

Zac Denton

From: Kerry Simmons [REDACTED]
Sent: 04 June 2019 16:29
To: Natalie McKellar; Zac Denton
Cc: Paul White; Juan Baeza
Subject: RE: Response To Application Number CM/13/19/RES at Mistletoe Farm Horsemere Green Lane

Dear Zac,

I am emailing you in Natalie's absence to ask for an update on progress with above application and if you could now provide us with your response to the queries we raised regarding the outstanding drainage matter ?
Are you able to confirm that this can now be dealt with by a standard condition in the usual way ?

I look forward to hearing from you.
Best regards,
Kerry

Kerry Simmons MA MRTPI
Principal Planner

[REDACTED]
Chichester
West Sussex
PO19 1DL



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Genesis Town Planning Ltd, Amulet House, Crescent Road, Worthing, West Sussex BN11 1QR. Registered in England and Wales. Company Number 0549866

From: Natalie McKellar
Sent: 24 May 2019 12:56
To: Zac Denton

Cc: Kerry Simmons; Paul White; [REDACTED]

Subject: RE: Response To Appl [REDACTED]

semere Green Lane

Dear Zac,

We have further reviewed the scheme with our client and senior colleagues and we are of the opinion that this matter can be suitably dealt with by the imposition of the standard drainage condition which is an accepted method of ensuring the development can be satisfactorily drained by a sufficient surface water drainage system, particularly as this is typically a pre-commencement condition prohibiting the commencement of works until this condition is discharged.

We are advised by the project drainage engineer that the suggested percolation testing at this time would not in itself be adequate to determine the size of the required soakaways and cannot therefore understand why this is being required now and then again within the winter monitoring period. To require this information prior to determination is unreasonable and unnecessary as it would not fulfil any technical purpose and a condition for further testing would still be required.

However we agree with the Council's drainage engineer that the winter monitoring can be required by condition and we note that the Council's drainage engineer has taken this approach on the adjacent site CM/21/19/1 where she recognises that evidence that the proposals will not increase flood risk is not always possible prior to determination and states in her consultation response dated 20th May (copy attached) that '*if you are minded to approve the application please apply the following conditions: PCENG D2, PCENG D3 and PCENG D4*'. On the basis that this site is immediately adjacent to Mistletoe Farm we are therefore of the opinion that the reserved matters application CM/13/19/RES can be dealt with in the same way. The applicant is prepared to provide a legal opinion to support this approach however we consider that this should not be necessary on the grounds that the standard pre-commencement conditions meet the six tests for conditions.

We take comfort in your confirmation that in all other respects the Council has adequate information in order to determine the application and would ask you to respond on this one remaining technical query prior to determination.

Kind regards,
Natalie

Natalie McKellar

[REDACTED]
Sent: 22 May 2019 08:30

To: Natalie McKellar

Cc: Juan Baeza; Laura Gibbons; Kerry Simmons

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

Dear Natalie,

Thank you for your email, I am sorry that you are disappointed.

I have spoken with our drainage engineer, and the advice is following is in line with these discussions. Please note that if the drainage information is not supplied, then it is likely that we will be recommending refusal, as you have not demonstrated that there is adequate room for on-site surface water drainage. Without this information, it is our opinion that the Council would not be approving the application, as there is potential that the scheme cannot be implemented.

A drainage engineer cannot confirm the size of the soakaways required without the infiltration results. The soil in the area is likely to be cohesive and have low permeability, it could be that in this instance, the soil is so cohesive that infiltration is not achievable.

In other aspects, it is considered that as it currently appears, the Council has adequate information to determine the application.

Please can you advise as to whether you will be providing the information within a week.

Kind regards,

Zac

From: Natalie McKella
Sent: 17 May 2019 11:00
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.

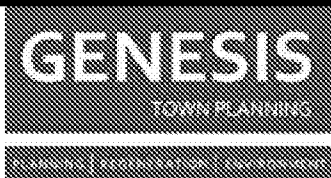
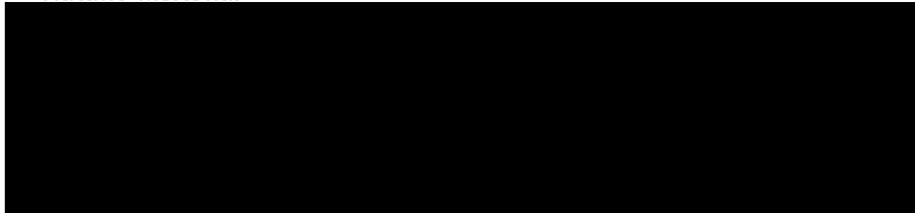
- Drainage, Our drainage engineer has confirmed that the scheme of drainage provided showing the position of soakaways can be achieved within the site area, and is not dependant on infiltration testing. Whilst infiltration testing will determine the size and depth of the soakaways our drainage engineer 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.
- 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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From: Zac Denton
Sent: 15 May 2019
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

[REDACTED]

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
[REDACTED]



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Genesis Town Planning [REDACTED] and Wales, Company Number 6840569

From: Zac Denton [REDACTED]
Sent: 26 April 2019 10:58
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

[REDACTED]

From: Natalie McKellar [REDACTED]
Sent: 25 April 2019 10:10
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

[REDACTED]



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Genesis Town Planning Ltd [REDACTED] 3 Watney Company Number 6810669

From: Zac Denton [REDACTED]
Sent: 16 April 2019 [REDACTED]
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 11:05
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
[redacted]



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

From: Zac Denton [redacted]
Sent: 10 April 2019 10:05
To: Natalie McKellar [redacted]
Subject: FW: Response To Application Number CM/13/19/RES at Mistletoe Farm Horsemere Green Lane
Littlehampton [redacted]

Dear Natalie,

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

Kind regards,

Zac

Zachariah Denton | Planning Officer, Planning Department, Directorate of Place, Arun District Council
Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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

From: [REDACTED]
Sent: [REDACTED]
To: Planning.Responses
Cc: Zac Denton
Subject: Response To Application Number CM/13/19/RES at Mistletoe Farm Horsemere Green Lane Littlehampton BN17 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.

<http://www.arun.gov.uk>

DX 57406 Littlehampton

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