



From: Michael Eastham
Sent: 09 July 2018 14:07
To: Planning.Responses
Cc: Nicola Spencer
Subject: FW: P1456 - Manor Nursery - Pre App Response / Site Visit Rebuttal

Please upload the email below and the attachment from the applicant onto Ocella for A38/18/RES.

Thanks,

Michael

From: [REDACTED]
Sent: 30 May 2018 17:24
To: Michael Eastham
Subject: P1456 - Manor Nursery - Pre App Response / Site Visit Rebuttal

Dear Michael,

We are writing to you on behalf of our clients, Roffey Homes, following the site meeting held on 21 May 2018 between the Council, the applicant and their agent regarding the Reserved Matters application at Manor Nursery, Angmering.

It was made clear at the meeting that the Council's principle concern with the scheme relates to the layout and landscaping on the western boundary of the site and perceived loss of the green linkages through the site.

Subsequently, it was discussed that the applicant should submit a statement addressing this particular matter providing justification for the approach put forward.

In so doing, we have reviewed the 'Masterplan & Development Principles' document referred to within the Council's pre application response letter and the planning history for both the Manor Nursery site and the David Wilson / Barratt Homes site to the south (Reference: A/82/12).

Please find attached our rebuttal response letter to the principle concerns raised at the meeting and within the Council's pre app response letter.

We trust this adequately addresses the main points raised and is sufficiently clear, however should you require any further information or clarity on any of the matters then please contact me.

I look forward to hearing from you.

Kind Regards

Chris Barker MATP MRTPI
Managing Director

ECE Planning

3 Significant Planning Approvals in the South Downs National Park -- click [here](#) to read more



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Michael Eastham,
Arun District Council,
First Floor,
Arun Civic Centre,
Maltravers Road,
Littlehampton,
BN17 5LF

30 May 2018
Ref: SS/Let/P1456

Dear Michael,

RE: Pre Application Meeting Rebuttal – Manor Nursery, Angmering

We are writing to you on behalf of our clients, Roffey Homes, following the site meeting held on 21 May 2018 between the Council, the applicant and their agent regarding the following Reserved Matters application:

*Approval of reserved matters following outline consent A/51/14/OUT relating to appearance, landscaping, layout & scale for demolition of the existing Manor Nursery Garden Centre & hard standing & redevelopment for 32No. dwellings with associated access, public open space & landscaping. Manor Nursery High Street, Angmering (Ref: **A/38/18/RES**)*

This meeting was held following a request made by the Council (refer to your email dated 23rd April 2018) that the applicant withdraw the Reserved Matters application in order to address matters that were raised in a pre-application meeting response. The Council requested that the applicant subsequently amend the scheme.

The pre app response (letter dated 10th April 2018, ref: **PAA/229/17/**) was sent to the applicant post submission of the Reserved Matters application (which was submitted 19th March 2018). The pre application request was submitted to the Council on 19th December 2017 and a pre app meeting was held on 2 February 2018.

At the meeting held on 21 May, you reiterated the Council's request to withdraw the application and address the matters previously raised.

As set out at that meeting, the applicant is not in a position to withdraw the planning application since the Outline permission has now expired (20 March 2018). The applicant has taken legal advice on this matter and is clear that withdrawing the Reserved Matters application would result in the time expiration of the Outline permission.

Directors

Chris Barker MATP MRTPI Managing Director
Huw James MRTPI
Adam King RIBA

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Crescent Road, Worthing BN11 1QR

It was made clear at the meeting of the 21st May that the Council's principle concern with the scheme relates to the layout on the western boundary and perceived loss of the green linkages through the site.

Subsequently, it was discussed that the applicant should submit a statement addressing this particular matter providing justification for the approach put forward.

In so doing, we have reviewed the 'Masterplan & Development Principles' document referred to within the Council's pre application response letter and the planning history for both the Manor Nursery site and the David Wilson / Barratt Homes site to the south (**Reference: A/82/12**).

Masterplan & Development Principles (2014)

The *Masterplan & Development Principles – Sites East of Roundstone Lane (2014)* document was developed by landowners to the south of the Manor Nursery site for the following purpose:

The document has been prepared as a supporting document to applications relating to the sites (as opposed to being an adopted policy document). The purpose of this document is to provide a coherent framework to coordinate the development of the sites by demonstrating how they could fit together but be delivered separately.

It is clear from this opening paragraph that the document was never intended as a planning policy document but rather as conceptual approach to illustrate how development could come forward across sites. In our view, it carries **no weight** in planning terms for the following reasons:

- The document has not been formally adopted by the Council as is usual for Supplementary Planning Documents.
- It has not (to our knowledge) been through a formal consultation process.
- It has not (to our knowledge) been through a formal Sustainability Appraisal.

Notwithstanding these points, the document was produced by David Wilson / Bartlett Homes and neither the previous nor current applicant of the Manor Nursery site was involved in the production of the document. It therefore is inappropriate for the Council to be requiring the applicant to abide to principles held within a document that was produced by a developer with a vested interest in a site directly adjacent to the applicant's site.

It is also noteworthy that delivery of sites to the south has not adhered to the principles held within the document (this is considered further below).

Angmering Visioning Brief (2013)

The Materplan & Development Principles document refers to the *Angmering Visioning Brief* (Arun District Council, 2013). Again this document carries no planning weight for the same reasons as set out above and the introduction to this document states:

This Brief has been prepared in partnership with Arun District Council and a number of the key landowners, to inform the Local Plan and sets out a vision and development principles for how this level of growth might be comprehensively planned and achieved at Angmering. The Brief is a strategic document which is intended to broadly illustrate how and where the growth might be delivered, but acknowledges that further technical studies on viability will be necessary to support the more detailed masterplanning required for individual sites.

Clearly the document was never intended to become planning policy and cannot be rigidly applied to development proposals across sites.

Planning History and Layout

Both documents promote a 'green spine' running through sites from the south through to the north (and including Manor Nursery). Section 6.4 of the Planning Statement discusses this approach in relation to development to the south. We provide a more detailed assessment of the approach taken and how the Manor Nursery site has been designed with reference to the layout of the site to the south as delivered (Reference: A/82/12) .

As set out in Figure 1 the originally submitted application sought to deliver an area of open space immediately to the south west corner of the Manor Nursery site shown ringed in blue below. This plan (reference ST-02-12B) is dated 27.06.2012. The intention was not to connect the sites at this point since access to the Manor Nursery site was established through the approval of the original Outline Consent from the High Street, with the approval of WSCC.

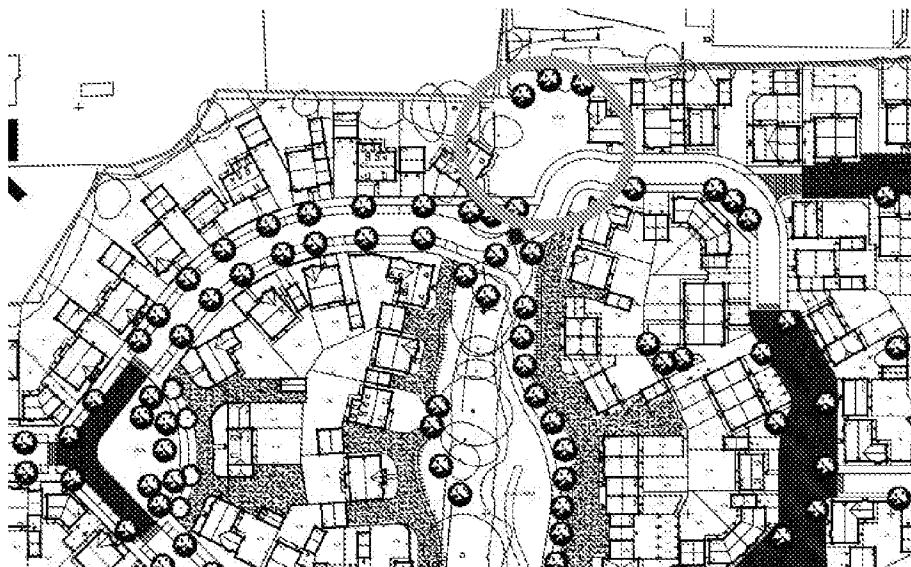


Figure 1: Application Ref A/82/12 - Original Layout Plan

Subsequent to the submission of this plan, the Council's *Angmering Visioning Brief* was produced in 2013 and the *Masterplan & Principles* document was produced in February 2014. The Illustrative Layout for the *Masterplan & Principles* document is shown in Figure 2.

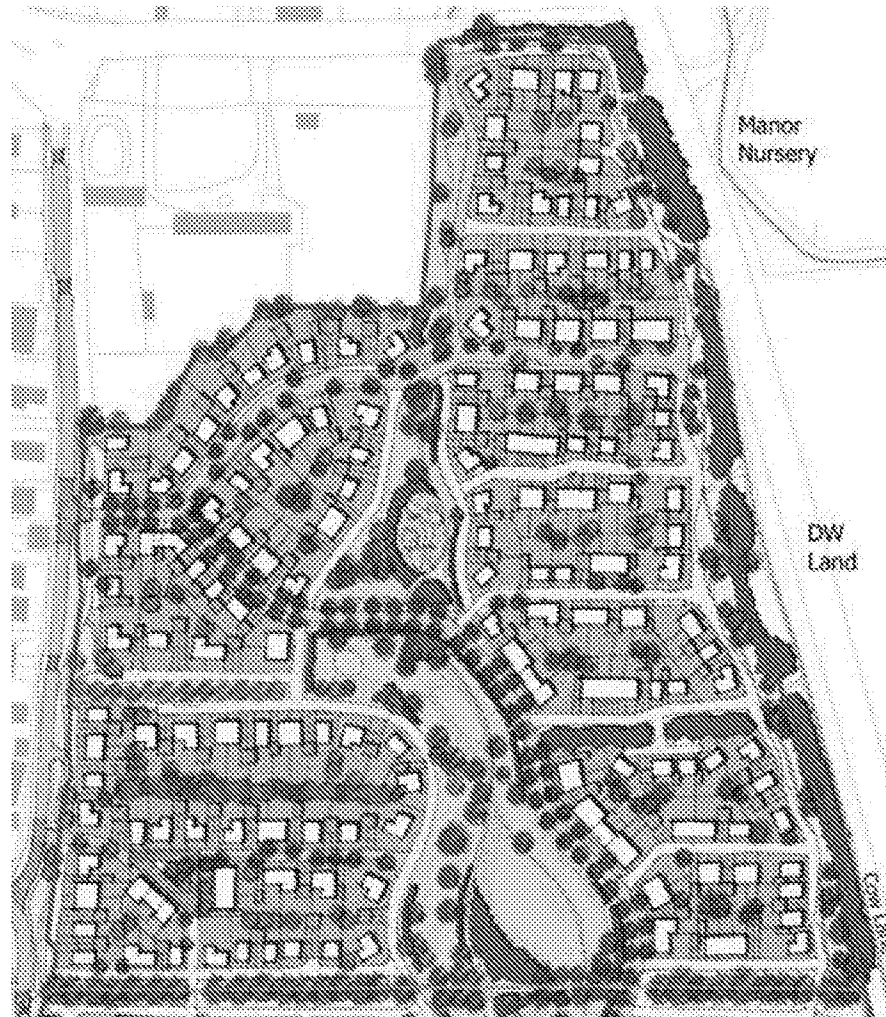


Figure 2: Masterplan & Principles - Illustrative Layout

The approach to landscaping sought to provide green infrastructure through the centre of the 'DW Land' site and continue this on the western boundary of the Manor Nursery site with a reasonably generous landscape buffer where the spine tapers to the north (located within both the Manor Nursery and 'DW Land' site).

The Manor Nursery Outline application included a conceptual layout plan which was produced in March 2014 whilst the application was approved in March 2015. The Outline conceptual layout (Figure 3) showed far less landscaping / buffer on the western edge than that shown in the *Masterplan & Principles* document. The amount shown, especially on the south western corner is so insignificant to be unusable in open space terms performing an inconsequential landscape function.

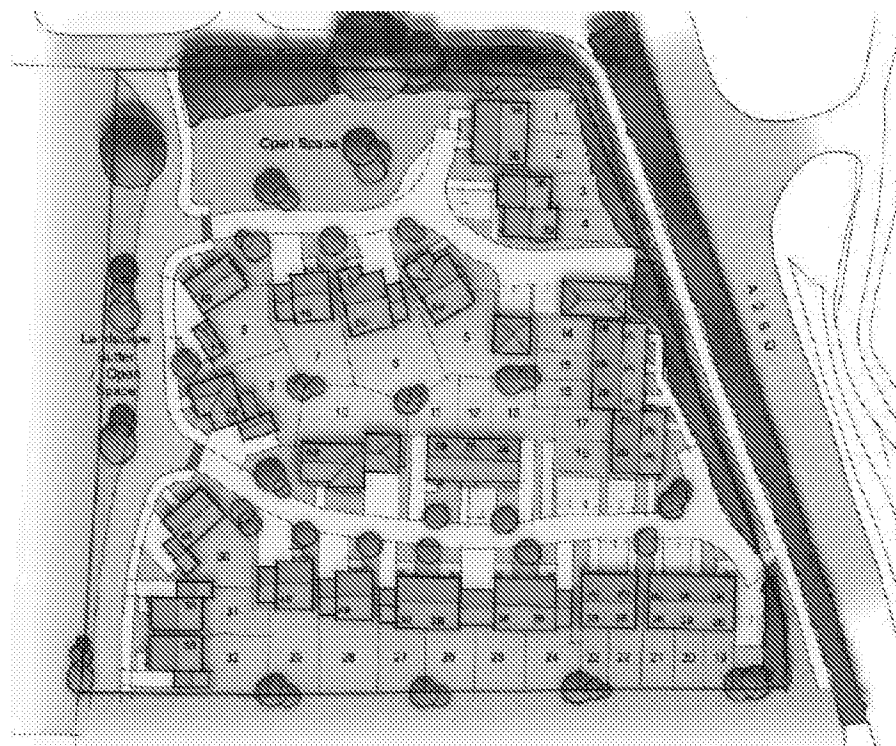


Figure 3: Manor Nursery Outline Permission Layout

Subsequent to the submission of the Masterplan & Principles document and the Manor Nursery Outline application, Planning Application ref A/82/12 was approved on 2 September 2014. The decision notice lists plan BSH 17576 12C as an approved landscape plan (dated 24.04.14 – Refer to Figure 4).

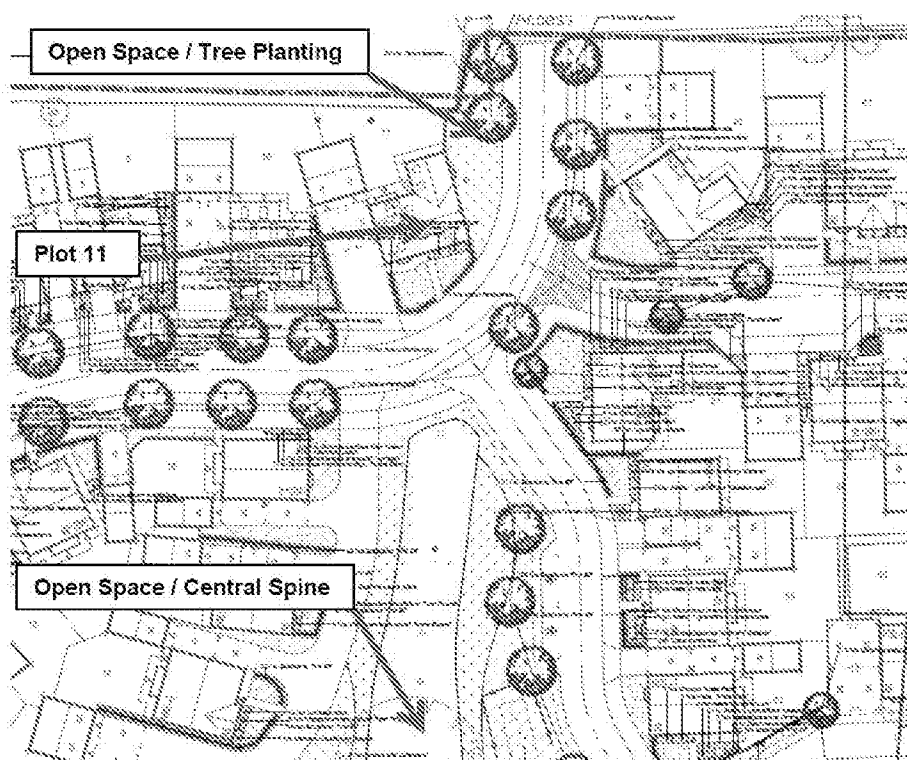


Figure 4: Application Ref: A/82/12 - Approved Landscape Plan

Clearly there has been a gradual dilution of open space provision at the junction of the DW Land (A/82/12) site and the Manor Nursery site as proposals have progressed through the planning process. Subsequently none of the approved schemes align with the intention of the Masterplan principles in terms of the more generous width of landscaping proposed.

This is particularly the case with the DW Land site. Firstly, there has been a gradual creeping of Plot 11 eastwards from the original planning application submission and indeed the various Masterplans produced in the interim. This has resulted in the entire loss of an area originally intended as open space and the blocking of views from certain positions north / south through the site.

Secondly and in addition to this loss of open space to residential has been the provision of a wide tarmacked road and pavement (illustrated at Figure 5). The consequence has been that the size of the proposed open space at the north of the 'DW Land' site has been significantly reduced and replaced with hardstanding.

Thirdly, the area shown in Figure 4 above proposed as Open Space / Tree Planting to the east of Plot 11 appears to have been incorporated into the garden of that property as illustrated in Figure 5 and as discussed at the site visit.



Figure 5: Plot 11 and Road - DW Land

The consequence of this is that the continuous 'green spine' clearly and visually terminates south of Plot 11. This is unambiguously clear from the series of photos shown in Figure 6 which illustrate the experience of walking from the south to the north of the site. It is clear that as one reaches Plot 11, the experience of walking through the 'green spine' is over.

In this context, the existing development to the south is a material consideration **of considerable weight**.



Figure 6: Series of Photos - South to North Towards Manor Nursery Site

Proposed Layout and Landscaping

As set out in the Planning Statement, the extension of planted garden spaces on the western boundary of the Manor Nursery site would, in our view, provide for a visual continuation of green infrastructure when viewed along the north / south axis. Clearly the proposal would be placing development in closer proximity to the western edge than that put forward in the Outline illustrative layout. However, given the separation from the western boundary and the new mature planting proposed the open and green aspect from sites to the south would be retained.

The open space proposed to the south of residential plots is proposed to be planted with semi mature trees and hedges. The gardens and boundary edges on the western edge show proposed tree planting and the evergreen species shown in Figure 5 (located offsite) would be retained. In combination this provide for the visual continuation of green infrastructure.

The parcel of open space proposed to the south west corner of the site is considered to be far more useable (circa 20m x 20m) than the proposed slither of unusable planted landscaping on the western boundary of the site as set out in the Outline permission and Masterplan documents.

It is through this area that residents / visitors could pass through the site either on foot or by bicycle (travelling north / south). This provision of open space is considered to provide for a highly attractive and well landscaped entrance / exit point to and from the site.

Furthermore, the approach proposed in the Masterplans would see the wide tarmacked road (refer to Figure 5) extended into the Manor Nursery site. In our view, the provision of a pedestrian / cycle route opening to a generous area of verdant open space would better deliver the aims of 'Garden City' approach as set out within the Masterplans than a wide tarmacked road. Contrary to the Parish Council's recent comments, adequate vehicular access from the High Street is established through the Outline permission.

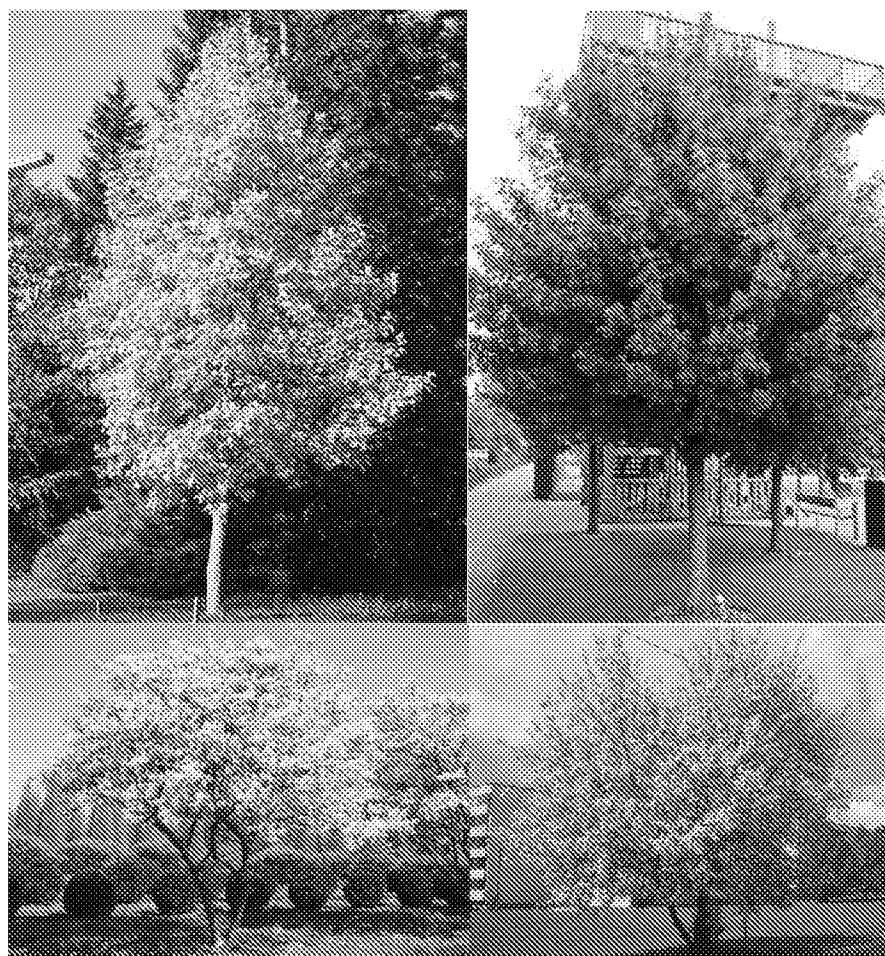


Figure 7: Proposed Tree Planting ~ North / South Access

Significant attention has been placed on ensuring that the north / south access itself provides for an attractive tree lined approach through the site taking on board the principles of the Masterplans produced. The images above show the four tree species proposed along this route at maturity. The applicant has been careful to ensure that high quality, semi mature species are proposed in contrast to the immature species planted to the south.

We provide the full specifications for all trees on this route as an appendix to this document.

The culmination of the green route through the site is the area of Open Space at the north. Again this area is considered to be a high quality landscaped area of useable open space.

As discussed at the site visit, the David Wilson site to the south has created a ransom strip along their northern border which will preclude any form of connection between the two sites. The Council must be aware of this issue since it creates a significant obstacle to any form of connection through the sites. The Council will need to be involved to ensure access is possible. Clearly a pedestrian / cycle route would be the simplest form of access through the sites.

Summary

Whilst the proposed green spine does not rigidly accord with the *suggested* layout as shown within the un-adopted masterplan documents, in our view the proposal would provide for a green link through the site as envisaged more broadly within those same documents.

As set out previously, the documents themselves in our view carry no weight in planning terms whereas the planning history for the site and sites to the south are material planning considerations.

In this regard the proposed layout is entirely appropriate and offers future residents a high quality living environment. In design terms, it is worth highlighting the Parish Council's response to the planning application (notwithstanding their objection on highways matters):

The plan for this development is well thought out and compares favourably in design and other terms against other local developments

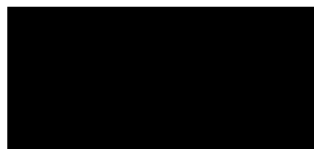
We clearly agree with this statement. The applicant is seeking to provide a high quality, bespoke development on this site which would be in stark contrast to the quality of the volume housebuilder properties to the south. The properties proposed at Manor Nursery are well designed with a generous Affordable Housing offer (30% compared to the 20% delivered on the scheme to the south).

In all other matters the scheme is considered to be acceptable and we would therefore respectfully request that the Council reconsiders their position with respect to the proposal.

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If you have any further queries or require further information please contact me on 01903 248777.

Yours sincerely
ECE Planning



Chris Barker MATP MRTPI
Managing Director