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ARW/SAM/2016-238 r.ford@seymourharris.com

6th August 2018

For the attention of Mr R Ford *By E-mail*

Seymour Harris
58 Oxford Street
Digbeth
Birmingham
B5 5NR

Dear Richard,

Re: Letchworth Gateway Retail Park

Thank you for your recent e-mail relating to the discharge of the planning condition relating to the disposal of storm water.

We acknowledge the response from Anglian Water to the planning application which was dated 2nd August 2017 which states that "the preferred method of disposal would be via a SUDS system which would equate to an infiltration method such as soakaways. The acceptance of a connection to the adjacent sewer would only be acceptable as a last resort."

The FRA submitted with the planning application has not been accepted by Anglian Water as the conclusion reached in the report is a connection to the sewer. The reason for the Anglian Water comments is that the FRA "lacked evidence" relating to the recommendations, investigations and conclusions.

1) The site is in a Zone 1 source protection zone so the EA recommend a non infiltration solution. This was discussed with the EA and we had verbal confirmation that this was the case.

2) The site has a thin covering of made ground over chalk strata as confirmed by the geotechnical site investigation. Chalk is soluble and is prone to groundwater tracking through fissures in the chalk to form sink holes and softening of the near surface chalk. Our concerns were discussed with Building Control who confirmed that there was no record of historical sink holes locally but that the formation of sink holes could not be

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ARW/SAM/2016-238

6th August 2018

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ruled out and for that reason they did not recommend the use of soakaways as the drainage solution for this site. This recommendation was verbal as we were in the preliminary stages of design at that time.

3) There are no local watercourses to receive our storm water. The combined sewerage system is adjacent to the site and can provide the outfall once the flow is attenuated by some form of SUDS approach as buried cellular storage tanks to agreed discharge rates of 5 l/s in accordance with best practice with tanks sized for 40% flow increase due to climate change. Calculations were submitted in the FRA.

4) We have an SI and we have a drainage strategy dated May 2017 both of which have been submitted to the planning authority we believe. The SI confirmed that the ground is on the margin of acceptably for a slow permeability of water into the ground which would result in large cellular tanks in continuity with the surrounding ground. These tanks have a tendency to silt up so sealing the voids in the ground and subsequently slowing down or preventing the soakaway action which with climate change may lead to unacceptable surface flooding. The SI also discovered localised hotspot contamination on site.

On the basis of the above the scheme for a connection to the sewer was advanced. The drainage strategy document confirmed our approach and discusses evidence for the decision in some detail. The document is attached.

It may be the Anglian Water have not seen the drainage strategy document so it would be advisable to send this on with a request for discharge of the condition.

The drainage solution is the right decision for this site and should the Authority require any additional documentation or further discussion we would be pleased to meet with them at their convenience.

Yours sincerely,



Andrew Williams

Encls.

Drainage Strategy
Site Investigation

c.c. Lesley Anne Walsh lesleyanne.walsh@asheconstruction.co.uk