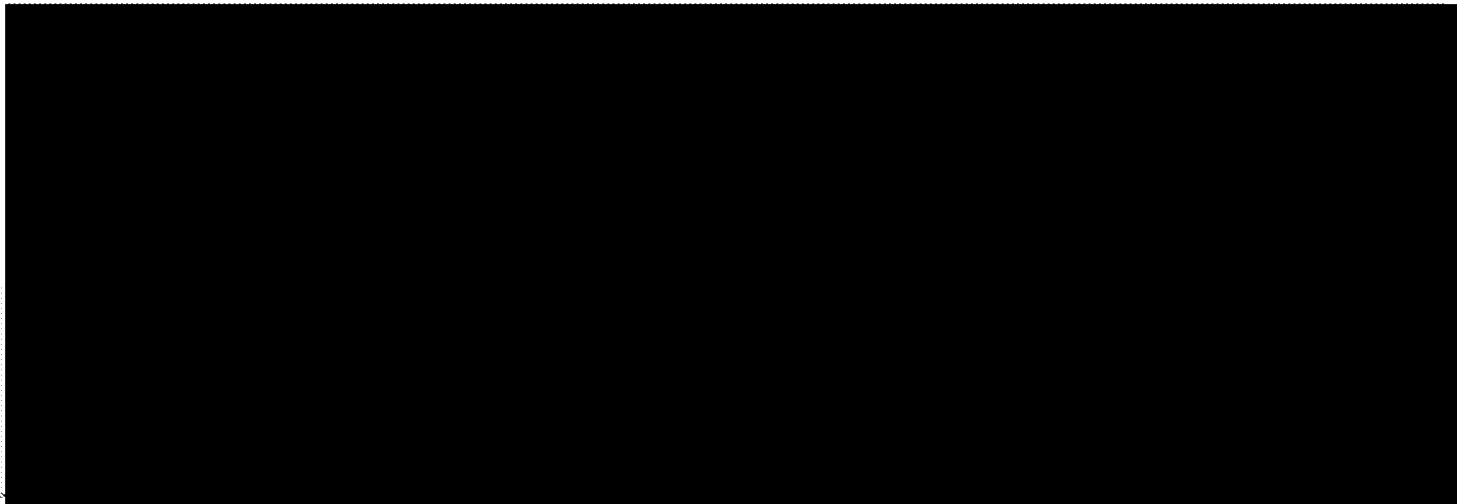
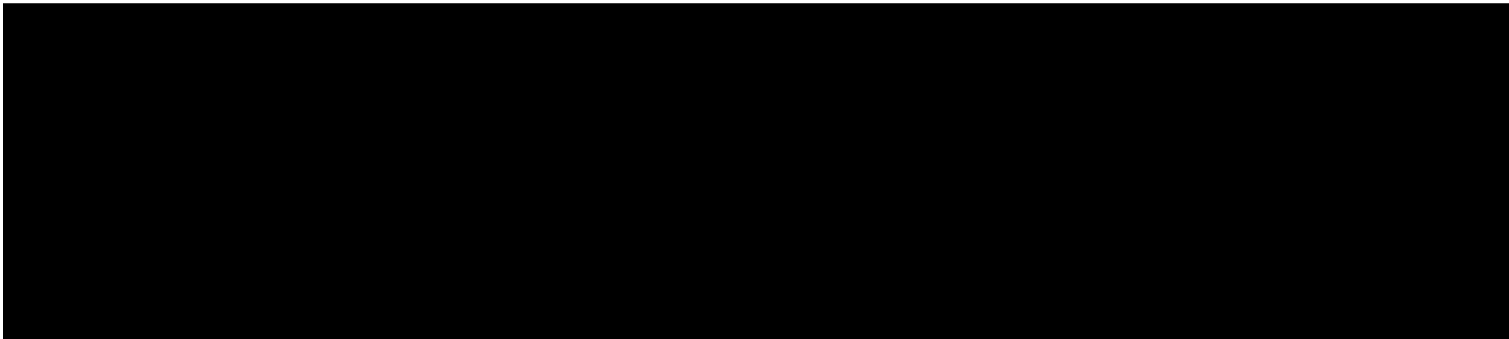


From: John Whittle
Sent: 07 June 2017 17:55
To: paul.cann@arun.gov.uk



Subject: East St/Fitzalan Rd, Littlehampton - Ref. LU/173/16/PL - Surface Water Drainage

FAO Paul Cann - Senior Engineer (Drainage & Coastal) Arun District Council

cc Anita Gardner – Principal Planner, Arun District Council
Paul Cleare – Churchill Retirement Living
Ben Hatt – Planning Issues
Mark Hobbs – ABMH

Our Ref. JHW/jw/CCL02814.029

Dear Mr Paul Cann,

Proposed Development at East St/Fitzalan Rd, Littlehampton
Planning Ref. LU/127/17/DOC
Planning Application Ref. LU/173/16/PL

Thank you for your e-mail dated 5 June 2017. I clarify the matters raised below.

The Drainage Impact Assessment by Peter Brett Associates dated 17 June 2016 referenced in our last e-mail (dated 23 May 2017) was obtained from Arun District Council. A copy is attached for your reference.

We note that you do not comment on the information submitted in our last e-mail (dated 23 May 2017); hence, we presume that you do not disagree with the points made.

It should be noted that options for soakway drainage are severely constrained at this development, as shown in Figure S-1 (attached). Only one area of the site has been identified where ground conditions might be compatible with soakway drainage. As shown in Figure S-1, this area is not located with an area of the development where soakaways may be constructed.

It is noted that foundation support is required to the Grade II Listed site boundary wall, the proposed building and the crane base required for construction of the proposed building. With reference to the guidance published in CIRIA C574:2001, a 10 m wide zone is required between infiltration drainage systems and foundations, to mitigate ground support risks.

Whilst a narrow (approximately 2 m wide zone) is present along the southern site boundary, excavations in this area are effectively precluded by requirements to maintain ground stability of the site boundary. This area is also remote from the only part of the site where ground conditions are indicated to be (marginally) suitable for infiltration and does not provide a large enough area to provide a viable infiltration drainage solution.

As previously outlined, the desk study information and all other previous reports have consistently indicated this site to be unsuited for infiltration drainage systems.

In view of the above, it is noted that there are no areas of the site where there is any likelihood of a suitable soakaway system being located. Hence, there are no locations where additional soakway tests would be applicable. We believe that we have fully examined possible infiltration drainage issues at this development in compliance with the guidance published in Building Regulations Approved Document H etc. and that the foregoing information confirms that soakaway drainage is not reasonably practicable for this development.

It is acknowledged that agreement with Southern Water will be required in relation to a discharge from the SUDs/attenuation drainage system, and we understand this is addressed by others. In the meantime, we trust the above details clarify the matters raised.

Yours sincerely

John H Whittle BSc MSc FGS MICE CEng SILC

Crossfield
CONSULTING
GEOTECHNICAL ENVIRONMENTAL
The Granary, White Hall Farm
Long Itchington, Warwickshire, CV47 9PU
t: 01926 815678 f: 01926 815222



www.crossfield-consulting.co.uk

Registered Office: The Granary, White Hall Farm, Long Itchington, Warwickshire, CV47 9PU. Registered in England: 3320421

DISCLAIMER: This email and any attachments may contain private and confidential information and should only be read by the named recipient(s). If this email has been incorrectly directed, please notify the sender and then delete this email and any attachments. If you are not the intended recipient, you must not copy, print, disclose or distribute this email, nor may you rely upon its contents.

This email and any attachments are believed to be free of viruses. However, it is the responsibility of the recipient to ensure that they are virus free.