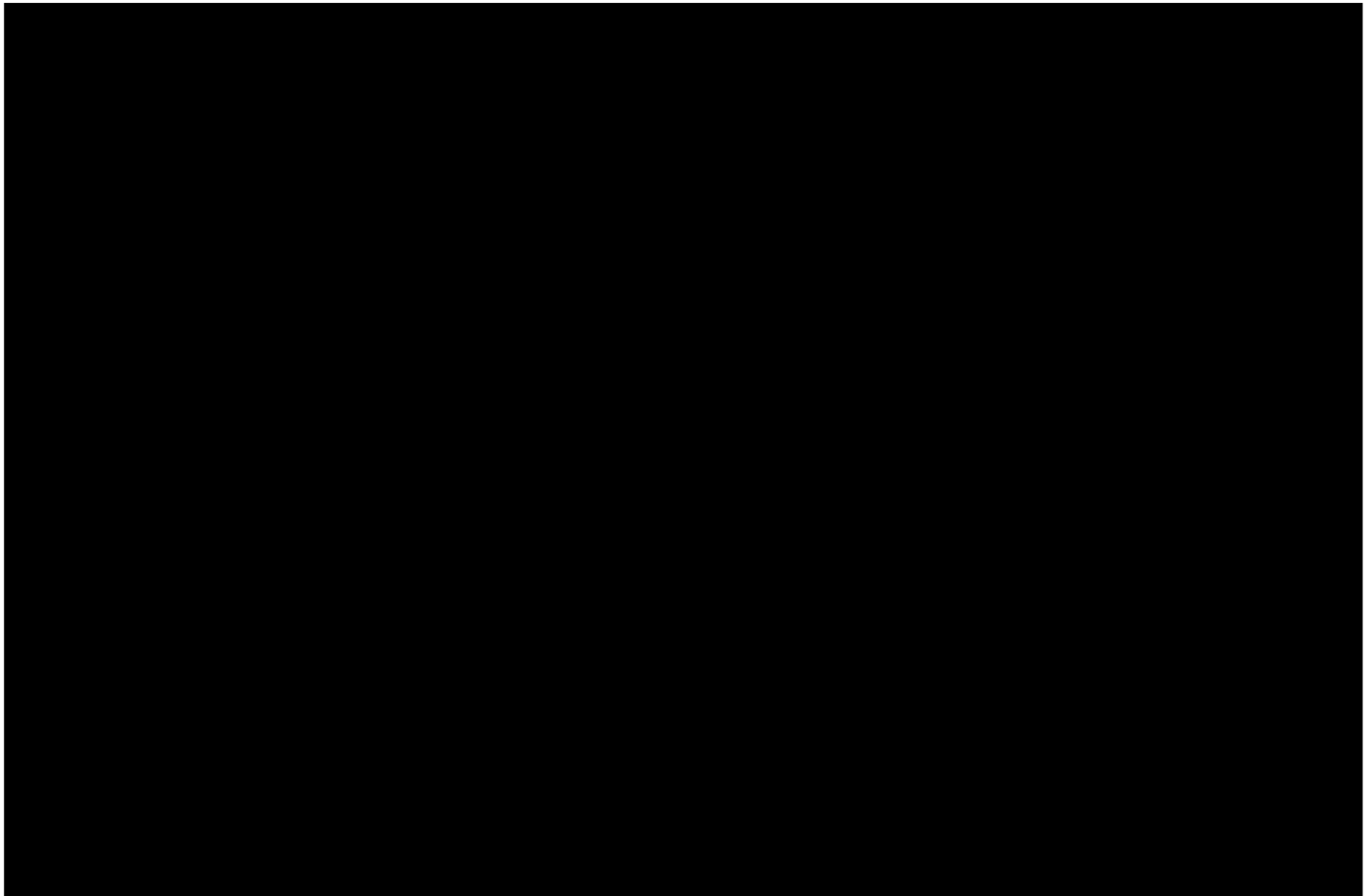




From: Oliver Woolf [REDACTED]
Sent: 05 November 2021 18:28
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Bryony Stala [REDACTED]
Subject: RE: Littlehampton academy - DRAINAGE STRATEGY - REF: LU/116/21/PL

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Dear Anita,

Thank you for 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.

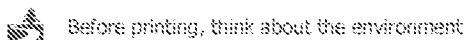
Following Paul's comments, should you still be minded to refuse the application please let us know before a decision is issued so that we might seek certainty on the reasons for refusal and have the opportunity to withdraw the application.

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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www.arun.gov.uk

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.

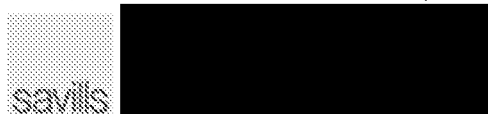
Please consider this information and respond to us on its contents prior to any decision being issued so that we might make a decision as to how to proceed.

Thank you,

Oliver

Oliver Woolf MRTPI
Senior Planner
Planning

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





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

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,

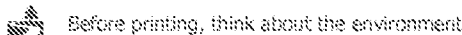
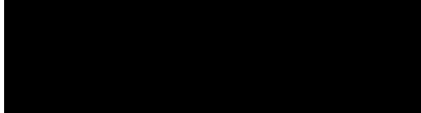
I hope you are well. I was on leave earlier in the week when the exchanges between Paul and Lydia took place, but am now up to speed on this matter. For your information there is a meeting arranged at the beginning of next week between the client's drainage consultant and ground investigation team to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



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

Nicholls, Alexander

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

Sent: 25 October 2021 16:48

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

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

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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	7.97×10^{-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.

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

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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from
**Southern
Water**

Georgios Roinas
AKS Ward
Seacourt Tower
West Way
Oxford
OX2 0JJ

Your ref

Our ref
DS_CC_PPE-122230

Date
22 March 2021



Dear Mr Roinas,

Level 1 Capacity Check Enquiry: Land South of Littlehampton, West Sussex, BN17 6BZ.

We have completed the capacity check for the above development site and the results are as follows:

Foul Water

There is currently adequate capacity in the local sewerage network to accommodate a foul flow of **1.01 l/s** for the above development at manhole reference **TQ03023501**. Please note that no surface water flows (existing or proposed) can be accommodated within the existing foul sewerage system unless agreed by the Lead Local Flood Authority in consultation with Southern Water, after the hierarchy Part H3 of Building Regulations has been complied with.

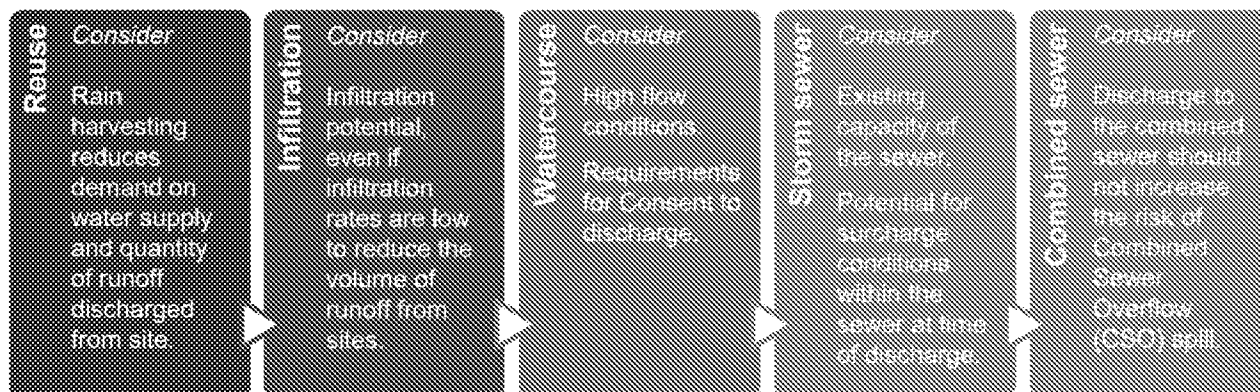
Surface Water

There is currently adequate capacity in the local combined sewerage network to accommodate a surface water flow of **4 l/s** for the above development at manhole reference **TQ03024502**.

Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX
southernwater.co.uk

Southern Water Services Ltd, Registered Office: Southern House, Yeoman Road, Worthing West Sussex BN13 3NX Registered in England No. 2386670

Although capacity in the surface water network has been identified, in all situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.



Guidance on Building Regulations is here: gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

We would welcome the opportunity to engage with you on the design for disposal of surface water, with a particular focus on the potential for incorporating Sustainable Drainage Systems (SuDS), for this development at the earliest opportunity and we recommend that civil engineers and landscape architects work together and with Southern Water.

Where a surface water connection to the foul or combined sewer is being considered, this should be agreed by the Lead Local Flood Authority, in consultation with Southern Water.

It should be noted that although the above assessment indicates that there is capacity available for your proposed surface water flows the LLFA (Local Lead Flood Authority) may impose/request that a lower flow is discharged to the public surface water sewer.

If the excess surface water flows are to be attenuated on site, it could have a significant effect on any proposed Sewer Adoption (S104) Agreements. Any attenuation proposals should be agreed before any works are implemented on site. Where capacity is limited/restricted, agreement should be sought if you are to include any highway drainage within your proposals as Southern Water is not obligated to accept highway flows.

Connecting to our network

It should be noted that this information is only a hydraulic assessment of the existing sewerage network and does not grant approval for a connection to the public sewerage system. A formal Sewer Connection (S106) application is required to be completed and approved by Southern Water Services. To make an application visit: developerservices.southernwater.co.uk/

Please note the information provided above does not grant approval for any designs/drawings submitted for the capacity analysis. The results quoted above are only valid for 12 months from the date of issue of this letter.

Should it be necessary to contact us please quote our above reference number relating to this application by email at [REDACTED]

Yours sincerely,

[REDACTED]

Joff Edevane
Growth Planning Lead
Business Channels