

Zac Denton

From: Laura Gibbons
Sent: 21 May 2019 16:31
To: Zac Denton
Subject: FW: Response To Application Number CM/13/19/RES at Mistletoe Farm Horsemere Green Lane

Zac,

As discussed insufficient information has been submitted to demonstrate that there is adequate room on site for surface water drainage. Without this information it is my opinion that we should not be approving the application as there is potential that the scheme could be not be implemented. Therefore, it is my recommendation that this information is provided or the application is refused.

Infiltration testing completed now would at least give us an idea of if infiltration is likely to be feasible and also the potential size of the soakaways. This testing should be completed in accordance with BRE365.

- Drainage, Our drainage engineer has confirmed that the scheme of drainage provided showing the position of soakaways can be achieved within the site area, and is not dependent on infiltration testing. Whilst infiltration testing will determine the size and depth of the soakaways our drainage engineer confirms that the soakaways CAN be accommodated within the site. We consider this is sufficient information to support the application and that the required winter monitoring and infiltration tests can be controlled by condition in the standard way, as was the case with the outline permission, as this is considered necessary and relevant to planning and the development proposed. As such the requested infiltration information is not required prior to determination. In any event we are outside of the winter monitoring period and any testing done now would be incomplete and require the drainage and winter monitoring condition to be applied. Therefore we do not consider it reasonable or justified to provide any further drainage information at this stage.

Comments regarding the above- a drainage engineer cannot confirm this without doing infiltration testing. The soil is likely to be cohesive and have low permeability, it could be that the soil is so cohesive that infiltration isn't achievable.

Thanks,

Laura Gibbons, MEng, GMICE
Engineer (Drainage & Coastal)

From: Natalie McKellar
Sent: 17 May 2019 11:52
To: Zac Denton
Cc: Juan Baeza; Laura Gibbons; Kerry Simmons
Subject: RE: Response To Application Number CM/13/19/RES at Mistletoe Farm Horsemere Green Lane

Dear Zac,

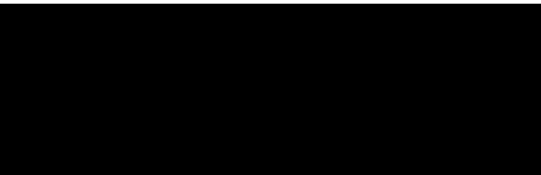
We have now had a chance to review your latest email and have conferred with the applicant and their drainage engineer. We will respond to your points in turn below.

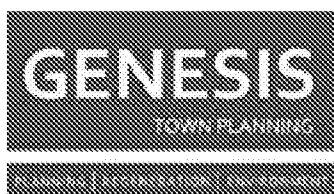
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- Scale of development, To clarify the reserved matters application has been modelled on the layout and drawings provided at outline stage. Careful consideration has been given to the design of plot 2 in relation to existing neighbouring properties. Plot 2 is separated from the property to the west on Wooldridge Walk by 12 metres which represents an acceptable side-to-side relationship between properties. Plot 2 is designed with a hipped roof and low eaves, eaves height 3.4m, in order to reduce mass and bulk, with a low overall ridge height of 7m. Plot 2 is orientated with its main elevations facing north/south in order that there are no principle windows facing the adjacent neighbouring properties and as such no detrimental impact on neighbour amenities.
- Plot 1 has been designed to reflect the existing property at Mistletoe Farm, and its relationship between Mistletoe Farm to the west and Scyld to the east. The proposed dwelling size and form has been modelled on existing built form fronting Horsemere Green Lane and as such the additional dwelling to the road frontage would not appear out of place. The separation distance between Plot 1 and Scyld, across the approved access to serve Plot 2 and with dense tree screening to the site boundaries, is substantial. The verdant nature of the site is such that the properties to the road frontage are not read together within the street scene, however Plot 1 has been designed to sit comfortably next to its closest neighbour, Mistletoe Farm. I would suggest this could have been assessed when you visited Mistletoe Farm and as street scene drawings are not a requirement we will not be providing further drawings at this time

We would like to express how frustrating this process has been with your email confirming your support for the application on 13th February only to be advised that your team leader raised issues regarding ecology and access. These issues were addressed and new drawings provided only for you to request further drainage information in April and now further elevational drawings in May. We consider this application is well supported and the drawings clearly legible in order for the proposals to be fully assessed. As such we await your comments in due course.

Kind regards,
Natalie

Natalie McKellar





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Genesis Town Planning Ltd, Annula House, Crescent Road, Worthing, West Sussex BN11 1QX. Registered in England and Wales. Company number 6048353

From: Zac Denton [REDACTED]
Sent: 15 May 2019 09:51
To: Natalie McKellar
Cc: Juan Baeza; Laura Gibbons
Subject: RE: Response To Application Number CM/13/19/RES at Mistletoe Farm Horsemere Green Lane

Dear Natalie,

Thank you for the attached information, I have run it past the Drainage Engineer, who stated:

"As discussed there is inadequate information provided to demonstrate that the site can be drained. To support the proposed locations of soakaways I require infiltration testing results to be submitted. As stated previously even if infiltration testing is completed now this will at least indicate if infiltration is feasible and soakaways provisionally sized. Further drainage design can then be conditioned to enable winter testing and detailed design to be completed."

Additionally, would you be able to provide an elevation showing the relationship between the bungalows on Wooldridge Walk and Plot 2 of the development and another showing Plot 1 (and the neighbouring dwelling), from Horsemere Green Lane?

I have concerns about the scale of the proposals and their relationship with surrounding dwellings, and I feel the plans may give opportunity to assess these concerns further.

Kind regards,

Zac

From: Natalie McKellar [REDACTED]
Sent: 09 May 2019 11:11
To: Zac Denton
Cc: Kerry Simmons
Subject: RE: Response To Application Number CM/13/19/RES at Mistletoe Farm Horsemere Green Lane

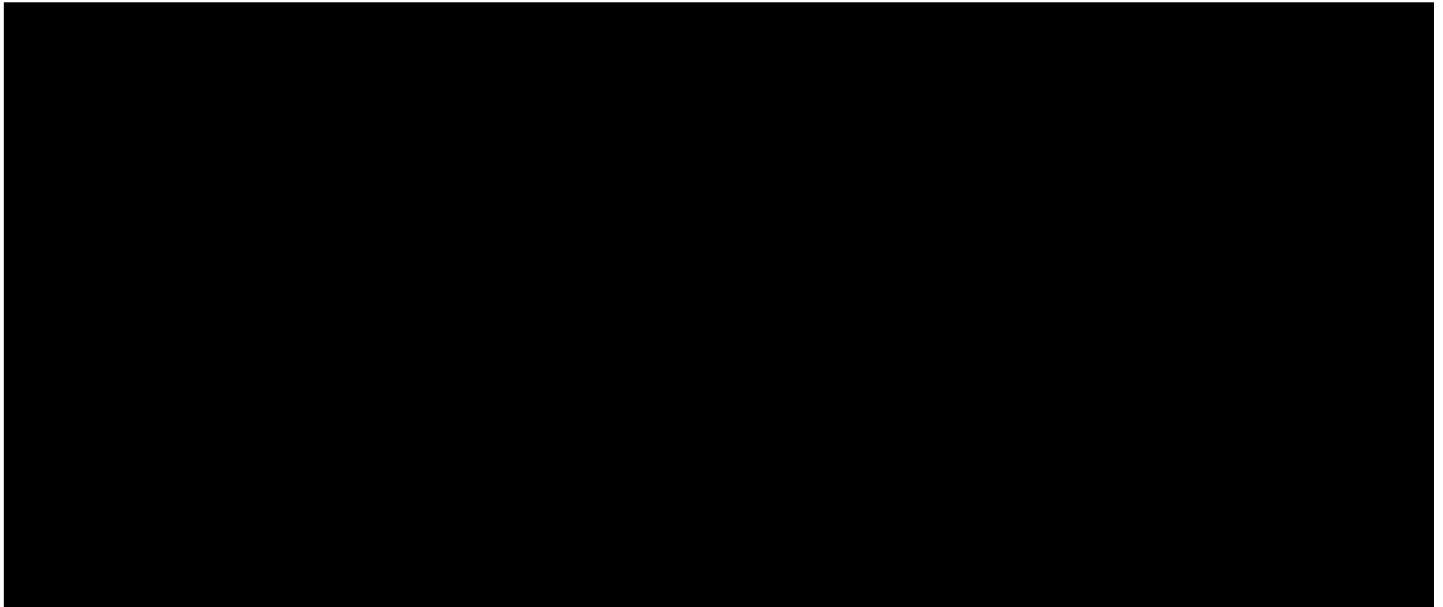
Dear Zac,

Attached is a drainage strategy prepared for Mistletoe Farm, which shows that a suitable scheme for surface water drainage can be achieved.

Please can you confirm if there are still any points outstanding regarding this reserve matters application at this stage.

Kind regards,
Natalie

Natalie McKellar



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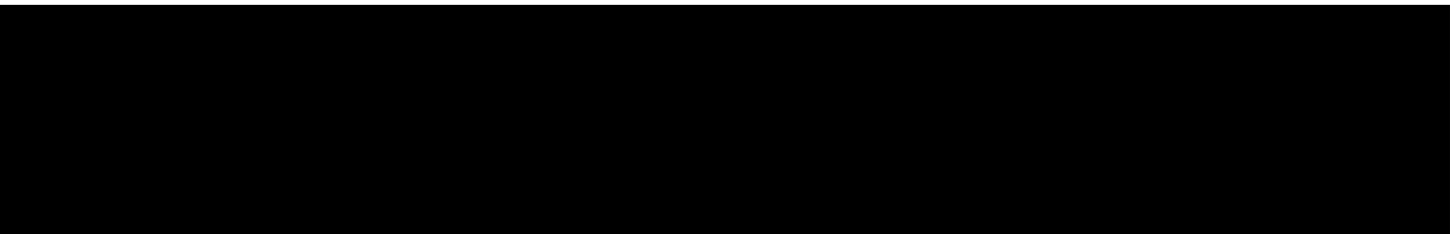
From: Zac Denton [redacted]
Sent: 26 April 2019 08:58
To: Natalie McKellar
Subject: RE: Response To Application Number CM/13/19/RES at Mistletoe Farm Horsemere Green Lane

Dear Natalie,

Thank you for letting me know.

Kind regards,

Zac



From: Natalie McKellar [redacted]
Sent: 25 April 2019 10:16
To: Zac Denton
Cc: Kerry Simmons
Subject: RE: Response To Application Number CM/13/19/RES at Mistletoe Farm Horsemere Green Lane

Dear Zac,

Just a note that the applicant has instructed a drainage engineer to address the points raised by the Council's Drainage consultant, who do not have any concerns that a suitable scheme for surface water drainage can be achieved. We will have their comments to you shortly.

Kind regards,
Natalie

Natalie McKellar

Genesis Town Planning Ltd, Annells House, Eremont Road, Worthing, West Sussex BN11 1QX. Registered in England and Wales, Company Number 6048343

From: Zac Denton [REDACTED]
Sent: 16 April 2019 14:50
To: Natalie McKellar
Subject: RE: Response To Application Number CM/13/19/RES at Mistletoe Farm Horsemere Green Lane

Dear Natalie,

Thank you for your email and the plan.

The Council's Drainage Engineers would not be happy with the imposition of your suggested condition.

Before agreeing a layout, it needs to be established that surface water drainage is achievable. The Engineers are currently unconvinced that the layout provides sufficient space for surface water drainage.

Please do not hesitate to contact me with any further enquires.

Kind regards,

Zac

From: Natalie McKellar [REDACTED]
Sent: 16 April 2019 11:17
To: Zac Denton

Cc: Kerry Simmons

Subject: FW: Response To Application Number CM/13/19/RES at Mistletoe Farm Horsemere Green Lane

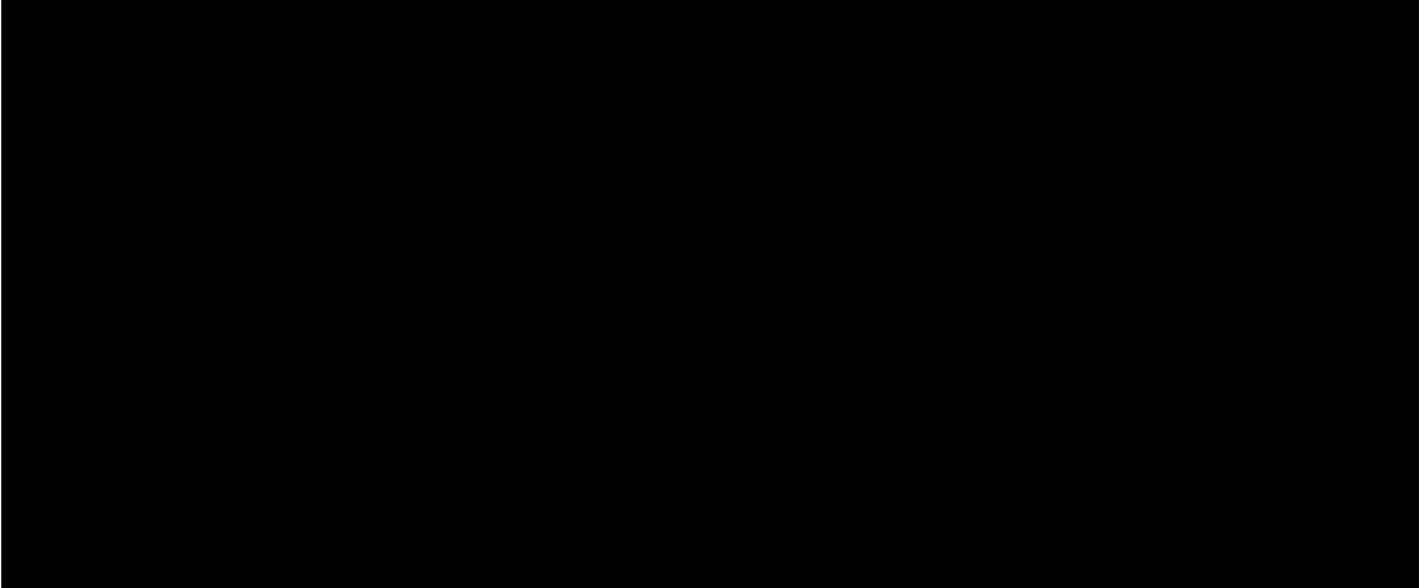
Dear Zac,

Please find attached revised drawing SK09 Rev 02 to replace the previous SK09 Rev 01, increasing the garage to plot 2 to 6m x 6m internally as requested by WSCC Highways.

In terms of my email of Friday I would be grateful if you could confirm the Council's position in terms of the suggested drainage condition.

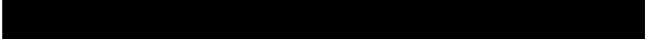
Kind regards,
Natalie

Natalie McKellar



Genesis Town Planning Ltd, Amelia House, Crescent Road, Worthing, West Sussex BN11 1QR. Registered in England and Wales, Company Number 0840569

-----Original Message-----

From: Zac Denton 

Sent: 10 April 2019 09:35

To: Natalie McKellar

Subject: FW: Response To Application Number CM/13/19/RES at Mistletoe Farm Horsemere Green Lane
Littlehampton BN17 5QZ

Dear Natalie,

Please see the attached response from W.S.C.C. Highways.

Kind regards,

Zac



-----Original Message-----

From: [REDACTED]

Sent: 09 April 2019 12:09

To: Planning.Responses

Cc: Zac Denton

Subject: Response To Application Number CM/13/19/RES at Mistletoe Farm Horsemere Green
LaneLittlehamptonBN17 5QZ

Please could the attached response be distributed to the relevant case officer.

Regards

Katie Kurek

If you wish to reply to this email, please contact the officer directly.

