

Lynnyrd Wolfe

From: Stuart Corbey
Sent: 17 April 2019 12:55
To: Lynnyrd Wolfe
Subject: FW: A/168/18/RES - Merry England Nursery, Dappers Lane
Attachments: 4383_SHW_MerryEnglandNursery_DrainageLayout_A1@1in200_REV A.pdf; Proposed Calculations_REV A.pdf; MN Landscape 073.001.B Merry England.pdf

A/168/18/RES

This is the application number

From: Stuart Corbey
Sent: 17 April 2019 11:46
To: Lynnyrd Wolfe
Subject: FW: A/168/18/RES - Merry England Nursery, Dappers Lane

Please see file note – in box.

Decision due out Thursday 18th April – so if this can be priorities would be very helpful.

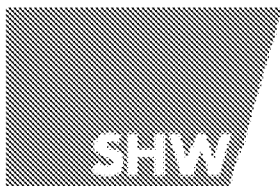
From: Alex Bateman [REDACTED]
Sent: 28 March 2019 10:19
To: Stuart Corbey
Cc: Laura Gibbons; Mark Naumann; 'Neil Drinkwater'
Subject: RE: A/168/18/RES - Merry England Nursery, Dappers Lane

Stuart,

Further to my email, I have the pleasure in attaching the drainage information from Mark Naumann.

I trust this “ticks off” this element of the Reserved Matters, leaving just appearance.

Can you please come back to me on my from 20th March?



Alex Bateman BA (Hons) MSc MRTPI
Director of Planning

From: Alex Bateman
Sent: 26 March 2019 11:20
To: 'Stuart Corbey' [REDACTED]
Subject: RE: A/168/18/RES - Merry England Nursery, Dappers Lane

Thanks Stuart,

Further to my email of 20th March, can you please confirm that we would only be removing “appearance” from the Reserved Matters application?

I am chasing Mark to resolve drainage, which will then allow you to issue the decision.

From: Stuart Corbey [REDACTED]
Sent: 26 March 2019 10:56
To: Alex Bateman [REDACTED]
Subject: RE: A/168/18/RES - Merry England Nursery, Dappers Lane

Alex,

I had been waiting on Sue – Landscape in regard to the boundary treatment as discussed at the meeting and a variants to design. She has now confirmed her only interest is the soft edge, therefore, we are able to amend the application and start a new 21day consultation period by the withdrawal of certain reserved matters in order to take the current application forward to determination.

Thanks for you and your clients patience on this.

[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: Alex Bateman [REDACTED]
Sent: 20 March 2019 10:56
To: Stuart Corbey
Cc: [REDACTED]
Subject: RE: A/168/18/RES - Merry England Nursery, Dappers Lane

Stuart,

Thank you for your time the other day and for your email below.

I think there is a minor discrepancy in your comments, in that the outline planning permission has agreed access and scale.

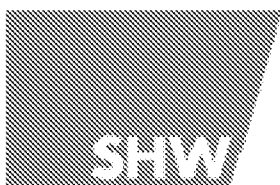
Therefore, the current reserved matters application covers layout, landscaping and appearance (design).

Neil met with Laura and our drainage consultant on-site yesterday and understand that this meeting was very positive. The result of which is a request from Laura for an additional plan and she has suggested a condition for further information prior to commencement.

The benefit of what has been requested is that this has not changed the layout and therefore has no implications for the landscaping.

This means that if we decide to remove appearance from the current application, the approval of layout and landscaping can be issued.

Perhaps you could clarify that this remains the case, as your email below referenced scale which has already been agreed by way of the outline consent.



Alex Bateman BA (Hons) MSc MRTPI
Director of Planning

for and on behalf of Stiles Harold Williams Partnership LLP
[REDACTED]

From: Stuart Corbey [REDACTED]
Sent: 18 March 2019 15:05
To: Alex Bateman [REDACTED]
Subject: RE: A/168/18/RES - Merry England Nursery, Dappers Lane

Alex,

Following on from today's meeting, to date we have an approved outline planning application (until June 2020) following by a reserve matters application where we have been asked to consider; appearance and scale (design) layout, and landscaping. Our understanding is that there could be an opportunity to withdraw the appearance and scale element and allow for landscape and layout to remain for consideration.

Notwithstanding this, a way forward could be dependent on the recommendations following the drainage meeting on Tuesday 19th March. A revision to the layout and also the landscape may affect the consultation period for re-advertising to those interested parties for their comment. Something further to consider, depending, on the alterations to layout and landscape it could be argued that all three reserved matters are dependant on one another in their delivery.

I hope this helps clarify matters.

Kind regards

[REDACTED]

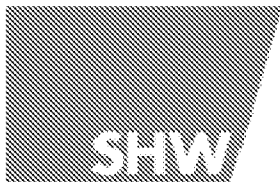
Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

From: Alex Bateman [REDACTED]
Sent: 08 March 2019 12:59
To: Stuart Corbey
Cc: Neil Drinkwater; Mark Naumann; Laura Gibbons; Nathan Chilvers
Subject: Re: A/168/18/RES - Merry England Nursery, Dappers Lane

Stuart,

Neil, Nathan and I can meet you at the council offices on 18th at a time of your convenience.

Laura - can you still come back to me regarding a date to meet Mark?



Alex Bateman BA (Hons) MSc MRTPI
Director of Planning

for and on behalf of Stiles Harold Williams Partnership LLP

On 8 Mar 2019, at 12:23, Alex Bateman [REDACTED] wrote:

I just found out also.

Laura – can you please provide some dates and I will arrange for you to meet Mark separately. Otherwise we will have further delays trying to find a date we can all do.

Stuart - can we please still meet at Merry England on 18th, at a time to suit you.

From: Stuart Corbey [REDACTED]
Sent: 08 March 2019 12:17
To: Alex Bateman [REDACTED]
Subject: RE: A/168/18/RES - Merry England Nursery, Dappers Lane

Laura is on leave on the 18th. I have just heard but it is important that she does attend.

What other dates can you all do?

From: Alex Bateman [REDACTED]
Sent: 08 March 2019 11:28
To: Stuart Corbey
Subject: RE: A/168/18/RES - Merry England Nursery, Dappers Lane

Sorry Stuart, I wasn't aware.

Not heard differently.

Would you like me to liaise with her and get a time agreed and just let you know that its done?

Alex Bateman BA (Hons) MSc MRTPI
Director of Planning

for and on behalf of Stiles Harold Williams Partnership LLP
[REDACTED]

From: Stuart Corbey [REDACTED]
Sent: 08 March 2019 11:25
To: Alex Bateman [REDACTED]
Subject: RE: A/168/18/RES - Merry England Nursery, Dappers Lane

Don't be Alex, again I have been pulled away from my work due to personal circumstances so once I have heard that Laura can make the 18th unless you have heard something I haven't, then we should be on!

From: Alex Bateman [REDACTED]
Sent: 08 March 2019 11:19
To: Stuart Corbey
Cc: 'Neil Drinkwater'; 'Nathan Chilvers'; Laura Gibbons; 'Mark Naumann'; 'Melissa Newton'; Sue Howell
Subject: RE: A/168/18/RES - Merry England Nursery, Dappers Lane

Stuart,

I'm getting a little concerned about the radio silence about a date/time for our meeting.

Please do come back to me.

Alex Bateman BA (Hons) MSc MRTPI

Director of Planning

for and on behalf of Stiles Harold Williams Partnership LLP

From: Alex Bateman

Sent: 07 March 2019 14:52

To: 'Stuart Corbey' <[REDACTED]>

Cc: 'Neil Drinkwater' <[REDACTED]>

'Nathan Chilvers' <[REDACTED]>

'Laura Gibbons' <[REDACTED]>

Mark Naumann' <[REDACTED]>

[REDACTED] Melissa Newton' <[REDACTED]>

'Sue Howell' <[REDACTED]>

Subject: RE: A/168/18/RES - Merry England Nursery, Dappers Lane

Importance: High

Stuart,

Do you have a time you would like to meet on 18th March?

As a side issue, I attach the revised plan for Sue's sign-off ahead of her holiday.

From: Alex Bateman

Sent: 07 March 2019 12:22

To: 'Stuart Corbey' <[REDACTED]>

Cc: 'Neil Drinkwater' <[REDACTED]>

'Nathan Chilvers' <[REDACTED]>

'Laura Gibbons' <[REDACTED]>

Mark Naumann' <[REDACTED]>

[REDACTED] Melissa Newton' <[REDACTED]>

Subject: RE: A/168/18/RES - Merry England Nursery, Dappers Lane

Importance: High

Stuart,

I assume that we are progressing with the 18th March as per my email below?

We are keen to get the date/time agreed before diaries fill up further.

From: Alex Bateman

Sent: 06 March 2019 13:44

To: 'Sue Howell' <[REDACTED]> Stuart Corbey <[REDACTED]>

Cc: 'Neil Drinkwater' <[REDACTED]>; Nathan Chilvers <[REDACTED]>

Laura Gibbons <[REDACTED]> Mark Naumann' <[REDACTED]>

[REDACTED] Melissa Newton' <[REDACTED]>

Subject: RE: A/168/18/RES - Merry England Nursery, Dappers Lane

Thanks Sue,

I am hoping that Melissa will circulate this additional plan shortly.

Stuart – it sounds like we are moving towards Monday 18th, subject to you and Laura being available.

From: Sue Howell <[REDACTED]>

Sent: 06 March 2019 13:41

To: Alex Bateman <[REDACTED]> Stuart Corbey <[REDACTED]>

Cc: 'Neil Drinkwater' <[REDACTED]>; Nathan Chilvers <[REDACTED]>

Laura Gibbons <[REDACTED]> Mark Naumann' <[REDACTED]>

[REDACTED]
Subject: RE: A/168/18/RES - Merry England Nursery, Dappers Lane

Hi Stuart

Just to confirm that I won't be attending the meeting below, as the RES consultation response I have given has clarified that all I am waiting on is a plan which shows location of, in plan form the proposed planting detail.

Kind regards

Sue

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



Save the environment - think before you print.

From: Alex Bateman [REDACTED]
Sent: 06 March 2019 12:55
To: Stuart Corbey
Cc: 'Neil Drinkwater'; Nathan Chilvers; Laura Gibbons; Sue Howell; 'Mark Naumann'; 'Melissa Newton'
Subject: RE: A/168/18/RES - Merry England Nursery, Dappers Lane

Stuart,

I certainly do agree that we need to be getting the design right on this. However, I am still struggling to get any detail out of your email. There are references to "Site East of Roundstone Lane", "David Wilson Homes" and "Humber Grower", but I am still not seeing any actual comments about what you don't like about the design.

That being said, its clear that we need to meet to move matters forward.

However, I cannot make 12th March.

I can do the following:

- 14th March – 9-11am OR 3pm onwards
- 18th March – ALL DAY
- 19th March – 9-11am
- 20th March – ALL DAY
- 21st March – ALL DAY
- 22nd March – ALL DAY

Alex Bateman BA (Hons) MSc MRTPI
Director of Planning

for and on behalf of Stiles Harold Williams Partnership LLP
[REDACTED]

From: Stuart Corbey [REDACTED]
Sent: 06 March 2019 12:39

To: Alex Bateman [REDACTED]
Subject: RE: A/168/18/RES - Merry England Nursery, Dappers Lane

Alex,

Thank you for your emails. I was unfortunately pulled away from work yesterday so I can only apologise not getting back sooner.

On behalf of Arun District Council and local area character, I hope you agree getting the design right is a major part of the proposal going forward.

The Masterplan and development principles – Site East of Roundstone Lane , Angmering, February 2014. Both David Wilson Homes and the Humber Growers document was adopted as a comprehensive approach to edge of settlement development. A similar approach is something we would like Merry England Nursery to adopt.

As for our Drainage and Landscape consultees, I attach their responses.

Sue Howell – Greenspace:

I can confirm that whilst the revised detail LSP/073/001/REV A has now included plant numbers, I still need this information to show in plan form the location of these. This avoids all doubt if it were needed to check on site post completion of what was proposed to be planted where.

Please request that applicant provide a detailed planting plan to show this planting detail, once submitted (and approved) I would be able to recommend approve the landscape reserved matters on application A/168/18/RES.

Laura Gibbons – Drainage:

I have now had a chance to look over the surface water drainage details. I am concerned by the lack of ground investigation data, lack of winter groundwater monitoring and lack of winter percolation testing results. Without this information it is incredibly difficult to ascertain if there will be adequate space on site to accommodate surface water drainage. I do have some further initial comments/queries regarding the current proposals in relation to discharge rates proposed, condition of watercourse to receive water, location of proposed fencing, location of proposed trees.

Therefore, I think it would be beneficial if I could also attend this meeting.

We would like to organise an office meeting as soon as possible. Tuesday 12th March at 11am?

Kind regards

[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: Alex Bateman [REDACTED]
Sent: 05 March 2019 14:32
To: Stuart Corbey
Cc: Juan Baeza; Michael Eastham; Neil Drinkwater; 'Peter Hunt'; Nathan Chilvers; Abe Mohsin

Subject: RE: A/168/18/RES - Merry England Nursery, Dappers Lane
Importance: High

Stuart,

Further to my emails, I am sure you can appreciate that time is of the essence. You will recall from our site meeting that PNH Properties are keen to get going and to deliver the market and affordable housing which Angmering desperately needs.

My email(s) below, I hope, provide some greater local context to the development and provide some deeper understanding of the design approach. Certainly the aim has been to "reflective of the rich character and history of Angmering" as you put it in your email. As seen on site, with the boundary treatments, the only property visible from the development site will be the neighbouring bungalow with dormer windows, which is why this has been the greatest inspiration.

That being said, as I have already said, time is of the essence. The original target determination date was 28th February but this was extended to 13th March to allow for drainage and landscaping to be resolved. As you can imagine, something so serious like comments on the whole design approach throws a significant spanner into the works.

Given this, I have spoken to my clients, and they are willing, together with our architects, to meet with you to resolve the issues to see this scheme through to a permission.

I look forward to hearing from you.

Alex Bateman BA (Hons) MSc MRTPI
Director of Planning

for and on behalf of Stiles Harold Williams Partnership LLP

From: Alex Bateman

Sent: 05 March 2019 11:48

To: Stuart Corbett

Cc: Juan Baeza; Neil Eastham; Neil Drinkwater <[REDACTED]>

Subject: Re: A/168/18/RES - Merry England Nursery, Dappers Lane

Stuart,

Further to my email below, have you managed to give further thoughts to the design?

If there are still some concerns we will need to understand some specifics so that these can be addressed.

Noting that some of the delays relate to a need to address drainage (and then subsequently landscape), amending the design at this late stage will require further substantial work and time - which we are keen to avoid.

Can you please come back to me?

On 4 Mar 2019, at 12:50, Alex Bateman <[REDACTED]> wrote:

Stuart,

Thanks for keeping me informed.

It's a shame that we may need to do further work on design.

The outline application showed a very contemporary design approach which didn't appear to attract any concerns at that stage. However, PNH have taken a step back to review the local vernacular and therefore followed a more traditional appearance with dormers in the roof.

Outline Scheme

<image008.jpg>

Reserved Matters Scheme

<image010.jpg>

It is considered that this revised direction to design is wholly appropriate – especially when the attached CGI brings the whole scheme to life.

This design approach is exactly what the immediate neighbour has done next door which is shown below (Merry England is seen to the right of the dwelling).

<image011.jpg>

Certainly, what can be witnessed from the site visit is that there is no standard design approach along Dappers Lane. This is reflected in the adjacent site, The Laurels (A/74/18/OUT), having been approved with a different design approach to the original Merry England outline application.

The Laurels

<image014.jpg>

Therefore, you have existing development along Dappers Lane which follows no standard design approach. An original outline application which established something rather contemporary and different. Following that, an adjacent outline application was approved with another different design approach.

The adjacent dwelling, approved under A/120/09/, was therefore identified as having the biggest influence on the revised design approach to the Reserved Matters application. The proposal therefore reflected this design.

I am therefore a little confused as to your comments regarding the design and would welcome your further comments ahead of any meetings.

Nothing that the application has received no objections – including the Parish Council and neighbours.

From: Stuart Corbey [REDACTED]

Sent: 04 March 2019 12:22

To: Alex Bateman [REDACTED]

Cc: Juan Baeza [REDACTED]; Michael Eastham

Subject: RE: A/168/18/RES - Merry England Nursery, Dappers Lane

Hi Alex,

I'm awaiting word from the consultees on this one to see if they're both satisfied with what you submitted.

We do, however, need to hold a further meeting on how to progress this case to decision.

It has been brought to my attention that the design of the overall scheme may need some further work. The design element of the scheme, its material pallet, and the style of the properties proposed should be fully reflective of the area context, in addition to, an understanding of the social mix and how this works for the site. This is from a discussion and sharing of information that has come forward from comparable sites in the area, and the level of work that these sites have provided to demonstrate that the design, mass, bulk and mix is right for the overall character. As we are all aware the style and character of all new development schemes should be reflective of the rich character and history of Angmering.

I shall be in touch in due course.

Kind regards

[Redacted signature block]

From: Alex Bateman [Redacted]
Sent: 01 March 2019 15:12
To: Stuart Corbey
Cc: Sue Howell
Subject: RE: Merry England Nursery, Dappers Lane

Stuart,

I just wanted to check that you have received the additional drainage and landscaping information safely?

It hasn't appeared online, so I was a little concerned.

Alex Bateman BA (Hons) MSc MRTPI
Director of Planning

for and on behalf of Stiles Harold Williams Partnership LLP

From: Alex Bateman
Sent: 27 February 2019 14:05
To: 'Stuart Corbey' [Redacted]
Cc: [Redacted]
Subject: RE: Merry England Nursery, Dappers Lane

Stuart,

In addition to my email below and the drainage information circulated, I have the pleasure in attaching the updated Landscaping Plan requested.

Assuming that Drainage and Landscaping are happy with the additional information, I do hope that you would be able to issue a Decision Notice prior to 13th March.

This would in turn mean that we could maintain our existing build schedule.

From: Alex Bateman
Sent: 27 February 2019 13:35
To: 'Stuart Corbey' [REDACTED]
Subject: RE: Merry England Nursery, Dappers Lane

Stuart,

I can confirm our acceptance to an EOT taking us to 13th March.

I have just spoken to our Landscape Team whom have confirmed that the amended plan will be circulated this afternoon.

From: Stuart Corbey [REDACTED]
Sent: 27 February 2019 11:25
To: Alex Bateman [REDACTED]
Subject: RE: Merry England Nursery, Dappers Lane

Alex,

I will have to schedule in a review of this information later this week/early next.

Please can you agree an extension of time for 13th March 2019, allow for reconsultation.

Thanks

[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: Alex Bateman [REDACTED]
Sent: 27 February 2019 10:08
To: Stuart Corbey
Cc: Laura Gibbons; Neil Drinkwater
Subject: Merry England Nursery, Dappers Lane

Stuart,

I trust you are well.

Attached is the Drainage Report provided by Ambiental.

I trust that this addresses the concerns raised by Laura in her recent consultation response.

I am in discussions with our landscape team and will aim to have that information to you soon also.

.....
Alex Bateman BA (Hons) MSc MRTPI
Director of Planning

for and on behalf of Stiles Harold Williams Partnership LLP

Brighton Office
One Jubilee Street, Brighton, East Sussex BN1 1GE
[REDACTED]

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