

From: Laura Gibbons
Sent: 14 June 2019 12:56
To: 'Kerry Simmons'
Cc: Juan Baeza
Subject: RE: Response To Application Number CM/13/19/RES at Mistletoe Farm Horsemere Green Lane

Kerry,

Just to state please can it be ensured that the tests are completed at reasonably shallow depths, i.e. no greater than 1m and that 3 repeat tests are completed at each location in accordance with BRE365. This will help to replicate conditions that are closer to those seen in the winter, than if just 1 test is completed.

Thanks,

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

Laura Gibbons | Engineer (Drainage & Coastal), Engineering Services, Arun District Council | Location: First Floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF

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From: Kerry Simmons [REDACTED]
Sent: 14 June 2019 12:52
To: Juan Baeza
Cc: Paul White; Natalie McKellar; Zac Denton; Laura Gibbons; Neil Crowther
Subject: RE: Response To Application Number CM/13/19/RES at Mistletoe Farm Horsemere Green Lane

Dear Juan,

I am writing to update you on the infiltration tests and can confirm that they will be carried out next week – I'll report back again at the end of next week. In the meantime is it possible to arrange a meeting with you, Laura Gibbons and Neil Crowther – please can you let me know your availability for the week beginning 24 June ?

Many thanks and best regards,
Kerry

Kerry Simmons MA MRTPI
Principal Planner

26 Chapel Street
Chichester
West Sussex
PO19 1DL



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Genesis Town Planning Ltd, Annula House, Crescent Road, Worthing, West Sussex BN11 1QR. Registered in England and Wales, Company Number 0549369

From: Kerry Simmons

Sent: 07 June 2019 16:50

To: Juan Baeza

Cc: Paul White; Natalie McKellar; Zac Denton; Laura Gibbons; Neil Crowther

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

Dear Juan,

Thank you for coming back to me. I have been able to speak with Laura Gibbons and she has explained that she is requesting infiltration testing to demonstrate that the site is capable of infiltration to support soakaways but that she will continue to require the winter monitoring to fully inform the design of the drainage system.

Whilst we are concerned that there is a lack of consistency with the Council's approach to requesting drainage information and are of the opinion that the imposition of the pre-commencement winter monitoring conditions would provide the Council with sufficient control, the applicant has agreed to have the infiltration testing done and data submitted to accompany the application. On that basis we would request that we agree a further extension of time.

We would also like to request a meeting with Laura Gibbons and Neil Crowther to discuss the Council's approach to infiltration testing and winter monitoring as part of the application process, in order to better understand the

justification for requiring infiltration testing at the application stage, when the detailed drainage system is controlled by standard pre-commencement conditions.

We will report back on timeframe for the infiltration data next week.

Best regards,
Kerry

From: Juan Baeza [mailto:Juan.Baeza@arun.gov.uk]
Sent: 07 June 2019 14:47
To: Kerry Simmons
Cc: Paul White; Natalie McKellar; Zac Denton; Laura Gibbons; Neil Crowther
Subject: RE: Response To Application Number CM/13/19/RES at Mistletoe Farm Horsemere Green Lane

Dear Kerry

The application is proposed to be refused on drainage grounds. I am happy to hold off from taking the report further to our Group Head Neil Crowther for agreement if you first want to discuss the reasons given with our drainage engineer Laura Gibbons. The reason for refusal recommended is:

'Inadequate information has been submitted to demonstrate that the site can be sufficiently drained in accordance with Q SP1 of the Arun Local Plan and Section 14 of the National Planning Policy Framework. As the application is to approve the layout of the site there is a risk that the proposals would not be able to be implemented.'

Regards

Juan Baeza Area Team Leader – Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37765 | External: +44 (0) 1903 737765 | E-mail: juan.baeza@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



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From: Kerry Simmons [REDACTED]
Sent: 07 June 2019 14:38
To: Zac Denton; Juan Baeza
Cc: Paul White; Natalie McKellar
Subject: RE: Response To Application Number CM/13/19/RES at Mistletoe Farm Horsemere Green Lane
Importance: High

Dear Jaun and Zac,

I have called and left voice messages for you both. I would be grateful if you could come back to us to confirm the Officer's recommendation on the above application as we are currently holding off the applicant from instructing Counsel. As explained in our email dated 24 May 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/L 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 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 also note that the late consultation comments from Sue Howell dated 30th May. We understand that the detailed landscape and planting information can be required by a standard landscape/planting condition (examples below) in the usual way.

- 1. No development shall take place unless and until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include a planting plan and schedule of plants noting species, plant sizes and proposed numbers/densities. In addition, all existing trees and hedgerows on the land shall be indicated including details of any to be retained, together with measures for their protection in the course of development. The scheme shall include seeding with a Native British Wildflower Flora mix appropriate to the soil and climate of the site and shall make particular provision for the conservation and enhancement of biodiversity on the application site. The scheme shall be designed to achieve levels of shelter/windbreak, shade and drought resistance to accord with the expected climate changes during the design life of the development.*

Reason: In the interests of amenity and of the environment of the development and to comply with the Natural Environment and Rural Communities Act 2006.

- 2. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation.*

Reason: In the interests of amenity and of the environment of the development.

We would appreciate it if you could come back to us on the above queries and to confirm the Officer's recommendation at your earliest opportunity, in order that we can update the applicant.

Best regards,
Kerry

Kerry Simmons MA MRTPI
Principal Planner

26 Chapel Street
Chichester
West Sussex
PO19 1DL



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Gunnery Town Planning Ltd, Amells House, Crescent Road, Worthing, West Sussex BN11 1DB. Registered in England and Wales, Company Number 6849689

From: Kerry Simmons
Sent: 06 June 2019 09:35
To: Zac Denton; Natalie McKellar
Cc: Paul White; Juan Baeza
Subject: RE: Response To Application Number CM/13/19/RES at Mistletoe Farm Horsemere Green Lane

Dear Zac,

Thank you for coming back to me. Please can you confirm that the Officer Recommendation is to permit ? we will then be able to seek instructions from the applicant to agree the extension of time until 14th June.

Kind regards,
Kerry

From: Zac Denton [mailto:Zac.Denton@arun.gov.uk]
Sent: 06 June 2019 09:10
To: Kerry Simmons; Natalie McKellar
Cc: Paul White; Juan Baeza
Subject: RE: Response To Application Number CM/13/19/RES at Mistletoe Farm Horsemere Green Lane

Dear Kerry,

We would be hoping to issue the decision by next Friday (14th of June). Would you be agreeable to an Extension of Time to this date?

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

Internal: 37447 | External: +44 (0) 1903 737500 Ext: 37447 | E-mail: zac.denton@arun.gov.uk

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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

26 Chapel Street
Chichester
West Sussex
PO19 1DL



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Genesis Town Planning Ltd, Amelle House, Erment Road, Worthing, West Sussex BN11 1QK. Registered in England and Wales, Company Number 6648369

From: Natalie McKellar

Sent: 24 May 2019 12:56

To: Zac Denton

Cc: Kerry Simmons; Paul White; 'Juan.Baeza@arun.gov.uk'; [REDACTED]

Subject: RE: Response To Application Number CM/13/19/RES at Mistletoe Farm Horsemere 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/L 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: PCENGD2, PCENGD3 and PCENGD4*'. 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

From: Zac Denton [mailto:Zac.Denton@arun.gov.uk]
Sent: 22 May 2019 08:50
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

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

Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

From:

Natalie McKellar [REDACTED]
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.

- 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
[REDACTED]

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Genesis Town Planning Ltd, Amelia Knapp, Crescent Road, Worthing, West Sussex BN11 1DR. Registered in England and Wales, Company Number 6849688

From: Zac Denton [mailto:Zac.Denton@arun.gov.uk]

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

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

Internal: 37447 | External: +44 (0) 1903 737500 Ext: 37447 | E-mail: zac.denton@arun.gov.uk

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From: Natalie McKellar

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

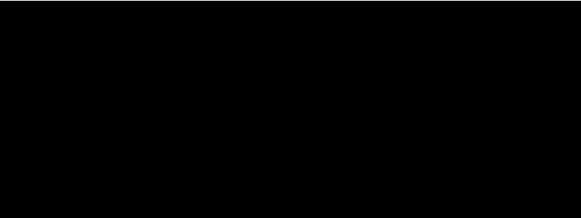
Dear Zac,

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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Genesis Town Planning Ltd, Amelia House, Crescent Road, Worthing, West Sussex BN11 1GB. Registered in England and Wales, Company Number 6849689

From: Zac Denton [<mailto:Zac.Denton@arun.gov.uk>]
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

Zachariah Denton | Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37447 | External: +44 (0) 1903 737500 Ext: 37447 | E-mail: zac.denton@arun.gov.uk

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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



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Genesis Town Planning Ltd, Amelia House, Crescent Road, Worthing, West Sussex BN11 1GB. Registered in England and Wales; Company Number 6849689

From: Zac Denton [mailto:Zac.Denton@arun.gov.uk]

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

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

Internal: 37447 | External: +44 (0) 1903 737500 Ext: 37447 | E-mail: zac.denton@arun.gov.uk

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From: Natalie McKellar

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

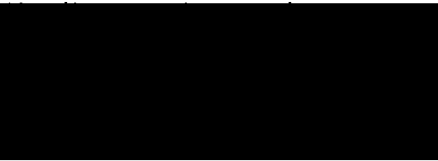
Dear Zac,

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



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

From: Zac Denton [<mailto:Zac.Denton@arun.gov.uk>]

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

Zachariah Denton | Planning Officer, Planning Department, Directorate of Place, Arun District Council
| Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
| Internal: 37447 | External: +44 (0) 1903 737500 Ext: 37447 | E-mail: zac.denton@arun.gov.uk Please note
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-----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 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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