

[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

Importance: High

[REDACTED]

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

[REDACTED]

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: Kerry Simmons <[REDACTED]>
Sent: 24 July 2019 10:57
To: Zac Denton <Zac.Denton@arun.gov.uk>
Cc: Juan Baeza <[REDACTED]>; Mark Warwick <[REDACTED]>; Paul White <[REDACTED]>
Subject: FW: Mistletoe Farm, Horsemere Green Lane. CM/13/19/RES; Revised Drainage Proposals
Importance: High

Hi Zac,

We are concerned that the determination is going to be held up waiting for Mark Warwick's supplementary comments when these issues are likely to be reconsidered again in detail under the pre-commencement drainage conditions, unless you can advise that pre-commencement drainage conditions are no-longer required. The additional drainage information has proven that drainage is not going affect the layout.

We are working on a number of applications which are being significantly delayed due to protracted consultation response times from Mark Warwick and in this case we are concerned that it could have grave consequences in relation to the contractual obligation the applicant is under.

I would be grateful if you could update me on this as a matter of urgency.

Best regards,
Kerry

Kerry Simmons MA MRTPI
Principal Planner
[REDACTED]

26 Chapel Street
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West Sussex
PO19 1DL

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From: Kerry Simmons
Sent: 24 July 2019 08:22
To: Zac Denton
Cc: 'mark.warwick@arun.gov.uk'
Subject: RE: Mistletoe Farm, Horsemere Green Lane. CM/13/19/RES; Revised Drainage Proposals
Importance: High

Thank you Zac. Please can you confirm that you have been in contact with Mark Warwick and that he is aware of the target date of 25th July?

From: Zac Denton
Sent: 24 July 2019 08:21
To: Kerry Simmons
Subject: RE: Mistletoe Farm, Horsemere Green Lane. CM/13/19/RES; Revised Drainage Proposals

Hi Kerry,

If the Tree Officer is able to come back before the 25th, then determination will not be held up.

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

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From: Kerry Simmons
Sent: 23 July 2019 10:32

To: Zac Denton [REDACTED]

Subject: FW: Mistletoe Farm, Horsemere Green Lane. CM/13/19/RES; Revised Drainage Proposals

Hi Zac,

Just a short email following confirmation from the project engineer that the drainage issues have been resolved, to ask if you are able to update me on the determination this week? I note Laura has asked the tree officer to comment but trust that this is not going to hold up the determination.

Kind regards,

Kerry

Kerry Simmons MA MRTPI
Principal Planner

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Begin forwarded message:

From: Laura Gibbons <[REDACTED]>

Date: 23 July 2019 at 08:59:19 BST

To: kazys <[REDACTED]>

Subject: RE: Mistletoe Farm, Horsemere Green Lane. CM/13/19/RES; Revised Drainage Proposals

Hi Kazys,

I have looked at the proposals, seem okay hopefully from a drainage perspective. I have asked our tree guy to have a quick look at it. Will let you know as soon as I have heard from him.

Thanks,

Laura Gibbons, MEng, GMICE

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: 22 July 2019 16:03
To: Laura Gibbons <[REDACTED]>
Cc: Edward Rees <[REDACTED]> ac 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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From: Laura Gibbons <[REDACTED]>
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,

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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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

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

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

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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, [Natalie@genesistp.co.uk](#)
Sent: 27 June 2019 11:58
To: Anita Gardner
Cc: Kerry Simmon
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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