

[REDACTED]

From: Zac Denton
Sent: 25 July 2019 09:34
To: Planning Scanning
Subject: FW: Mistletoe Farm, Horsemere Green Lane. CM/13/19/RES; Revised Drainage Proposals
Attachments: RE: Mistletoe Farm, Horsemere Green Lane. CM/13/19/RES; Revised Drainage Proposals

[REDACTED]

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: Laura Gibbons
Sent: 24 July 2019 12:40
To: kazys [REDACTED]
Cc: Edward Rees <[REDACTED]>, Zac Denton <[REDACTED]>
Subject: RE: Mistletoe Farm, Horsemere Green Lane. CM/13/19/RES; Revised Drainage Proposals

Hi Kazys,

I have now received feedback from our tree officer, to quote his summary "I find the proposed location for the swale to be wholly unacceptable and would expect the applicant/agent to provide an alternative scheme that meets with your requirements and fully respects T38 – T41 incl. or consider an alternative site layout." His full response is attached.

I wonder if the swale could be located outside of the RPAs. Could you look at extending the permeable paving further north and forming the outlet to the swale here, and maybe sweeping round to the downstream pipe connection?

Kind Regards,

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

[REDACTED]

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From: kazys <[REDACTED]>
Sent: 22 July 2019 16:03
To: Laura Gibbons <[REDACTED]>
Cc: Edward Rees <[REDACTED]> c Denton <[REDACTED]>
Subject: RE: Mistletoe Farm, Horsemere Green Lane. CM/13/19/RES; Revised Drainage Proposals

Laura

Thank you for your comments. I was under a misapprehension regarding the RPZ so having cleared that I have put together a revised proposal which addresses your comments on the RPZ. Hopefully you find this revised proposal accords with your thoughts and you are able to advise your planning colleague that we have reached a drainage solution. As always, if you have any further concerns please contact me. Many thanks.

Regards

Kazys

Kazys Narbutas

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Hampshire
SO53 4SE

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From: Laura Gibbons <[REDACTED]>
Sent: 22 July 2019 12:21
To: kazys <[REDACTED]>
Cc: Edward [REDACTED] Zac Denton <[REDACTED]>
Subject: RE: Mistletoe Farm, Horsemere Green Lane. CM/13/19/RES; Revised Drainage Proposals

Kazys,

Thank you for sending over the revised plan. I believe there is some conflict between what you are proposing and the tree protection plan (attached).

The permeable paving for plot 2 looks like it could only be located in the T furthest round on the road rather than at the junction of roads 1 and 2. The swale also appears to be within a no dig area.

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: kazys <[REDACTED]>
Sent: 17 July 2019 09:54
To: Laura Gibbons <[REDACTED]>
Cc: Edward Rees <[REDACTED]>; Zac Denton <[REDACTED]>
Subject: Mistletoe Farm, Horsemere Green Lane. CM/13/19/RES, Revised Drainage Proposals

Laura

Following on from your e-mail and our subsequent discussion I have re-assessed the drainage for the Mistletoe Farm site and hopefully my latest proposals will meet with your approval.

In brief I have provided permeable surfacing at the junction of Roads 1 & 2 and in the parking area of plot 1. These have been linked with a piped system and I've managed to incorporate a ditch/swale in the network. Final gravity discharge into the adjacent watercourse will be restricted to 2.0 lits/sec but in practise I anticipate it will be at a rate lower than this. The final design and modelling will be dependant on undertaking infiltration testing in the winter and if you require we can undertake groundwater monitoring through the winter period for the shallow soakaways.

Obviously the fall back position, should it be necessary, would be a pumped attenuation system details of which have been previously submitted to you.

I trust this new proposal will enable any drainage objections you have for the proposed scheme to be removed and you can advise your planning colleague accordingly.

I'll give you call later to discuss these proposals.

Many thanks for your cooperation and input on this scheme.

Regards

Kazys

Kazys Narbutas

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

To: Laura Gibbon [REDACTED]
Cc: Edward Rees [REDACTED]
Subject: Mistletoe Farm, Horsemere Green Lane. CM/13/19/RES

Laura

I appreciate we spoke about the Scyld site previously and your e-mail below makes comments on the previously submitted proposals but we have a more urgent requirement for the adjacent Mistletoe Farm site.

This is an adjacent site for two units that has been submitted for the approval of reserved matters.

I have attached the results of the site investigation which was undertaken to see if the use of infiltration methods could be employed. As you will see, and bearing in mind they were undertaken in July, I do not believe we can design a surface water drainage scheme utilising these results.

Bearing in mind the length of the site and the topography I cannot provide an attenuation scheme that can discharge into the adjacent culverted watercourse by gravity.

So my proposal is to provide an attenuation scheme for the roofs and driveways that will require a small pumped facility as outlined on the attached drawing. I have had to utilise a discharge rate of 2.0lits/sec, This I believe is the lowest practical rate that can be achieved. Attached are a set of MicroDrainage calculations together with a plan of the impermeable areas draining to the attenuation system.

Regarding the access road serving the site I am proposing that the existing track is surfaced with unbound gravel.

I will call you tomorrow to discuss.

Regards

Kazys

Kazys Narbutas

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From: Laura Gibbons <[REDACTED]>
Sent: 05 July 2019 15:20
To: kazys <[REDACTED]>
Subject: FW: Scyld, Horsemere Green Lane. CM/21/19/PL

Kazys,

Just to confirm our conversation: please can you work up an attenuation scheme to demonstrate that if infiltration does not work that there is a way to drain the site with the layout that is proposed. If the strategy can be updated to state this attenuation scheme has been provided to demonstrate that drainage for a worst case scenario is feasible but that infiltration will be utilised where possible that will hopefully remove my objection. If there is any way to avoid a pumping solution this would be desirable, potential options to consider; swales, oversized pipes, conveyance through permeable paving etc. I also don't know how deep the watercourse is at this location, I know it is at quite a significant depth approx. 250m further downstream.

I will be interested to know what infiltration rates are found when testing is completed.

An extract from our mapping is attached.

Have a good weekend.

Kind Regards,

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

[REDACTED]
Internal: 57616 | External: +44 (0) 1903 757616 | Fax: +44 (0) 1903 716616 | E-mail: laura.gibbons@arun.gov.uk

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From: Anita Gardner
Sent: 27 June 2019 14:40
To: Laura Gibbons <[REDACTED]>
Subject: FW: Scyld, Horsemere Green Lane. CM/21/19/PL

Hi Laura,

Can I have your comments on the attached additional drainage information please?

Thanks

Anita

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Natalie McKellar [REDACTED]
Sent: 27 June 2019 11:58
To: Anita Gardner [REDACTED]
Cc: Kerry Simmonds [REDACTED]
Subject: Scyld, Horsemere Green Lane. CM/21/19/PL

Dear Anita,

Further to your email dated 12th June I attach the information requested regarding a scheme for surface water drainage. The ecological survey is now being finalised and will be with you shortly.

Should you require anything further please contact me.

Kind regards,
Natalie
Natalie McKellar
[REDACTED]

Tel:
Web: www.genesistp.co.uk



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[REDACTED]

From: Mark Warwick
Sent: 24 July 2019 12:29
To: Laura Gibbons
Cc: Zac Denton
Subject: RE: Mistletoe Farm, Horsemere Green Lane. CM/13/19/RES; Revised Drainage Proposals

Hi Laura

Thank you for your email with attached plans.

I have considered both the proposed drainage strategy (Escher Silverman, dwg.no. 602-04, Rev B) and Tree Retention & Protection Plan (Lizard, dwg.no. LLD1394-ARB-DWG-002, Rev 01) alongside one another, to understand the likely impact on retained trees.

I have estimated the lateral extent of Root Protection Area (RPA) incursion required to implement the swale, as follows:

T36 Leyland cypress (Cat C) – Proposed for retention and not at risk from current swale proposal. Could be sacrificed with no significant loss of visual amenity (to facilitate an alternative scheme?).

T38 Willow (Cat B) – Approx. 7m encroachment into 9m RPA.

T39 Beech (Cat B) – Approx. 4m encroachment into 8.4m RPA.

T40 Beech (Cat B) – Approx. 4m encroachment into 9m RPA.

T41 2x walnut (?) – Approx. 1.5 & 2m encroachment into 4m and 6m RPA.

TG42 Mxd. *Rosaceae* (Cat C) – 1 of 3 trees already identified for removal. It looks like the other two trees will have to be sacrificed to implement subterranean elements of the scheme.

For all those trees highlighted in bold text, the RPA incursion is damaging to an extent far beyond that which is required to guarantee their long-term survival. This group represent the most significant arboricultural feature on the site, which the LPA have recognised by identifying the central beech tree (T40) for preservation (TPO) and seeking a revised plot layout that also allows for successful retention of its companion trees.

I would be prepared to accept the loss of some trees in the group (T38, T41) and outlier (T36) to accommodate a swale (if no reasonable and practical alternative exists) – but the RPA of T39 and T40 should remain sacrosanct. Ideally we should seek to have RPAs of all those trees (in bold type) left unaltered.

In conclusion, I find the proposed location for the swale to be wholly unacceptable and would expect the applicant/agent to provide an alternative scheme that meets with your requirements and fully respects T38 – T41 incl. or consider an alternative site layout.

Kind regards,

Mark

From: Laura Gibbons
Sent: 24 July 2019 09:22
To: Mark Warwick [REDACTED]
Cc: Zac Denton <Zac.Denton@arundel.gov.uk> [REDACTED]
Subject: FW: Mistletoe Farm, Horsemere Green Lane. CM/13/19/RES; Revised Drainage Proposals

Hi Mark,

I hope you are well. I was wondering if you could take a look at the proposed drainage strategy for Mistletoe farm and provide me with your thoughts? I believe there may be some conflict with the RPAs.

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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Sent: 22 July 2019 16:03
To: Laura Gibbons <[REDACTED]>
Cc: Edward Rees <[REDACTED]> Zac Denton <[REDACTED]>
Subject: RE: Mistletoe Farm, Horsemere Green Lane. CM/13/19/RES; Revised Drainage Proposals

Laura

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Kazys

Kazys Narbutas

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Sent: 22 July 2019 12:21
To: kazys [REDACTED]
Cc: Edward Rees [REDACTED], Zac Denton [REDACTED]
Subject: RE: Mistletoe Farm, Horsemere Green Lane. CM/13/19/RES; Revised Drainage Proposals

Kazys,

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The permeable paving for plot 2 looks like it could only be located in the T furthest round on the road rather than at the junction of roads 1 and 2. The swale also appears to be within a no dig area.

Thanks,

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Engineer (Drainage & Coastal)

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From: kazys [REDACTED]
Sent: 17 July 2019 09:54
To: Laura Gibbons [REDACTED]
Cc: Edward Rees [REDACTED], Zac Denton [REDACTED]
Subject: Mistletoe Farm, Horsemere Green Lane. CM/13/19/RES; Revised Drainage Proposals

Laura

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Obviously the fall back position, should it be necessary, would be a pumped attenuation system details of which have been previously submitted to you.

I trust this new proposal will enable any drainage objections you have for the proposed scheme to be removed and you can advise your planning colleague accordingly.

I'll give you call later to discuss these proposals.

Many thanks for your cooperation and input on this scheme.

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From: Laura Gibbons <[REDACTED]>
Sent: 16 July 2019 14:32
To: kazys <[REDACTED]>
Cc: Edward Rees <[REDACTED]> Zac Denton <[REDACTED]>
Subject: RE: Mistletoe Farm, Horsemere Green Lane. CM/13/19/RES

Hi Kazys,

Thanks for sending over the infiltration results and your proposals for mistletoe farm.

I have looked at the details and believe a gravity fall can be achieved and the need for pumping removed. I appreciate that there are numerous trees on site constraining design.

Please consider using permeable paving in the two areas that you can (proposed access road T and parking area for plot 1) with these areas providing storage. Pipework connections will of course be required, but we are hopeful that this may shallow the drainage solution and remove the pump requirement.

If you can label up the drawings with pipe diameters and falls that would be useful.

Kind Regards,

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: kazys <[REDACTED]>
Sent: 15 July 2019 18:10
To: Laura Gibbons <[REDACTED]>
Cc: Edward Rees <[REDACTED]>
Subject: Mistletoe Farm, Horsemere Green Lane. CM/13/19/RES

Laura

I appreciate we spoke about the Scyld site previously and your e-mail below makes comments on the previously submitted proposals but we have a more urgent requirement for the adjacent Mistletoe Farm site.

This is an adjacent site for two units that has been submitted for the approval of reserved matters.

I have attached the results of the site investigation which was undertaken to see if the use of infiltration methods could be employed. As you will see, and bearing in mind they were undertaken in July, I do not believe we can design a surface water drainage scheme utilising these results. Bearing in mind the length of the site and the topography I cannot provide an attenuation scheme that can discharge into the adjacent culverted watercourse by gravity. So my proposal is to provide an attenuation scheme for the roofs and driveways that will require a small pumped facility as outlined on the attached drawing. I have had to utilise a discharge rate of 2.0lits/sec, This I believe is the lowest practical rate that can be achieved. Attached are a set of MicroDrainage calculations together with a plan of the impermeable areas draining to the attenuation system. Regarding the access road serving the site I am proposing that the existing track is surfaced with unbound gravel.

I will call you tomorrow to discuss.

Regards

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Kazys Narbutas

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From: Laura Gibbons [mailto:laura.gibbons@usdoj.gov] >

To: kazys [REDACTED]>

Subject: FW: Scyld, Horsemere Green Lane. CM/21/19/PL

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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: Anita Gardner
Sent: 27 June 2019 14:40
To: Laura Gibbons <[REDACTED]>
Subject: FW: Scyld, Horsemere Green Lane. CM/21/19/PL

Hi Laura,
Can I have your comments on the attached additional drainage information please?
Thanks
Anita

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Sent: 27 June 2019 11:58
To: Anita Gardner <[REDACTED]>
Cc: Kerry Simmon <[REDACTED]>
Subject: Scyld, Horsemere Green Lane. CM/21/19/PL

Dear Anita,

Further to your email dated 12th June I attach the information requested regarding a scheme for surface water drainage. The ecological survey is now being finalised and will be with you shortly.

Should you require anything further please contact me.

Kind regards,
Natalie
Natalie McKellar
[REDACTED]

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