

GLADMAN DEVELOPMENTS LTD

LAND OFF ARUNDEL ROAD, ANGMERING

ARUN DISTRICT COUNCIL

STATEMENT OF COMMUNITY INVOLVEMENT

Please note that this Statement of Community Involvement (SCI) contains complete copies of all correspondence received during pre-application consultation. Some of the correspondence includes personal details such as names, addresses and email addresses and have been provided in an unaltered form to ensure full transparency. A fair Processing Notice was included on the consultation leaflets and website, which made clear to members of public providing this data that it would be forwarded to the LPA as part of an application. The Council will of course need to handle this information in line with its own data protection policies.



29th August 2019

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1 INTRODUCTION

1.1 Background

- 1.1.1 This Statement sets out the process of community engagement that has been undertaken by Gladman Developments Ltd, referred to herein as 'Gladman', to inform an outline planning application for residential development on land off Arundel Road, Angmering.

1.2 Policy Background

- 1.2.1 This Chapter will consider relevant National and Local guidance with regards to community consultation.
- 1.2.2 The Arun District Council Statement of Community Involvement (adopted in April 2012) is a statutory document which details how and when the Council will involve the community in the preparation of the planning policy documents that make up its Local Plan. It also provides information on the Council's approach to engaging the wider community in the process of determining planning applications, particularly those involving major development proposals. The aim is to strengthen community involvement in planning over time and to achieve a widespread level of support for the policies that will shape development and the future use of land in the Arun District Council operational area. The consultation undertaken for this application has had regard to the guidance contained within this document.

The Localism Act (November 2011)

- 1.2.3 In November 2011, the Localism Act received Royal Assent. This is the Government's method of devolving greater powers to Councils and neighbourhoods in order to give local communities more control over planning decisions.
- 1.2.4 Of particular relevance is paragraph 122 of the Localism Act which introduced a new requirement for developers to bring the proposal to the attention of majority stakeholders and people living within the vicinity of the development. The Act further states that developers should "have regard to any responses to the consultation" received.
- 1.2.5 Specifically, Section 61W dictates the requirement to carry out pre-application consultation where a person proposes to make an application for planning permission for the development of any land in England, and the proposed development is of a description specified in a Development Order.

- 1.2.6 Where section 61W applies, section 61X sets out there is a duty to take account of responses to consultation. Applicants should consider responses received before proposals are finalised and show how they have been taken into account when submitting the application.
- 1.2.7 At present there is no legislative requirement, notwithstanding this, Gladman maintains it is good practice to seek the views of the local community prior to the formal submission of the application.

National Planning Policy Framework (NPPF)

- 1.2.8 In March 2012, the Government adopted the National Planning Policy Framework (NPPF). This document aims to simplify the planning system in the UK.
- 1.2.9 As Greg Clark MP wrote in the Forward to the NPPF:

“People have been put off from getting involved because planning policy itself has become so elaborate and forbidding – the preserve of specialists, rather than people in communities...This National Planning Policy Framework changes that...we are allowing people and communities back into planning”.

- 1.2.10 There is, therefore, a clear rationale from the Government to increase the amount of public consultation undertaken in the planning process.
- 1.2.11 The section on “pre-application engagement and frontloading” within the NPPF states how early engagement can “improve the efficiency and effectiveness of the planning application system for all parties” thus leading to “better coordination between public and private resources and improved outcomes for the community.”
- 1.2.12 Paragraph 189 further states that whilst a Local Planning Authority (LPA) “cannot require that a developer engages with them before submitting a planning application”, they should nevertheless “encourage take-up of any pre-application services they do offer”. Furthermore and where deemed to be beneficial, the LPA should “encourage any applicants who are not already required to do so by law to engage with the local community before submitting their applications”. This is to ensure that any potential issues are resolved as early in the planning process as possible.

Arun District Council Statement of Community Involvement (SCI)

- 1.2.13 Arun District Council's Statement of Community Involvement (SCI) adopted in 2012 sets out the Council's approach to stakeholder engagement for planning applications within the District.
- 1.2.14 The SCI provides information on the Council's approach to engaging the wider community in the process of determining planning applications, particularly those involving major development proposals.
- 1.2.15 The SCI encourages community engagement when determining major development proposals. Section 8.1 of the SCI states:

"The need for wider involvement of the community and stakeholders at an early stage in the development management process is of benefit to the public, local groups and organisations, developers and local authorities."

- 1.2.16 Additionally at point 9.1 it states:

"Arun District Council offers a Pre-Application advice service for proposals that require planning permission. This enables prospective planning applicants to gauge planning issues prior to submitting a formal application. Availing of this service allows the subsequent determination of planning decisions to be undertaken more efficiently, effectively and expeditiously."

1.3 Gladman's Approach

- 1.3.1 Having considered Arun District Council's SCI, Gladman have completed a comprehensive programme of community engagement which is considered appropriate for the proposed development of this site and meets the terms of the SCI.
- 1.3.2 This report details the programme and the results of the consultation, meeting the requirement to submit such a document as part of a planning application.
- 1.3.3 As stipulated previously, Gladman have endeavoured to undertake and complete a full and comprehensive consultation exercise that complies fully with both National and Local policy guidance.

2 ENGAGEMENT WITH LOCAL COMMUNITY AND STAKEHOLDERS

2.1 Engagement with the Local Community

- 2.1.1 In order to seek to reach the widest number of residents and businesses in the area, Gladman undertook a two-fold public engagement exercise. In the first instance, a press advert and leaflet drop, and secondly, a dedicated website. Further details of each are provided below.

2.2 Engagement with Angmering Parish Council

- 2.2.1 The Parish Council were approached and a private meeting to discuss our proposals took place on 12th February 2018 at the Parish Council's offices. The scheme was amended to reflect the request from the Parish Council to incorporate a full-sized Football Association-compliant adult pitch within the outline proposals. The application proposed at this time was subsequently refused by Arun District Council.
- 2.2.2 Further discussions took place with the Parish Council and a proposal was agreed that gained support from the Parish Council. These proposals were subsequently discussed in a joint-meeting with Arun District Council (detailed elsewhere) and the Parish Council held a public meeting to inform the public of the proposals. Approximately 150 people attended and were all supportive of the proposals.
- 2.2.3 Relevant correspondence is attached at **Appendix A**.

2.3 Engagement with Arun District Council (ADC)

- 2.3.1 GDL sought to engage with Officers during the pre-application stage. A request for a Pre-Application meeting was sent to Arun District Council and acknowledged on 20th November 2017. Prior to the subsequently refused planning application no meeting took place.
- 2.3.2 Following the refusal of the original application and subsequent engagement with the Parish Council a pre-application request was sent and an initial response received. The Parish Council arranged a joint-meeting with Arun District Council to discuss the revised proposals and run through the intentions of each party.
- 2.3.3 Relevant correspondence is attached in **Appendix B**.

2.4 Initial Consultation Leaflet

2.4.1 Leaflets outlining the development principles together with details of our dedicated website and how to make comments were distributed on 5th December 2017 to 673 households & businesses within the proximity of the site. On the basis that on average 2.3 people live in a household (local average taken from ONS), the leaflet was distributed to approximately 1,500 people.

2.4.2 The leaflet was also displayed on the dedicated website. A copy of the leaflet is included at **Appendix C**.

2.4.3 A subsequent public consultation event was organised by the Parish Council and over 150 people attended and were supportive of the proposals.

2.5 Press Release and Press Advert

2.5.1 A press advert was published advertising the public consultation of the proposed development.

2.6 Your-views Website

2.6.1 Gladman have a dedicated website for each of its projects containing details of the scheme, copies of the consultation boards, leaflet and other information about the scheme; it also allows visitors to the website to provide feedback via email or by post to Gladman.

2.6.2 The address for the Angmering website, which is updated on a regular basis, is <http://www.your-views.co.uk/angmering> and was operational from 5th December 2017.

2.6.3 A series of Consultation / Information boards were displayed on the website providing background information of the scheme and identifying the factors which impacted on the draft proposals. Comment forms for members of the public were also available on the website. Copies of the boards displayed on the website are included at **Appendix D**.

2.6.4 A total of 9 comments were received during this consultation exercise. Comments were all opposing development of the site and unfortunately no constructive comments were received. A summary of the comments made can be found in the next chapter.

2.6.5 All copies of consultation leaflet feedback received are included at **Appendix F**.

2.6.6 The Your-views website remains live but no further responses to the sports-hub proposals have been received through this consultation method.

2.7 Engagement with other Stakeholders

2.7.1 Gladman have both directly and through consultants have sought to proactively engage with other stakeholders during the pre-application stage including:

- Angmering Ward Councillors
- Arun District Council Sports Strategy
- West Sussex County Council as Highway Authority
- West Sussex County Council as Education Authority
- Southern Water
- Utility Providers

2.7.2 All copies of consultation leaflet feedback received are included at **Appendix E**.

3 CONSULTATION REVIEW

3.1 Consultation Outcomes

- 3.1.1 Gladman acknowledges that not a great deal of response has been received as a result of the consultation process for the proposed site.

3.2 Summary of Comments and Responses

- 3.2.1 Responses to matters which emerged from the various forms of community engagement are detailed in the table below, together with Gladman's response.

Summary of Comments	
Facilities and Services	Responses
Schools and Doctors are currently under pressure and much improvement will be needed if this scheme is allowed.	New housing developments help to secure funding towards improvements in facilities such as schools and GP capacity through legal agreements which oblige the developer to make financial contributions towards specific projects if deemed necessary and CIL compliant. Although contributions will be payed if deemed necessary and CIL complaint, Gladman have no control over expansion of facilities such as schools or GP surgeries. The new homes could potentially house new staff for facilities such as the schools and GP surgery.
As housing is aimed at the younger part of the market, consideration take into account the areas of growth over possibly the next decade.	
The local GP surgery cannot cope now, with the main problem being not able to attract staff.	
Increasing school places will probably involve expanding which will take more land, ruin wildlife and cause more traffic.	It is envisaged that additional spending within local businesses will enable them to offer a larger range of services to new and existing customers. As part of the revised proposals, land is provided for one full sized adult football pitch on site.
The proposed development will not enhance the settlement and support existing services and facilities.	
This land was earmarked for additional sporting facilities, where are the two additional football pitches that were promised going to go?	

Roads & Highways	Responses
Local road network is already so busy as it is, particularly during school rush and commuting times. Any more traffic would be ridiculous. Arundel Road is already difficult to negotiate and the junction to A27 to the North and A259 to the South are both under pressure and in need of improvement. The A280, A24 north and southbound cannot cope with commuting traffic as it is. The development will also have an effect down Station Road and the roundabout which is already a nightmare. During school term time there are two bottlenecks on Arundel Road caused by parents dropping off school children, causing traffic issues. As there is little local industry, many will need to travel to work, causing almost static queues. The way most people would travel east would be to use housing estate roads as a rat run since there is no access to A27 at Hammerpot in order to travel east.	The Transport Assessment found that the proposed development would not have a severe impact on the operation of the highway network both in terms of safety and capacity. The Transport Assessment does assess the impact of the proposed development alongside other committed developments. If the local highways authority deem further improvements to traffic management plans and access then these can be made as part of a reserved matters application.
Improve road structures i.e. one-way system through village, widen main road by Sainsburys, add traffic lights for when the road is "dualled", perhaps add a slip lane from A259 eastbound and westbound to allow better access and consider construction of a new road exiting either to A27 or A259.	The scope of this proposal would not be able to provide the wide scale improvements that have been suggested, with any such improvements needing to be led by the Local Highways Authority.
It is already incredibly dangerous when coming off A27 cars parked on left side mean oncoming traffic have only the option to come onto the other side of the road and I have seen plenty of near misses. Additional traffic is only going to increase the danger.	A review of the accident data website Crashmap (www.crashmap.co.uk) has been undertaken. From this exercise it was established that in the three-year period 2015 to 2017 there have been no accidents in the immediate vicinity of the site on Arundel Road, however there have been 4 recorded accidents on the A27, approximately 350m to the north of the site. The data reviewed has not identified any untypical accidents and it is therefore demonstrated that

	there are no particular road safety issues in the vicinity of the site.
Planning Policy	Responses
Any house building is of course completely contrary to the Local Plan.	Policies concerning development in the open countryside and settlement boundaries are restrictive of development and do not support the delivery of development that is clearly required to meet needs.
The proposed development is outside the Angmering Neighbourhood Plan and should not be allowed.	
Housing Need	Responses
Reduce the number of properties to be built by 25%.	The revised proposals have reduced the number of dwellings from up to 220 dwellings to up to 200 dwellings.
Whilst I appreciate the Government is pushing for more social and residential housing, I believe the village is getting more than its fair share over the last 10 years or so. Enough homes have been built here now, any more and Angmering will be spoilt forever. There are very few jobs available and there is no justification for building more houses.	In order to deliver the level of housing that is required across Arun District, Angmering will be required to accommodate additional growth.
Ecology	Responses
Even if the land is agricultural it is wrong to say it contains little wildlife and plants, there are plenty of species of wildlife which live underground which will be affected, as well as insects.	The proposed Development Framework Plan has been as sympathetic as possible with regards to retaining existing hedgerows and trees and illustrates additional planting to all boundaries complementing the existing hedgerows and trees. We recognise the importance of maintaining and enhancing ecological values on site and have had regard for habitats within the Development Framework Plan. More information with regards to this can be found in the Ecological Appraisal.
Miscellaneous	Responses
A play area could promote an 'unhealthy' meeting place for older children and adults.	As part of the revised proposals, the children's play area has been removed and land is provided for one full sized adult football pitch on site.
Most of the land that was here 12 years ago has gone.	Gladman is committed to helping families access the homes they need in sustainable locations where people choose to live and want to stay. In order to deliver the level of housing that is required

	across the District, some greenfield and/or agricultural land sites will be required to accommodate the identified growth.
People living on the new development and visiting will leave rubbish, dogs mess and generally not respect the environment.	There is no evidence to suggest that this will be the case and this is not a material planning consideration.
What are the benefits that would be brought to the community?	The benefits of the application are summarised below: • Provision of market housing; • Provision of affordable housing; • Short and long term socio-economic benefits; • Increased demand and use of local services and businesses and increased spending, enhancing vitality and viability; • Provision of formal and informal public open space and green infrastructure; • Provision of land for a full sized adult football pitch on site; • Net gain in biodiversity. Please see the Planning Statement for further details.

4 POTENTIAL FOR COMMUNITY BENEFITS

- 4.1.1 Throughout the consultation process, Gladman encouraged suggestions as to how the local community could benefit from the proposed development.
- 4.1.2 Significant community benefits will be provided, affordable housing, landscaping, public footpath improvements and ecological enhancements.
- 4.1.3 Potential suggestions for community benefits must be tested against Government rules which limit what those seeking planning permission can offer (which exist to ensure developers cannot 'buy' consents). However, the applicant will discuss the ideas put forward by residents and the Parish Council throughout the planning process.
- 4.1.4 Implementation of the agreed community benefits will be guaranteed through their inclusion within a Section 106 Agreement / or a Unilateral Undertaking.

5 SUMMARY

- 5.1.1 Gladman have consulted the local community of Angmering prior to the application being submitted. It is considered that the scope of the community consultation has met with, and gone beyond, the recommendations of Local and National planning policies and legislation.
- 5.1.2 Gladman have taken true accountability of the views expressed by those who were consulted and has engaged with the local community in a variety of different ways to ensure that their opinions have been considered within the evolution of the scheme put forward within this application.
- 5.1.3 As a result of the consultation undertaken the scheme was amended to reduce the number of units from up to 220 to up to 200 dwellings and include a Football Association-compliant adult-sized pitch within the scheme.
- 5.1.4 This SCI provides a response to the key matters that have been raised. Most of the comments made relate to traffic matters, the need for housing and the capacity of local services that have already been considered in the formulation of the application.
- 5.1.5 Following the refusal of the previous planning application further consultation has been carried out with the Parish and District Council which has led to a further change in the application proposals.

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Appendix A

Parish Council correspondence

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Angmering Parish Council
The Corner House
The Square
Angmering
West Sussex
BN16 4EA
FAO Rob Martin

Gladman House, Alexandria Way
Congleton Business Park
Congleton, Cheshire
CW12 1LB

Our Ref: 2017-084 Angmering

Date: 4th December 2017

Dear Mr. Martin,

Re: Land off Arundel Road, Angmering

I appreciate you've already been discussing our proposals with Clare Bartlett of Batchellor Monkhouse on our behalf but I take this opportunity to write to advise you that Gladman Developments are considering an outline planning application for approximately 220 new homes at the above location.

We will shortly be undertaking consultation with nearby residents to the site by distributing a leaflet detailing our proposals. In advance of the consultation I hereby provide you with a copy of the leaflet. Due to printing deadlines this leaflet does not reflect your on-going discussions with Clare nor the potential for allocating an agreed part of the site to extend the existing playing fields. These discussions can obviously continue to take place during our consultation process and will help shape the proposals in our planning application. To this effect Clare is soon to, or has already offered dates to meet with you and I look forward to this being agreed and taking place.

Notwithstanding these discussions we appreciate that the Parish Council may have strong views about future development and there will be an opportunity to express these once the planning application is submitted. However, we recognise that development can affect communities in a number of different ways, and are extremely keen to understand and explore the needs there may be in the community you represent for social, recreation or other benefits that might reasonably be provided by our proposed development.

Our clear intention is that where community benefits are sought by the Parish Council, if it is reasonable and viable, then we would be happy to assist in the delivery of such provision.

Angmering Parish Council
The Corner House
The Square
Angmering
West Sussex
BN16 4EA
FAO Rob Martin

Gladman House, Alexandria Way
Congleton Business Park
Congleton, Cheshire
CW12 1LB



The offer to discuss this matter is made on a without prejudice basis with regards to representations the Parish Council may wish to make in respect of any proposed planning application we submit.

Yours Sincerely,



Steve Barker
Project Manager



From: Rob Martin
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 2017-084 Angmering - Sports Pitches
Date: 22 January 2018 18:01:35

Steve,

4pm on 12th February is in the diary. I have copied Michael Eastham in on the basis on being my best guess on the Section 106 matter.

Michael, would it be you or someone else?

Rob Martin

Sent from my iPad

On 22 Jan 2018, at 17:49, Steve Barker <S.Barker@gladman.co.uk> wrote:

Hi Rob,

I think 4pm on 12th is the best time and date please. I note your point about the Sports and Leisure team not being part of the Planning team. I'd suggested inviting them as whatever is proposed normally has to meet with their Sports Strategy. Considering the use of s.106 monies you're right that they'd need to be party to the discussions. Do you have a contact who would be willing to attend the meeting and share their views, etc?

I'll bring our proposal drawing with me for us to discuss.

Thanks,
Steve

From: Rob Martin [REDACTED]
Sent: 19 January 2018 16:15
To: Steve Barker <S.Barker@gladman.co.uk>
Cc: Clare Bartlett [REDACTED]
Subject: RE: 2017-084 Angmering - Sports Pitches

Steve,

Many thanks for coming back so quickly.

As far as I am concerned, the best days for me would either be either 7th or 12th February if it is to be 3pm or after. This would be a meeting with just myself and maybe one or two councillors, not the whole Council. If you think that Joe would be helpful, I have no concerns about him being present, but you do realise he is from the Sports & Leisure department and will not represent the planners. I say that because one of the main driving reasons behind this is that Section 106 money is in the bank to develop at least part of the site as a sports hub, the extra pitches being part of that.

Looking forward to hearing from you.

Rob Martin,
Clerk to Angmering Parish Council

From: Steve Barker [REDACTED]
Sent: 19 January 2018 14:00
To: Rob Martin <rob.martin@angmering-pc.org.uk>
Cc: Clare Bartlett [REDACTED]
Subject: RE: 2017-084 Angmering - Sports Pitches

Hi Rob,

As previously mentioned we've been looking at options for the site and what we could offer the Parish Council by way of football pitches. I've now got a proposal that we and our land owner would be happy to discuss and I wonder if you're able to consider the following dates for us to come down to meet with the Parish in private? As to the time of the meeting, we'd prefer it to be after 3pm to allow us sufficient travelling time.

th th

7 or 8 February
12th, 13th or 14th February

As previously mentioned I've had discussions with Joe Russell-Wells at Arun District Council and it would be good if I could extend an invite to him to attend at the same time once I know which date suits you the best.

Thanks,
Steve

From: Rob Martin [mailto:[REDACTED]]
Sent: 09 January 2018 16:16
To: Steve Barker <[REDACTED]>
Cc: Clare Bartlett [mailto:[REDACTED]]
Subject: RE: 2017-084 Angmering - Sports Pitches

Steve,

I will look forward to hearing from you again, once the options are investigated.

Rob Martin,
Clerk to Angmering Parish Council

From: Steve Barker [mailto:[REDACTED]]
Sent: 09 January 2018 16:15
To: Rob Martin <[REDACTED]>
Cc: Clare Bartlett [mailto:[REDACTED]]
Subject: 2017-084 Angmering - Sports Pitches

<image001.jpg>

Hi Rob,

I realise you've met with Clare already and shared the Parish Council's views about the site at Arundel Road. I've had a brief discussion with the District Council Sports team (Joe Russell-Wells) who has confirmed that you and they are perfectly aligned with their Facilities Planning Modelling and adopted Sports Strategy – which is always good to hear.

As a result of the discussions I've met with our Directors and David Gladman (our company owner) and have asked our consultants to review our masterplan to see what facilities we can reasonably include on the site that would be linkable to your existing sports provision.

While this exercise is on-going I wonder if you could offer me some dates when we could come to meet with you to discuss in more detail and show you our proposals that would (hopefully) get near to what you were thinking? I'd be hoping this would be in about 3 weeks' time, so I've had options/sketches back.

Thanks,

Steve

Steve Barker - Project Manager | 01243 814100 | 01243 814101 | steve.barker@arundelroadsports.com

<image002.jpg>

From: Clare Bartlett
To: [Rob Martin](#)
Subject: Land at Seven Acres and New Place Nursery, Angmering
Date: 06 March 2018 13:12:29

Dear Rob

Following our recent meeting, Gladman have been progressing the plans for the above site and have asked me to provide you with an update.

As a result of the discussions with yourselves, Gladman have now incorporated an FA compliant full-size football pitch into the plans. In addition, Gladman will be offering a contribution to the play provision at the adjacent recreation ground.

The scheme will also comprise up to 200 homes of which 30% will be affordable in accordance with local policy requirements.

An outline planning application has now been put together and, subject to the agreement of the landowner, will be submitted around 12th March.

I will let you know once the application has been validated and do of course let either Steve Barker of Gladman or myself know if you have any queries or wish to discuss it further.

Kind regards

Clare

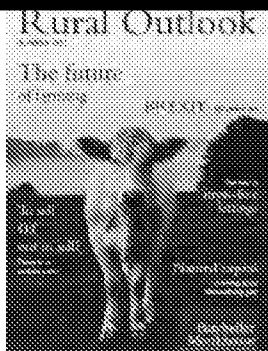
Clare Bartlett MRTPI PIEMA

Partner



Batcheller Monkhouse | Chartered Surveyors

New Batcheller House, 65-67, South Street, Brighton, BN1 1PB. Tel: 01273 599151



[To read a copy of Rural Outlook please use this link](#)

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Steve Barker

From: Steve Barker
Sent: 28 August 2019 15:19
To: 'Katie Herr'
Cc: John MacKenzie; Peter Fawcett
Subject: RE: 2019-004 Angmering

Follow Up Flag: Follow up
Due By: 29 August 2019 15:00
Flag Status: Flagged

Categories: 2017-084 Angmering

Hi Katie,

We're likely to be submitting an application in the next day or so and I was just wondering if there was any feedback from your chair in respect of this please?

Thanks,
Steve

From: Steve Barker
Sent: 08 August 2019 12:50
To: 'Katie Herr' [REDACTED]
Cc: John MacKenzie <J.MacKenzie@gladman.co.uk>; Peter Fawcett <P.Fawcett@gladman.co.uk>
Subject: RE: 2019-004 Angmering

Sorry Katie, I got beaten by technology

From: Katie Herr <[REDACTED]>
Sent: 08 August 2019 12:29
To: Steve Barker <[REDACTED]>
Cc: John MacKenzie <J.MacKenzie@gladman.co.uk>; Peter Fawcett <[REDACTED]>
Subject: RE: 2019-004 Angmering

Hi Steve,

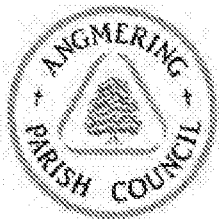
Please confirm as the Development Framework Plan was not attached.

I will speak with the Chairman and let you know re the meeting request.

Kind Regards

Katie

Katie Herr
Clerk to Angmering Parish Council
[REDACTED]



Angmering Parish Council

The Corner House
The Square
Angmering
West Sussex BN16 4EA

From: Steve Barker [REDACTED]

Sent: 08 August 2019 10:16

To: Katie Herr [REDACTED]

Cc: John MacKenzie [REDACTED]; Peter Fawcett [REDACTED]

Subject: RE: 2019-004 Angmering

Sorry for the delayed response Katie. Yes, we've submitted the site and I attach the documentation for your information.

Alongside this we still aim to submit the outline planning application (see attached updated Development Framework Plan, now showing the pedestrian crossing). It appears Andrew Wood is on long-term sick leave and we've been told the original case officer will likely be dealing with our submission. There appears to be no record at ADC of the meeting we all had with Andrew and the Sports Team (copy attached) so I wonder if your members would be able to convince ADC officers (preferred list below) to meet with us and the Parish to run through the proposals? This meeting could take place post-submission, but we'd like the opportunity to show them that this is what we want, the Parish Council want and the community want. There's a real risk of officers not understanding what we've all been working towards and dismissing the proposals out-of-hand.

Planning

Anita Gardner (Principal Planning Officer) [REDACTED]

Juan Baeza (Area Team Leader) [REDACTED]

Planning Policy

Kevin Owen (Planning Policy Team Leader) [REDACTED]

Sport Strategy

Joe Russell-Wells (Group Head of Neighbourhood Services (Greenspace)) [REDACTED]

Robin Wickham (Group Head of Community Wellbeing) [REDACTED]

Thanks,

Steve

From: Katie Herr [REDACTED]

Sent: 07 August 2019 12:33

To: Steve Barker [REDACTED]

Cc: John MacKenzie [REDACTED]

Subject: RE: 2019-004 Angmering

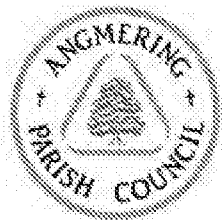
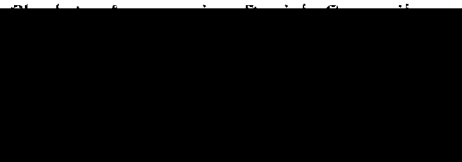
Hi Steve,

Just a quick question – have you responded to the HELAA site request from Arun?

Kind Regards

Katie

Katie Herr



Angmering Parish Council

The Corner House
The Square
Angmering
West Sussex BN16 4EA

From: Steve Barker [mailto:steve.barker@angmering-council.gov.uk]

Sent: 06 August 2019 11:43

To: Katie Herr <katie.herr@angmering-council.gov.uk>

Cc: John MacKenzie <john.mackenzie@angmering-council.gov.uk>

Subject: RE: 2019-004 Angmering

Hi Katie,

Just a brief update, we've got final draft reports in now for the scheme we've been discussing and will be gearing up towards an outline planning application submission by the end of August as previously discussed.

Thanks,
Steve

From: Steve Barker

Sent: 02 July 2019 16:19

To: Katie Herr <katie.herr@angmering-council.gov.uk>

Cc: John MacKenzie <john.mackenzie@angmering-council.gov.uk>

Subject: RE: 2019-004 Angmering

Hi Katie,

Please accept our thanks for your, Cllr Oldfield and Cllr Marsh's time on Friday (21st June). Apologies for the lateness of my email but as you know I went on annual leave immediately following our call.

During the dial-in you mentioned that about 150 people viewed the proposals for our site and the sports pitch expansion at your open event on 30th May and the proposals were well received. The main points raised were about the possibility of improvements to the Hammerpot junction and speed calming on Arundel Road.

We discussed Arun District Council's recently identified inability to demonstrate a 5 year housing land supply and that the Parish Council would be happy for us to submit an application to Arun District in the next two months and the Parish Council would remain supportive of the proposals as presented to you. You said that you'd consider the need for public consultation prior to us submitting an application but at present you didn't feel this was necessary.

You said you'd add the electronic consultation boards to the Parish Council Facebook page as it gets more traffic than the main website, and we'd appreciate any comments/suggestions for improvements to our proposal that may come from this source.

Following our conversation, we're now working through a programme with our consultants to determine when reports can be completed in readiness for a submission. I'll keep you informed on progress and when we'd anticipate submitting an outline application.

Kind regards,
Steve

From: Steve Barker
Sent: 21 June 2019 14:20
To: Katie Herr <[REDACTED]>
Cc: John MacKenzie <[REDACTED]>
Subject: Re: 2019-004 Angmering

Hi Katie,

As promised please find consultation boards which we're happy for you to display.

Thanks
Steve

Get [Outlook for Android](#)

On Mon, Jun 17, 2019 at 3:05 PM +0100, "Steve Barker" <[REDACTED]> wrote:

Hi Katie,

Please dial-in on 01260 540491 and use PIN 1642147. Dial-in is possible from different locations if it helps to make the process at your side easier (ie not everyone needs to be on the same phone line).

Thanks,
Steve

From: Katie Herr <[REDACTED]>
Sent: 17 June 2019 14:18
To: Steve Barker <[REDACTED]>
Cc: John MacKenzie <[REDACTED]>
Subject: RE: 2019-004 Angmering

Hi Steve,

It's in the diary.

Kind Regards

Katie

Katie Herr
Clerk to Angmering Parish Council





Angmering Parish Council

The Corner House
The Square
Angmering
West Sussex BN16 4EA

From: Steve Barker [mailto:S.B. [REDACTED]]
Sent: 17 June 2019 10:53
To: Katie Herr <[REDACTED]>
Cc: John MacKenzie <[REDACTED]>
Subject: RE: 2019-004 Angmering

Hi Katie,

Could we say 21st June (this coming Friday) at say 2pm? Once confirmed I'll provide dial-in details.

Thanks,
Steve

From: Steve Barker
Sent: 14 June 2019 14:41
To: 'Katie Herr' <[REDACTED]>
Cc: John MacKenzie <[REDACTED]>
Subject: RE: 2019-004 Angmering

Thanks for these dates and the feedback from the community, it's very useful. I need to discuss John's availability (I'm on leave w/c 24th June) so it's likely to be Monday before I can confirm.

Have a good weekend
Steve

From: Katie Herr <[REDACTED]>
Sent: 14 June 2019 14:13
To: Steve Barker <[REDACTED]>
Cc: John MacKenzie <[REDACTED]>
Subject: RE: 2019-004 Angmering

Hi Steve,

Sorry for the delay.

Available days 21, 24, 25, 26 and 28 June are all free with both myself and Cllr Oldfield and Cllr Marsh.

Please let us know what date and time you prefer.

Below are a few comments received from councillors, in their own words, regarding the development.

I had one comment regarding developments in general. The gentleman asked if we could, because of future environmental technology, get the developers to install charging units for electric cars at residents homes and that we should consider this when designing the car parks, even to the point of having charging units around the Parish.

Palmer road seemed to be generally in agreement that it was a good scheme, some cast doubt on the District councils ability to run a club house effectively ,but small detail in the scheme of things ,any open land and playing facilities seemed to have the general support, it will be essential to get the various clubs in behind it so it is planned and delivered properly and in accordance with any sport grants or government or sporting legislation ,so maybe we should be looking to additional support from sport England and the lottery for any enhancements. Vandalism and security were also issues so if ANPR and cctv could be incorporated to prevent any fly tipping or traveler potential invasion

The only point from Gladmans / Palmer road development was from the Lady who lives near. She was keen to talk about road calming in Arundel Road on the back of the development further up the road.

General comments I picked where on the whole positive on both Chandlers and Palmer Road. I also whole heartedly support points on the electric charging points. Should we also be asking the developers to be considering solar panels?

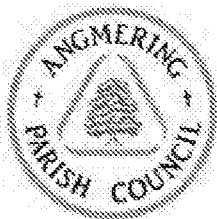
There was a lot of support for it and lots of questions. The use of the car park for the school was a great idea as long as it was with a suitable crossing. Extra traffic was a concern especially with regards to the section of road at the top of Arundel Rd, Hammerpot junction.

Are we OK to put the proposals on our website and also put a link to them on FB?

Kind regards

Katie

Katie Herr
Clerk to Angmering Parish Council



Angmering Parish Council

The Corner House
The Square
Angmering
West Sussex BN16 4EA

From: Steve Barker [REDACTED]
Sent: 07 June 2019 10:15
To: Katie Herr [REDACTED]
Cc: John MacKenzie [REDACTED]
Subject: RE: 2019-004 Angmering

Hi Katie,

As promised please find attached our thoughts on what we'd like to discuss. We're aware you and councillors may not be able to fully answer all of the points listed but we think it would be worthwhile having a catch-up as soon as availability allows please. If there's anything you'd like to add to this for us to think about please feel free.

Thanks,
Steve

From: Steve Barker
Sent: 06 June 2019 08:13
To: 'Katie Herr' <[REDACTED]>
Cc: John MacKenzie <[REDACTED]>
Subject: RE: 2019-004 Angmering

Thanks for this Katie and apologies I hadn't set my out-of-office for yesterday. I've had a quick chat with John and we'll get an agenda over to you by the end of this week to give you and councillors chance to see the points we'd like to run through.

I hope that's ok?
Kind regards,
Steve

From: Katie Herr <[REDACTED]>
Sent: 05 June 2019 13:55
To: Steve Barker [REDACTED]
Cc: John MacKenzie [REDACTED]
Subject: RE: 2019-004 Angmering

Hi Steve,

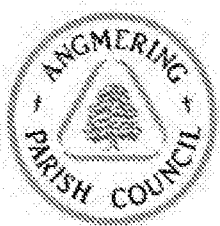
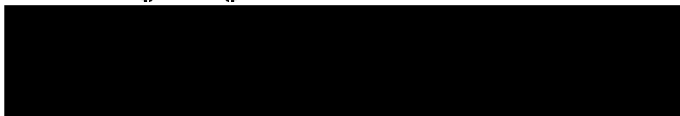
I am still waiting for a few councillors to respond with their feedback from the event.

I will give them until tomorrow and then I will confirm a date.

Kind Regards

Katie

Katie Herr
Clerk to Angmering Parish Council



Angmering Parish Council

The Corner House
The Square
Angmering
West Sussex BN16 4EA

From: Steve Barker [mailto:S.[REDACTED]]
Sent: 04 June 2019 10:00
To: Katie Herr [REDACTED]
Cc: John MacKenzie [REDACTED]
Subject: 2019-004 Angmering

Hi Katie,

I wonder if it's possible to have a dial-in with you, Stephen and John around the middle of next week please to run through the feedback from the exhibition and to understand your programme more fully please? Could you offer dates and times on Thursday (but not between 10.00-1.00 and 3.30-4.00) or Friday? If you've got availability we'll put together an agenda and get it sent over by the end of this week.

Thanks,
Steve

From: Steve Barker
Sent: 31 May 2019 14:16
To: 'Katie Herr' <[REDACTED]>
Cc: John MacKenzie <[REDACTED]>
Subject: RE: Contact Details

It may be me who got the date wrong Katie. I'm just glad the boards got there in time and more importantly were received well. It would be good to see the detailed feedback once it's available to us.

If there's anything we can do to help with the NP review please let us know.

Kind regards,
Steve

From: Katie Herr <[REDACTED]>
Sent: 31 May 2019 14:13
To: Steve Barker <[REDACTED]>
Cc: John MacKenzie <[REDACTED]>
Subject: RE: Contact Details

Hi Steve,

Must of advised the incorrect date as it was last night the event. The boards were amazing and went down well.

It went really well and there was a lot of interest in the boards and the ocuncillors did a great job of explaining it and dealing with all the questions.

I am asking for the councillors to feedback on their experiences and will fill you in as soon as I compile the responses.

The neighbourhood plan was also on show and we have a few more volunteers to add to the list of when we kick off with the review. This will take approximately 18-24 months to complete.

Kind regards

Katie

Katie Herr
Clerk to Angmering Parish Council
[REDACTED]

Angmering Parish Council
The Corner House
The Square
Angmering



From: Steve Barker [mailto: [REDACTED]]
Sent: 31 May 2019 14:03
To: Katie Herr < [REDACTED] >
Cc: John MacKenzie < [REDACTED] >
Subject: RE: Contact Details

Hi Katie,

Did you receive the boards we sent out? Is the public event still taking place today?

Thanks,
Steve

From: Steve Barker
Sent: 29 May 2019 12:25
To: 'Katie Herr' < [REDACTED] >
Cc: John MacKenzie [REDACTED]
Subject: RE: Contact Details

Hi Katie,

A colleague sent out the printed foam boards by courier yesterday so you should receive them soon. We've done them at A1 size as the A2 seemed quite small and may get lost when put on walls. We've also provide some versions at different sizes in plain paper format. It would be appreciated if you could confirm their receipt.

Could you offer some advice on the current expected timescale in respect of the Neighbourhood Plan process please? In particular you identified recently that the process may be 12-18 months whereas before it was expected to be up to 12 months. Is this 12-18 months the current estimate, or do you think this will be brought back onto the 12-months timeline? Is there anything we can do to help in this process that may deliver your aims sooner?

Thanks,
Steve

From: Steve Barker
Sent: 21 May 2019 11:38
To: 'Katie Herr' < [REDACTED] >
Subject: RE: Contact Details

Brilliant, we'll get that sorted and couriered to you

From: Katie Herr < [REDACTED] >
Sent: 21 May 2019 11:12
To: Steve Barker [REDACTED]
Subject: RE: Contact Details

Hi Steve,

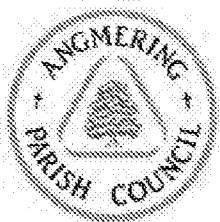
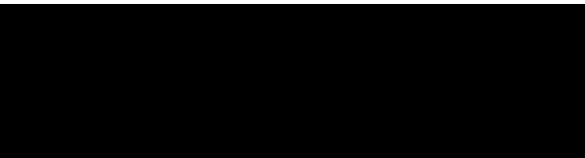
A2 is better if you wanted to do that size – yes 50 would be good.

Kind Regards

Katie

Katie Herr

Clerk to Angmering Parish Council



Angmering Parish Council

The Corner House
The Square
Angmering
West Sussex BN16 4EA

From: Steve Barker [mailto: [REDACTED]]
Sent: 21 May 2019 11:07
To: Katie Herr < [REDACTED] >
Cc: John MacKenzie [REDACTED]
Subject: RE: Contact Details

Sorry Katie, I'd missed this on my review. I've been promised the changes will be made and we'll get them printed, mounted and sent out to you. We were intending on having the sheets (1 to 3) at A2 size, but happy to do them at A3 if that's what you'd prefer? Shall we do say 50 of page 4 at A4?

From: Katie Herr < [REDACTED] >
Sent: 20 May 2019 16:35
To: Steve Barker [REDACTED]
Cc: John MacKenzie [REDACTED]
Subject: RE: Contact Details

Hi Steve,

Please can you provide pages 1-3 on large A3 boards and page 4 on an A4 sheet for people to be able to record their thoughts at the assembly.

Text entitled site.

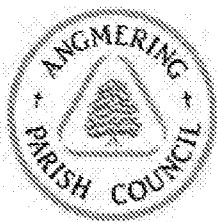
"Ground owned by Angmering Parish Council. It is through a combination of these proposals and the recreation ground that we will deliver a new sports hub for Angmering."

The land is in fact owned by Arun District Council – we merely rent it from them.

Kind Regards

Katie

Katie Herr
Clerk to Angmering Parish Council



Angmering Parish Council

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The Square
Angmering
West Sussex BN16 4EA

From: Steve Barker [mailto: [REDACTED]]
Sent: 15 May 2019 08:07
To: Katie Herr < [REDACTED]>
Cc: John MacKenzie < [REDACTED]>
Subject: RE: Contact Details

Hi Katie,

We've had some consultation boards worked up as discussed and I attach these for your review. We've kept them brand-neutral (no Gladman logo, etc.) and tried to keep the wording user-friendly. It would be good to have your feedback on these, together with anything you'd like us to add, remove or alter. In particular it would be good if you would consider the last page and how you anticipate people will feedback to you on the proposals (this normally has a link to our website page for our sites, but we've kept that off these boards).

In order to have hard-copies over with you in time for 31st May I'll need to have these printed and mounted ready to send in the post by 28th May, so I'll need your comments back by 22nd May (a week today) please.

You mentioned your meeting with Arun and say you've got a bigger job than you thought taking about 12-18 months. IS this just in relation to your Neighbourhood Plan or does this take into account other actions? Do you have a more detailed timetable for this, or are you working this up at present?

Thanks,
Steve

From: Katie Herr < [REDACTED]>
Sent: 25 April 2019 13:40
To: Steve Barker < [REDACTED]>
Subject: RE: Contact Details

Hi Steve,

Sorry I have been up to my eyes in yearend etc

We had a meeting with Arun today and have a better understanding of where we are and what needs amending. It's a bigger job than we thought and it will take approximately 12-18 months to complete.

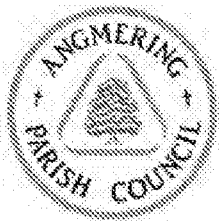
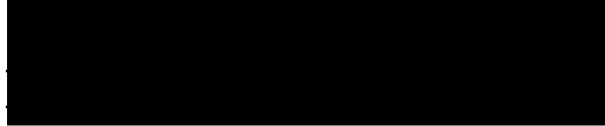
Bigger is better when it comes to things like this please. Yes – we are looking to sell the idea of the sports facilities but showing the necessary housing that goes along side it. It would be great if Gladmans was left off for now and it purely focused on the option that is being considered.

If possible I would love to see a copy before you produce anything – just to get a few councillors sign off.

Kind Regards

Katie

Katie Herr
Clerk to Angmering Parish Council



Angmering Parish Council

The Corner House
The Square
Angmering
West Sussex BN16 4EA

From: Steve Barker [mailto:Steve.Barker@angmeringparishcouncil.gov.uk]
Sent: 25 April 2019 12:11
To: Katie Herr <katie.herr@angmeringparishcouncil.gov.uk>
Subject: RE: Contact Details

Hi Katie,

I know we didn't get chance to catch up last week but I wonder if you've given any thought to the consultation boards and where the Parish are up to with resolution to update and consult on the Neighbourhood Plan?

In relation to the consultation information, did you want A3 or A1 boards? Did you just want Option 6 showing, or all options (no option 2)? Did you want us to keep all Gladman logos and wording off the boards?

Thanks,
Steve

From: Steve Barker
Sent: 11 April 2019 14:22
To: 'Katie Herr' <katie.herr@angmeringparishcouncil.gov.uk>
Subject: RE: Contact Details

That's fine.

In the meantime could you have a think about what you would like to see from us in the way of consultation boards please? I've attached the ones prepared for the application we submitted, but they're heavily Gladman orientated, and maybe not giving the message we'd like to promote in this instance – maybe we should remove the Gladman references (in the first instance at least)?

I'll give you a call on Tuesday.

From: Katie Herr <[REDACTED]>
Sent: 11 April 2019 14:16
To: Steve Barker <[REDACTED]>
Subject: RE: Contact Details

Hi Steve,

Tuesday at 2pm would be better if possible.

Kind Regards

Katie

Katie Herr
Clerk to Angmering Parish Council



Angmering Parish Council

The Corner House
The Square
Angmering
West Sussex BN16 4EA

From: Steve Barker [mailto:[REDACTED]]
Sent: 11 April 2019 12:55
To: Katie Herr <[REDACTED]>
Cc: John MacKenzie <[REDACTED]>
Subject: RE: Contact Details

No problems. Shall I give you a call on Monday at 2pm?

From: Katie Herr <[REDACTED]>
Sent: 11 April 2019 12:42
To: Steve Barker <[REDACTED]>
Cc: John MacKenzie <[REDACTED]>
Subject: RE: Contact Details

Hi Steve,

Have quite a lot on today and tomorrow.

Would next week be OK?

Katie

Katie Herr
Clerk to Angmering Parish Council





Angmering Parish Council

The Corner House
The Square
Angmering
West Sussex BN16 4EA

From: Steve Barker [mailto:steve.barker@angmeringparishcouncil.gov.uk]

Sent: 11 April 2019 08:43

To: Katie Herr <katie.herr@gladman.co.uk>

Cc: John MacKenzie <john.mackenzie@gladman.co.uk>

Subject: RE: Contact Details

Hi Katie,

Apologies my out-of-office wasn't set yesterday and my email sent as I was leaving the office. Thankfully John picked up on this and sent his response to let you know.

Is there any chance we could give you a call to run through the presentation material later this afternoon (say 2pm)?

Thanks,
Steve

From: John MacKenzie

Sent: 10 April 2019 10:41

To: Katie Herr <katie.herr@gladman.co.uk>, Steve Barker <steve.barker@angmeringparishcouncil.gov.uk>

Subject: RE: Contact Details

Hi Katie,

Steve is out at meetings today.

We will gladly help out by producing some material to help illustrate the vision for the proposal.

Steve and I will give some thought to this and will come back to you asap.

Kind regards

John

John Mackenzie
Planning Director
Gladman Developments

M: 07944 605 621

From: Katie Herr [mailto:k[REDACTED]]

Sent: 10 April 2019 10:25

To: Steve Barker <[REDACTED]>

Cc: John MacKenzie <[REDACTED]>

Subject: RE: Contact Details

Hi Steve,

We are in talks with ADC regarding our neighbourhood plan and it is progressing. There are a lot of factors to take into consideration and elections in May are not helping.

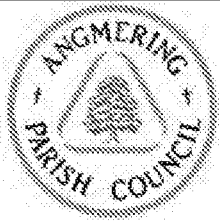
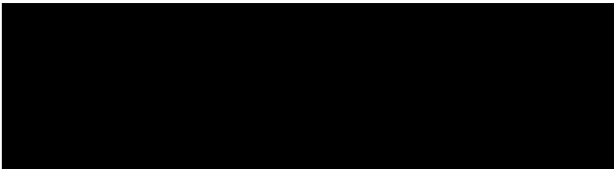
We would love some high quality drawings and anything you think may help illustrate the concept to our community. We aim to have a display at the event for people to look at and ask questions.

Kind Regards

Katie

Katie Herr

Clerk to Angmering Parish Council



Angmering Parish Council

The Corner House
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Angmering
West Sussex BN16 4EA

From: Steve Barker [mailto:[REDACTED]]

Sent: 10 April 2019 09:54

To: Katie Herr <[REDACTED]>

Cc: John MacKenzie <[REDACTED]>

Subject: RE: Contact Details

Hi Katie,

I've instructed our consultants to start updating the scheme proposals (namely option 6) to reflect our discussions with the District when we met with them, and to make some of the tweaks from our discussions with you. In the meeting with the District Council you said you were going to confirm the Parish had minutes of your intention to review the Neighbourhood Plan, or you'd make sure this was discussed if not. Can you let me know where this is up to please?

In advance of your meeting/public discussions on 31st May did you need anything from us by way of consultation materials/drawings?

Thanks,

Steve

From: Steve Barker
Sent: 25 February 2019 11:23
To: 'Katie Herr' <[REDACTED]>
Cc: John MacKenzie <[REDACTED]>
Subject: RE: Contact Details

Hi Katie,

Just to let you know I had the options updated to reflect the points we'd previously discussed. I also had the other option prepared showing the car parks linked, just to see how it would look. I attach the options that we've sent over to the case officer for discussion at our pre-app meeting on 7th March. Please note there's no option 2 as this now falls away from what we've discussed previously.

Thanks,
Steve

From: Steve Barker
Sent: 15 February 2019 10:26
To: 'Katie Herr' <[REDACTED]>
Cc: John MacKenzie <[REDACTED]>
Subject: RE: Contact Details

Hi Katie,

I was just wondering if you have any further comments and/or any of the options that seem more favourable than others (would you prefer us to only submit one option to the council for discussion at our pre-app, or should we only look to send them one over)? If we are to get changes made then I'll need to communicate them to our consultant first thing on Monday morning so we can send them to the case officer for consideration before our meeting. If it's only the footpath link (and we're not amending the pavilion and car park) then I think we can talk around these with the case officer rather than having the drawings amended.

Thanks,
Steve

From: Steve Barker
Sent: 12 February 2019 08:28
To: 'Katie Herr' <[REDACTED]>
Cc: John MacKenzie <[REDACTED]>
Subject: RE: Contact Details

Thanks for this Katie. For the purposes of this exercise we'll leave the pavilion and car park in the position it's shown. You're right, the footpath link (for school drop-off and pick-up) needs to be shown and it was our intention to get this added when the alterations are being made and before we send the drawing(s) over to the pre-application case officer.

From: Katie Herr <[REDACTED]>
Sent: 11 February 2019 16:05
To: Steve Barker <[REDACTED]>
Cc: John MacKenzie <[REDACTED]>
Subject: RE: Contact Details

Hi Steve,

John and I have spoken regarding the proposal and also the report given by Arun in response to your pre-application.

We can see merit in your comments regarding the pavilion and parking but do have concerns over the distance that would then need to be walked to the main pitch if it was turned and moved to the right. I believe we also initially spoke about the car park being used by the school at the beginning and end of the school day. Could there be a footpath in the bottom right hand corner by pitch 8 to facilitate this?

I have sent over your plans to Joe and Robin and mentioned the meeting and requested that they contact John Wood and ask to attend. I think this would prove most useful with regards to pitch distance, supporter allowance etc.

I will email Steven now to gain his thoughts.

Kind Regards

Katie

Katie Herr
Clerk to Angmering Parish Council



Angmering Parish Council

The Corner House
The Square
Angmering
West Sussex BN16 4EA

From: Steve Barker [mailto: [REDACTED]]

Sent: 11 February 2019 15:50

To: Katie Herr < [REDACTED]>

Cc: John MacKenzie < [REDACTED]>

Subject: RE: Contact Details

Hi Katie,

Apologies for the chaser email but I was just wondering if it was still your intention to provide us with comments on the proposals by this Friday, or if the difficulties with Steven viewing them will stop this from happening? Can I check you're discussing the meeting with Joe or if I should still make an approach?

Thanks,
Steve

From: Steve Barker

Sent: 08 February 2019 10:15

To: 'Katie Herr' < [REDACTED]>

Cc: John MacKenzie < [REDACTED]>

Subject: RE: Contact Details

Hi Katie,

I can fully understand the difficulties for Steven, I know from experience how difficult it is to view drawings (and even emails) on anything other than a full-size computer/laptop.

I was due to put a call in to Joe today to discuss the sports provisions with him in -principal, but I'll hold off this conversation based on your email. I didn't want to send anything over to them until we'd spoken, but if you want to send him all options then we don't have an issue -- with the proviso it's on a without prejudice basis, for advice only, and the changes we've already discussed (pavilion and parking rotation and re-siting) are highlighted. I suppose for clarity it's worth pointing out again this is just one way the sports provision could be delivered and in practice you or they may wish to change the sports provision and locations to suit your own requirements -- we won't be dictating this in any way.

On the subject of inviting them to the meeting, it was our intention to send them over the agreed options (s) at the same time we send it to the pre-application case officer and mention the meeting. However, the meeting would be more beneficial if someone from the sports team could be present. If this is something you could arrange then we'd appreciate it -- we can only ask whereas I'm sure the Parish can be a little more insistent!!!!

Thanks,
Steve

From: Katie Herr <[REDACTED]>
Sent: 08 February 2019 09:32
To: Steve Barker <[REDACTED]>
Cc: John MacKenzie <[REDACTED]>
Subject: RE: Contact Details

Hi Steve,

John and I had a Skype call with Steven yesterday and talked through the plans etc. It is difficult for Steven to see them where he is due to the signal and size of the attachments.

We are having a meeting with Joe Russell-Wells and Robin Wickham on 1st March. Can I forward them over the plans you emailed to us? This way they can look at these with their sports knowledge etc and we can talk through them in our meeting.

I cannot see them on the agenda as being invited to the meeting on 7th March?

Please confirm.

Kind Regards

Katie

Katie Herr
Clerk to Angmering Parish Council
[REDACTED]

Angmering Parish Council
The Corner House
The Square



Angmering
West Sussex BN15 4EA

From: Steve Barker [mailto: [REDACTED]]

Sent: 07 February 2019 11:00

To: Katie Herr < [REDACTED]>

Cc: John MacKenzie < [REDACTED]>

Subject: RE: Contact Details

Hi Katie,

Just a brief update on our pre-app meeting. The case officer has decided to send us a written response, which is based purely on a submitted red-line drawing outlining our site boundary. We believe he's then reviewed the previously submitted refused proposals and based his response on these. He does acknowledge our discussions with you but his advice is very much based on the current planning policy position and very matter-of-fact. Now that we're past the initial surprise of receiving this response it is felt to be a true reflection of the position known to the case officer, and allows us to shape the discussions when we meet with him. To this extent we've prepared an agenda for the meeting on 7th March and would welcome any comments/additions from you.

I'd like to draw your attention in particular to agenda item 7.02 where it will be necessary to outline the Parish Council's programme/timeline for the Neighbourhood Plan consultation and site allocation. Obviously this is something we're very much reliant on you to provide to the council at our meeting. The case officer states on page 6 – "I note that you have invited members of the Angmering Parish Council to the pre-application meeting. Angmering Parish Council have indicated that they will be updating their Neighbourhood Plan but they have not provided a timetable and there is no requirement for them to do so. Arun District Council are in the process of producing a Non Strategic Site Allocations DPD which will set out which Neighbourhood Development Plans are updating their plans and providing further allocated housing sites for Parishes that are not reviewing or preparing Neighbourhood Plans. There is a requirement to distribute at least 1,250 dwellings amongst all of the Parishes (in accordance with policy H SP1 'The Housing Requirement' of the adopted Arun Local Plan 2018) and sites will be identified initially at via the issues and options stage consultation for this DPD."

Items 3.02, 5.01, 6.01, 6.02 and 6.03 will be updated once we've reached a broadly agreed position with you over the scheme(s) we'll be sending over to the council in advance of our meeting. If there's anything else you can think to add to section 9.00 we'd very much appreciate it.

I don't need your comments back by 15th February, but will need them a week later (so 22nd) in order for me to send it on to the case officer with the framework plans.

Thanks,
Steve

From: Steve Barker

Sent: 05 February 2019 16:09

To: 'Katie Herr' [REDACTED]

Cc: John MacKenzie < [REDACTED]>

Subject: RE: Contact Details

Understood and thanks for coming back to me Katie. Hopefully Steven has chance to come back with comments shortly.

Should I give you another chaser on Monday, if I've not heard from you beforehand?

From: Katie Herr <[REDACTED]>
Sent: 05 February 2019 16:05
To: Steve Barker <[REDACTED]>
Cc: John MacKenzie <[REDACTED]>
Subject: RE: Contact Details

Hi Steve,

Thank you for sending them over, all received.

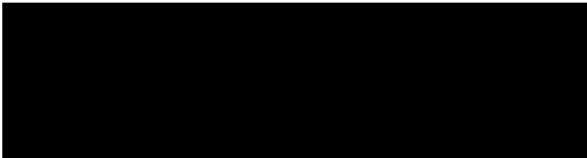
My only hesitation is that Steven Mountain is away until the end of February. I have forwarded him the email and I am still waiting for him to be able to view the pictures from wherever he is in South Africa.

I will send him a gentle chaser.

Kind Regards

Katie

Katie Herr
Clerk to Angmering Parish Council



Angmering Parish Council
The Corner House
The Square
Angmering
West Sussex BN16 4EA

From: Steve Barker [mailto:[REDACTED]]
Sent: 05 February 2019 14:21
To: Katie Herr <[REDACTED]>
Cc: John MacKenzie <[REDACTED]>
Subject: RE: Contact Details

Hi Katie,

Can I check you received my email with the options for consideration? Are there any points that you need me to clarify? Will you be in a position to provide me feedback by 15th February?

Thanks,
Steve

From: Steve Barker
Sent: 31 January 2019 13:35
To: 'Katie Herr' <katie.herr@arundel.gov.uk>
Cc: John MacKenzie <john.mackenzie@arundel.gov.uk>
Subject: RE: Contact Details

Hi Katie,

As promised I attach the various options (4 drawings) showing how the site could be taken forward and taking into account our land owners desires and hitting as many of the Parish Council requirements as possible utilising the land available. It's worth noting that elements of each scheme could be taken and used on other options, ie we may take elements of each to produce an option 6 scheme.

I'm mindful that the sports pavilion and car parking don't quite work in relation to the employment area, so this is one element I personally want to make changes to – my thoughts are to slide these over to the eastern boundary and rotate through 90-degrees so the MUGA and pitch (4) are not isolated – although this would mean a slightly longer walk from the changing rooms to the adult pitches. The footpath link hasn't yet been shown towards the school, but this becomes more useable once the car park has moved to the revised position. Obviously what we've shown within the sports land could be amended to suit updated requirements, what we've shown is more to give an idea of one way to deliver the sports hub.

We'd very much like the opportunity to discuss your thoughts in respect of these options, and to better understand if there is a clear option you like above all others, or which elements you'd like us to take forward into a further proposal. You may want to discuss this instead of email, so we could set up a dial-in conference call if that's helpful.

Could I ask for us to have an agreed position reached before 15th February to allow time to have amendments or a new scheme drawn, to be sent over to Arun DC in advance of our meeting with them?

Thanks,
Steve

From: Steve Barker
Sent: 24 January 2019 09:51
To: Katie Herr <katie.herr@arundel.gov.uk>
Cc: John MacKenzie <john.mackenzie@arundel.gov.uk>
Subject: RE: Contact Details

Hi Katie,

We've suggested to the case officer it will be me and John from Gladman, you, Steve and John. It would be good if Joe was able to make the meeting, but I suspect he would need to be invited by Andrew (the pre-planning application case officer) – or maybe Joe could "impose" himself on the meeting??!!??

Thanks,
Steve

From: Katie Herr <katie.herr@arundel.gov.uk>
Sent: 24 January 2019 09:45
To: Steve Barker <steve.barker@arundel.gov.uk>
Cc: John MacKenzie <john.mackenzie@arundel.gov.uk>
Subject: RE: Contact Details

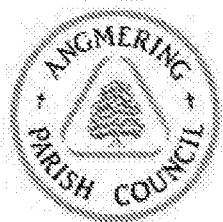
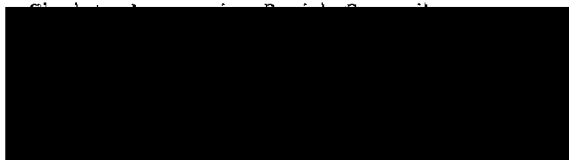
Hi Steve,

As part of the pre-app, who is going to be invited, do you have a list of people in mind? Joe Russell-Wells from Arun has been in contact with regards to any updates.

Kind Regards

Katie

Katie Herr



Angmering Parish Council

The Corner House
The Square
Angmering
West Sussex BN16 4EA

From: Steve Barker [mailto:[redacted]]
Sent: 23 January 2019 10:46
To: Katie Herr <katie.herr@[redacted]>
Cc: John MacKenzie <john.mackenzie@[redacted]>
Subject: RE: Contact Details

Hi Katie,

Pre-app meeting confirmed with ADC for 7th March starting at 2pm at the council offices in Littlehampton. We're hoping to arrive at their offices by 1.30 (subject to trains running on time, etc.).

My mobile number is 07930 212866 and John's is 07944 605621, although no doubt we'll be discussing the scheme proposals as soon as I get them over to you by the end of the month.

Thanks,
Steve

From: Katie Herr [mailto:[redacted]]
Sent: 23 January 2019 09:33
To: Steve Barker <steve.barker@[redacted]>
Cc: John MacKenzie <john.mackenzie@[redacted]>
Subject: RE: Contact Details

Hi Steve,

I have a training course on 28th February so unfortunately cannot attend, also Cllr Mountain is only back from holiday late on 27th February.

We could all attend a meeting on 7th March.

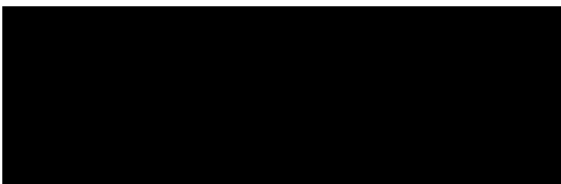
I have passed your details on to Tony Cross of the CLT.

Kind Regards

Katie

Katie Herr

Clerk to Angmering Parish Council



Angmering Parish Council

The Corner House
The Square
Angmering
West Sussex BN16 4EA

From: Steve Barker [mailto: [REDACTED]]

Sent: 22 January 2019 12:04

To: Katie Herr <k [REDACTED]>

Cc: John MacKenzie <j [REDACTED]>

Subject: RE: Contact Details

Hi Katie,

Our pre-app request has now been validated and acknowledged (Reference PAA/7/19/). We've had discussions this morning with the case officer (Andrew Wood) and he's suggested dates of 28th Feb, 7th, 12th, 19th and 26th March. We'd like to accept the earliest date and I wonder if you could check availability from your side for the 28th February at ADC offices for a meeting starting at 2pm and finishing at 4pm please? Once you're able to confirm we'll get this put into the diary and let you know the final details. Although on first thought the end of February is a little later than hoped, it should mean we'll have narrowed down the options (hopefully to only one) between us and we can then present this to the council in advance of our meeting.

In response to your email of today about the Angmering CLT I can confirm I'm happy for you to pass over my details and would welcome discussions about future opportunities.

Thanks,
Steve

From: Steve Barker

Sent: 15 January 2019 11:12

To: 'Katie Herr' <k [REDACTED]>

Cc: John MacKenzie [REDACTED]

Subject: RE: Contact Details

Hi Katie,

Thanks for confirming. I've asked a colleague to sort out the formal application and make the submission. As soon as this is done I'll let you know the details and hopefully you'll be able to push this along with ADC for us. I presume the Parish would want to attend this meeting at the same time to provide the necessary support?

Kind regards,
Steve

From: Katie Herr [mailto: [REDACTED]]
Sent: 11 January 2019 12:00
To: Steve Barker < [REDACTED]>
Cc: John MacKenzie < [REDACTED]>
Subject: RE: Contact Details

Hi Steve,

Thanks for the email and update. Hope you had a great new year too.

I contacted ADC planning before the Christmas break about a possible meeting at the Angmering Advisory Group his response is below

"It would be good for the developer to submit a pre-application letter with the requisite plans of the Palmer Road Sports Hub and for a meeting to be held as part of the pre-application consultation process. Following the pre-application meeting, the Local Planning Authority would issue a pre-application response to the developer."

Please let me know as soon as you have any updates.

Kind Regards

Katie

Katie Herr
Clerk to Angmering Parish Council



Angmering Parish Council
The Corner House
The Square
Angmering
West Sussex BN16 4EA

From: Steve Barker [mailto: [REDACTED]]
Sent: 10 January 2019 11:16
To: Katie Herr < [REDACTED]>
Cc: John MacKenzie < [REDACTED]>
Subject: RE: Contact Details

Hi Katie,

Happy New Year and I hope you had a good break.

I've been in discussion with our master planner and they're behind schedule on this by a few days. We'd allowed a week from receiving the drawing for discussion with our land owner and final tweaks being made. I'm still confident however that we'll be able to get these over to you by the end of January.

Kind regards,
Steve

From: Steve Barker
Sent: 19 December 2018 09:47
To: 'Katie Herr' <katie.herr@arundel.gov.uk>
Cc: John MacKenzie <j.mackenzie@arundel.gov.uk>
Subject: RE: Contact Details

Thanks for this Katie, and apologies for not acknowledging the meeting sooner due to illness. We thought it was a really good meeting as well, and the information shared was very useful and will help us to formulate a plan showing how the areas could be laid out. We're satisfied with the responses provided that the land transferred will be used on a regular basis and be a significant benefit to the community, it was interesting to hear that the day-to-day operation would be more commercially-orientated with the involvement of the council's sports operator (Freedom Leisure) and we don't really need to see any further justification of need/demand.

I now need to feed back to our land owners on the meeting we had, and then brief our masterplanner – I'm still mindful of the tension between our expectations and yours, and there's a bit of a challenge for them to overcome, but I've got every confidence in them. I'm expecting the plan to be back with me by 11th January and will then need to sense-check, and discuss with our land owner and their agent. I'd anticipate being able to send over our proposals to you by the end of January. Once you've seen our proposals I presume you'll want to look at arranging the facilities in a more functional sense and/or varying the range of facilities shown. It may also be that we need to meet with the council and Freedom Leisure to understand what they would like to see being brought forward, but again acknowledging there may be tension between your and their requirements. As discussed in the meeting there is some merit in discussing the level of employment brought about by Freedom Leisure's involvement as this can potentially be offset against a reduction in the level of other (commercial-type) employment and therefore rationalise the land offered for sports facilities. I'd suggest the time to explore the demand for the hockey pitches could be explored further if Freedom Leisure and you decide this is a facility that's required. From the statement in your email it would appear there's further consideration for Freedom Leisure and you in this respect.

Have a good Christmas and we'll catch up in the New Year. I'll let you know as soon as I've got a scheme we're happy with and again once our land owner has given us the go-ahead to release to you.

Kind regards,
Steve

From: Katie Herr [mailto:katie.herr@arundel.gov.uk]
Sent: 18 December 2018 16:19
To: Steve Barker <S.Barker@arundel.gov.uk>
Cc: John MacKenzie <j.mackenzie@arundel.gov.uk>
Subject: RE: Contact Details

Hi Steve,

Thanks again for the meeting the other day, I believe it was beneficial to both parties.

Please do not worry, I am not chasing for an update.

I was just wondering if it would be worth me putting together some information together that would show the requirement for putting 2-4 netball courts on the space being put forward for a sports hub? I know you expressed that the landowners wanted to make sure that the space was used regularly and in demand. I can assure you that netball will continue to grow (see below quote). The people playing it don't just play once a week for one team, they are often members of several teams in several leagues and always looking for new ones to join. I know of some players who would play 7 days a week if the space was available.

"According to the sport's national governing body, over 130,000 women have taken up the game in the eight months since Helen Housby's memorable buzzer-beater in the final, which ensured England became the first team other than Australia or New Zealand to win Commonwealth gold." This will only continue to rise after their 2 awards at the BBC Sports Personality of the Year Awards.

I am just keen to make the space as attractive to as many people as possible and to make the whole site a success for Angmering and the wider area.

Kind Regards

Katie

Katie Herr
Clerk to Angmering Parish Council



Angmering Parish Council

The Corner House
The Square
Angmering
West Sussex BN16 4EA

From: Steve Barker [mailto:steve.barker@angmeringparishcouncil.gov.uk]
Sent: 27 November 2018 10:05
To: Katie Herr <katie.herr@angmeringparishcouncil.gov.uk>
Cc: John MacKenzie <john.mackenzie@angmeringparishcouncil.gov.uk>
Subject: RE: Contact Details

Hi Katie,

Is there any chance we can push this back to 12.30 to give us time to travel?

I'll give you a call early this afternoon to bring you up-to-speed in advance of your meeting.

Thanks,
Steve

From: Katie Herr [mailto: [REDACTED]]
Sent: 27 November 2018 09:34
To: Steve Barker < [REDACTED]>
Cc: John MacKenzie < [REDACTED]>
Subject: RE: Contact Details

Hi Steve,

Thank you for the email. How about 11am on 12th December here at the office?

Will you still be ringing today with an update for our upcoming meeting?

Kind Regards

Katie

Katie Herr
Clerk to Angmering Parish Council

[REDACTED]



Angmering Parish Council

The Corner House
The Square
Angmering
West Sussex BN16 4EA

From: Steve Barker [mailto: [REDACTED]]
Sent: 26 November 2018 16:05
To: Katie Herr < [REDACTED]>
Cc: John MacKenzie < [REDACTED]>
Subject: RE: Contact Details

Hi Katie,

We met with our land owner last week and I now need to get our scheme amended to reflect the discussions. This should take about 2 weeks to do, but in the meantime I wondered if you could offer us options to meet again to discuss these with you, looking most likely w/c 10th or w/c 17th December please?

Thanks,
Steve

From: Steve Barker
Sent: 22 November 2018 10:01
To: Katie Herr <[REDACTED]>
Cc: John MacKenzie <[REDACTED]>
Subject: Re: Contact Details

Hi Katie,

I'm hoping to be in a position to give you an update early next week and be able to have more meaningful discussions shortly afterwards.

I'll aim to give you a call to discuss on Tuesday, and bring you fully up-to-speed.

Thanks,
Steve

[Get Outlook for Android](#)

On Thu, Nov 22, 2018 at 9:58 AM +0000, "Katie Herr" <katie.herr@angmering-pc.gov.uk> wrote:

Hi Steve,

Hope you are well.

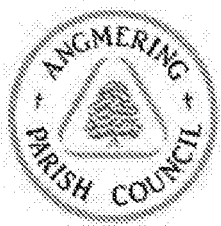
We are hoping to give an update to an advisory group we are due to meet on 6th December regarding the Palmer Road development.

Would you have any information now or would you be able to provide us with an update by then?

Kind Regards

Katie

Katie Herr
Clerk to Angmering Parish Council
[REDACTED]



Angmering Parish Council

The Corner House
The Square
Angmering
West Sussex BN16 4EA

From: Steve Barker [ma [REDACTED]]
Sent: 07 November 2018 17:12

To: Katie Herr [redacted]
Cc: John MacKenzie <[redacted]>
Subject: RE: Contact Details

Hi Katie,

I think it's us that should be thanking you for the meeting. We found it very useful and very positive.

The short answer is not yet. The slightly longer answer is that we need to pull together some information that will inform our discussions with the land owner's agent, and in turn shape our meeting with the land owner. I'm not really expecting to be in a position to meet them for at the next two to three weeks whilst this information is collated.

I'll keep you informed,
Steve

From: Katie Herr [mailto:[redacted]]
Sent: 07 November 2018 16:52
To: John MacKenzie <[redacted]>
Cc: Steve Barker [redacted]
Subject: RE: Contact Details

Hi John,

Thank you for meeting with us last week.

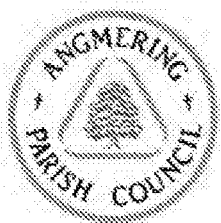
I was just enquiring to see if you had received any feedback from the landowner with regard to the suggestions made during our meeting.

Kind Regards

Katie

Katie Herr
Clerk to Angmering Parish Council

01293 773636



Angmering Parish Council

The Corner House
The Square
Angmering
West Sussex BN16 4EA

From: John MacKenzie [mailto:[redacted]]
Sent: 09 October 2018 12:45
To: Katie Herr <[redacted]>
Cc: Steve Barker <[redacted]>
Subject: Re: Contact Details

Thanks Katie

Sent from my iPhone

On 9 Oct 2018, at 12:33, "Katie Herr" [redacted] wrote:

Hi John,

The date and time has been confirmed by both councilors and we look forward to meeting you both.

Kind Regards

Katie

Katie Herr
Clerk to Angmering Parish Council



<image001.jpg>

Angmering Parish Council
The Corner House
The Square
Angmering
West Sussex BN16 4EA

From: John MacKenzie [mailto:[redacted]]
Sent: 07 October 2018 08:42
To: Katie Herr [redacted]
Subject: Re: Contact Details

Thanks for confirming Katie.

Can we say 12.30 at the Corner House please?

It will be myself and Steve Barker (project manager) that attends.

Thanks

John

Sent from my iPad

On 5 Oct 2018, at 16:54, Katie Herr [redacted] wrote:

Hi John,

The meeting has been confirmed as a go for 31st October 2018.

Please can you confirm attendees from your side and the time you will be here to commence the meeting.

Kind Regards

Katie

Katie herr
Clerk to Angmering Parish Council



<image001.jpg>

Angmering Parish Council

The Corner House
The Square
Angmering
West Sussex BN16 4EA

From: John MacKenzie [REDACTED]
Sent: 05 October 2018 14:10
To: Katie Herr <[REDACTED]>
Subject: Contact Details

<image003.jpg>

John MacKenzie - Planning Director | jmackenzie@gladman.co.uk | D08 01260 282 941 | M 07944 601621

Gladman Developments Limited | Company Registration No. 03941567 | Gladman House | Alexandria Way | Congleton | Cheshire |

T: 01260 238 500

www.gladmanland.co.uk

01. WELCOME

Welcome

This consultation relates to a residential development of up to 160 new homes, an area for employment, public open space, landscaping, sustainable drainage and a children's play area.

It is through a combination of these proposals and the recreation ground that we will deliver a new sports hub for Angmering, improving and enhancing the existing recreation ground, creating a new mixed-use neighbourhood and sports facility benefitting the whole of Angmering. The vehicular access point into the housing will be served off Arundel Road, with a secondary access further south, serving the employment area and sports ground. Additionally it is proposed to close off the existing access into the sports pitches from Decoy Drive.

These panels illustrate our emerging outline proposals for the Site located West of Arundel Road in Angmering. After considering your feedback the Parish Council will consider allocating this Site in the Neighbourhood Plan.

The Site

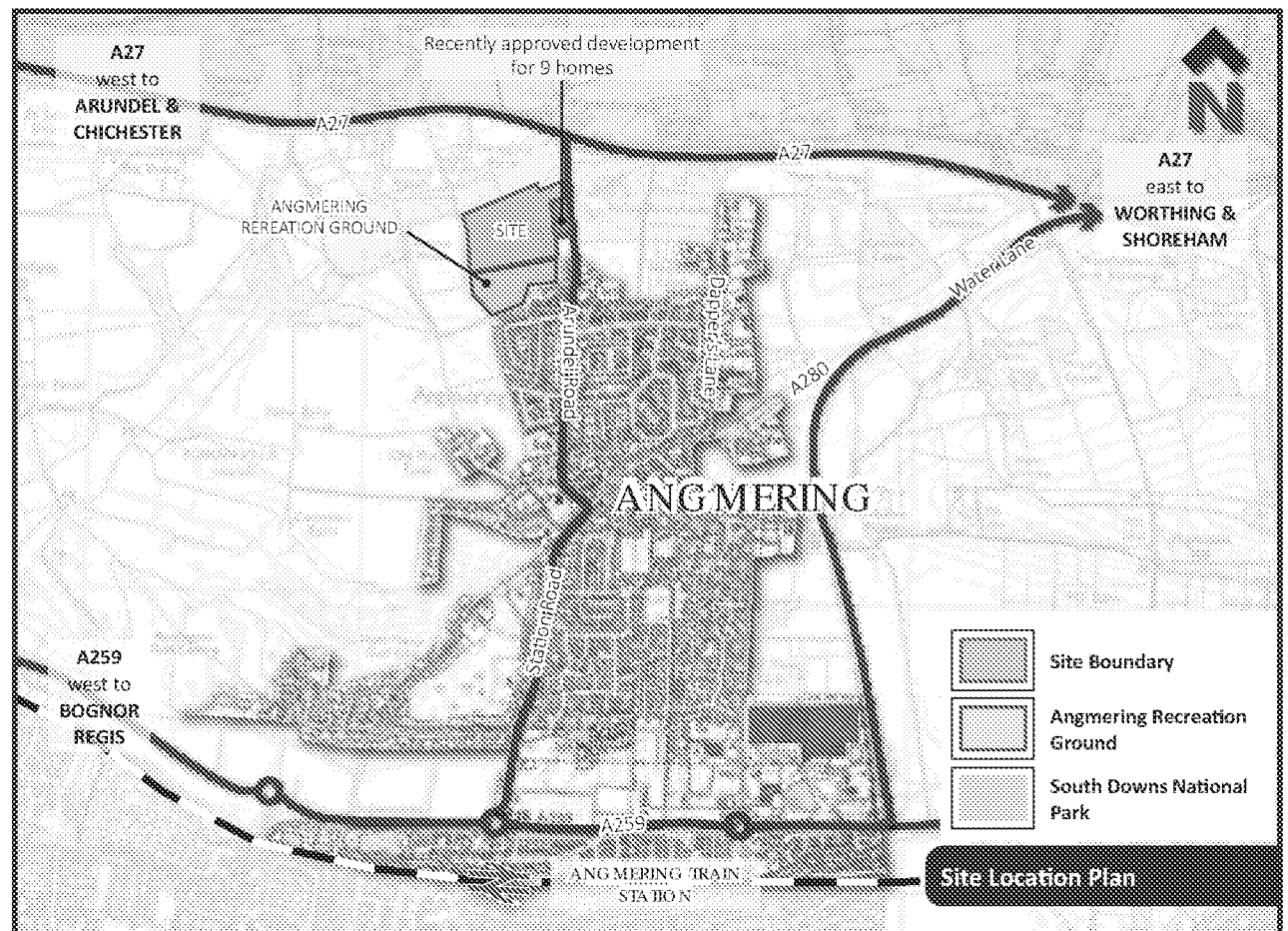
The Site is located on the northern extent of the settlement of Angmering, adjacent to Arundel Road and wraps around a recently approved development for nine homes off Arundel Road. The Site is located within the administrative area of Arun District Council and is centrally located between Chichester to the west and Brighton to the east, approximately 13 miles/21km respectively. Angmering also benefits from its proximity to Portsmouth in the west and Crawley to the north east.

The Site measures approximately 9.10 hectares and comprises agricultural land, as well as an existing small industrial park and caravan storage facility. Immediately to the south of the Site is Angmering Recreation Ground owned by Arun District Council. It is through a combination of these proposals and the recreation ground that we will deliver a new sports hub for Angmering.

A Sustainable Location

The Site is in a sustainable location with convenient access to the public transport network. The nearest bus stops are located on Arundel Road, approximately 320m from the Site entrance, with these stops providing services to Shoreham-by-Sea, Worthing, Arundel and the services and facilities in Angmering village centre.

The Site lies within 10 minutes' cycle (1.5 miles/2.4km) of Angmering train station, which provides frequent trains to Brighton, Portsmouth Harbour, Littlehampton, Southampton Central and London Victoria. It also lies within easy walking distance of St. Margaret's C of E Primary School on the opposite side of Arundel Road, as well as further community facilities including a pharmacy, church and library, which can be found in Angmering village centre, approximately 10 minutes' walk (0.6 miles/1km) from the Site.



Planned Housing Growth in Angmering

The Arun District Local Plan (2018) requires that, in addition to existing development commitments and strategic Local Plan housing allocations, land for at least another 1,250 dwellings needs to be identified through Neighbourhood Plans or a Non-Strategic Site Allocation document. A proportion of this will need to be accommodated in Angmering and identified through a new Neighbourhood Plan.

The Proposals

The emerging proposals are for a scheme of approximately 160 dwellings. The application will establish the principles of development and determine the access arrangements. These proposals aim to deliver a development of new housing and employment, set within a robust landscape framework incorporating the following:

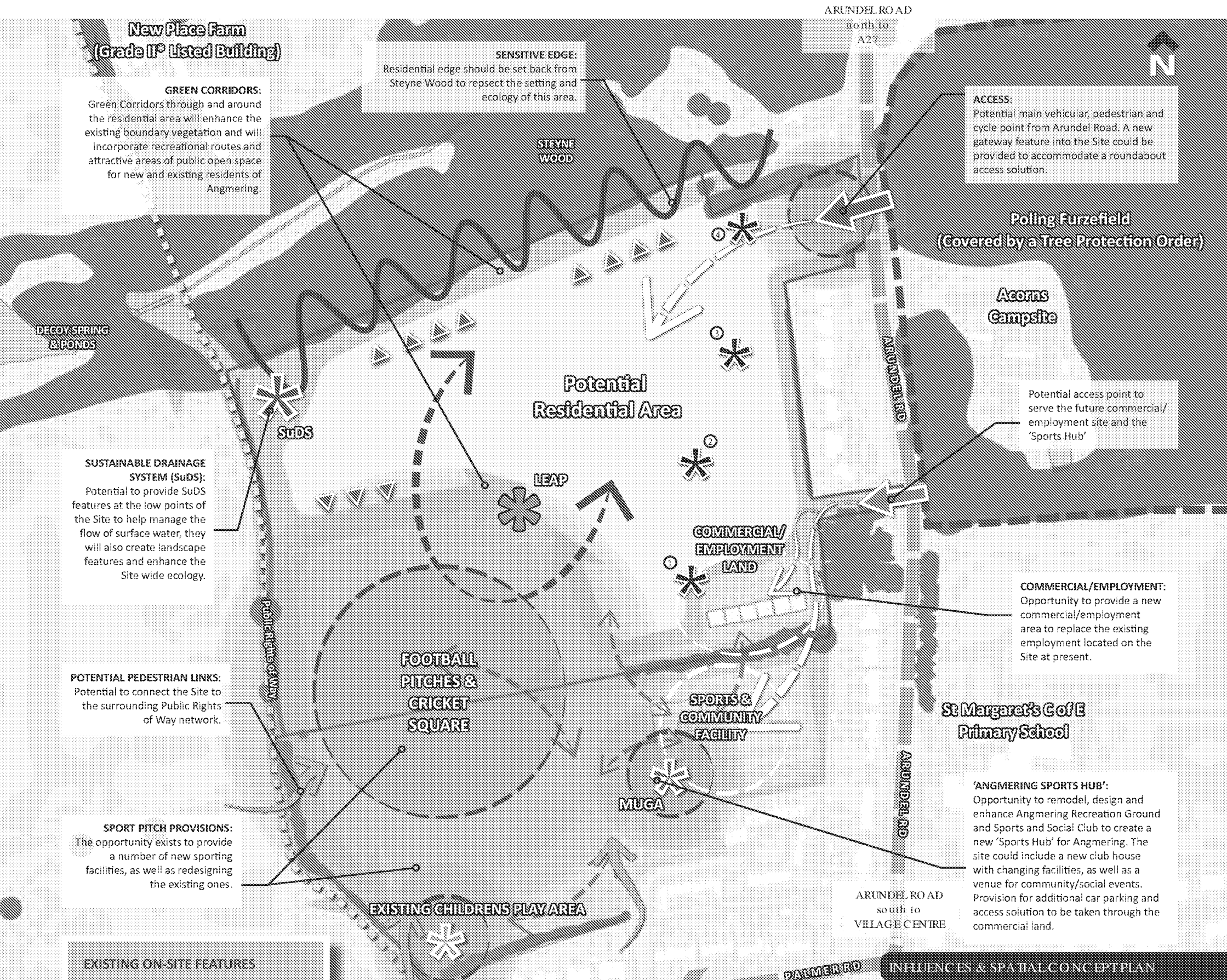
- **Up to 160 new homes of varying sizes, types and tenures (including up to 30% affordable housing).**
- **A proposed employment and commercial centre, providing opportunities for work within Angmering.**
- **Vehicular access point off Arundel Road and a secondary access point serving the employment area and sports hub further south along Arundel Road. New pedestrian and cycle access will be incorporated within the design proposals.**
- **New publicly accessible green space, including new recreational footways, connecting into the surrounding public rights of way network and a Locally Equipped Area for Play (LEAP).**
- **The housing development will facilitate the provision of an enhanced 'sports hub' to be provided within the existing recreation ground and the south western part of the Site, which will provide formal sports provision for the local community, including football and cricket pitches and a new purpose built community/ sports pavilion with associated parking and infrastructure.**
- **The car parking at the sports hub can be used by parents dropping children at the nearby St Margaret's School thereby relieving congestion on Arundel Road. A pedestrian crossing on Arundel Road outside the school will be provided as part of the housing development**
- **Sustainable Drainage System (SuDS) in the form of an attenuation basin designed to retain surface water and provide new habitats for wildlife.**

02. SITE ANALYSIS

Key Considerations

We have undertaken a thorough assessment of the Site and its surroundings in order to identify the features which should be protected, retained and enhanced as part of the development proposals. These considerations provide the opportunities and constraints for development and have been used to inform the preparation of the Development Framework Plan.

One of the key constraints of the Site is Steyne's Wood, an area of Deciduous Woodland that adjoins the Site to the north. This woodland requires a landscape buffer in order to protect its wildlife and enable long-term growth of the vegetation. The provision of a green buffer here creates an opportunity to provide ecological benefits and habitat creation within an attractive area of public open space. The public open space within the Site will accommodate walking routes, new children's play facilities, formal and informal recreational spaces and attenuation basins to manage surface water run-off.



Opportunities

- + Potential new vehicular access point and secondary access point from Arundel Road.
- + Potential new residential, employment and sports facility for the neighbourhood of Angmering.
- + New areas of public open space, with new landscaping and recreational routes.
- + New SuDS features providing ecological benefits, as well as managing the flow of surface water.

Influences

- Respect the setting of both the Listed Building to the north of the Site and Steyne Wood, by setting the residential area back from the northern boundary with an area of public open space and tree planting.
- The topography of the Site will define the location of the SuDS feature.
- Create an enhanced sports facility combining both the Site and the existing recreation ground.

INFLUENCES & SPATIAL CONCEPT PLAN

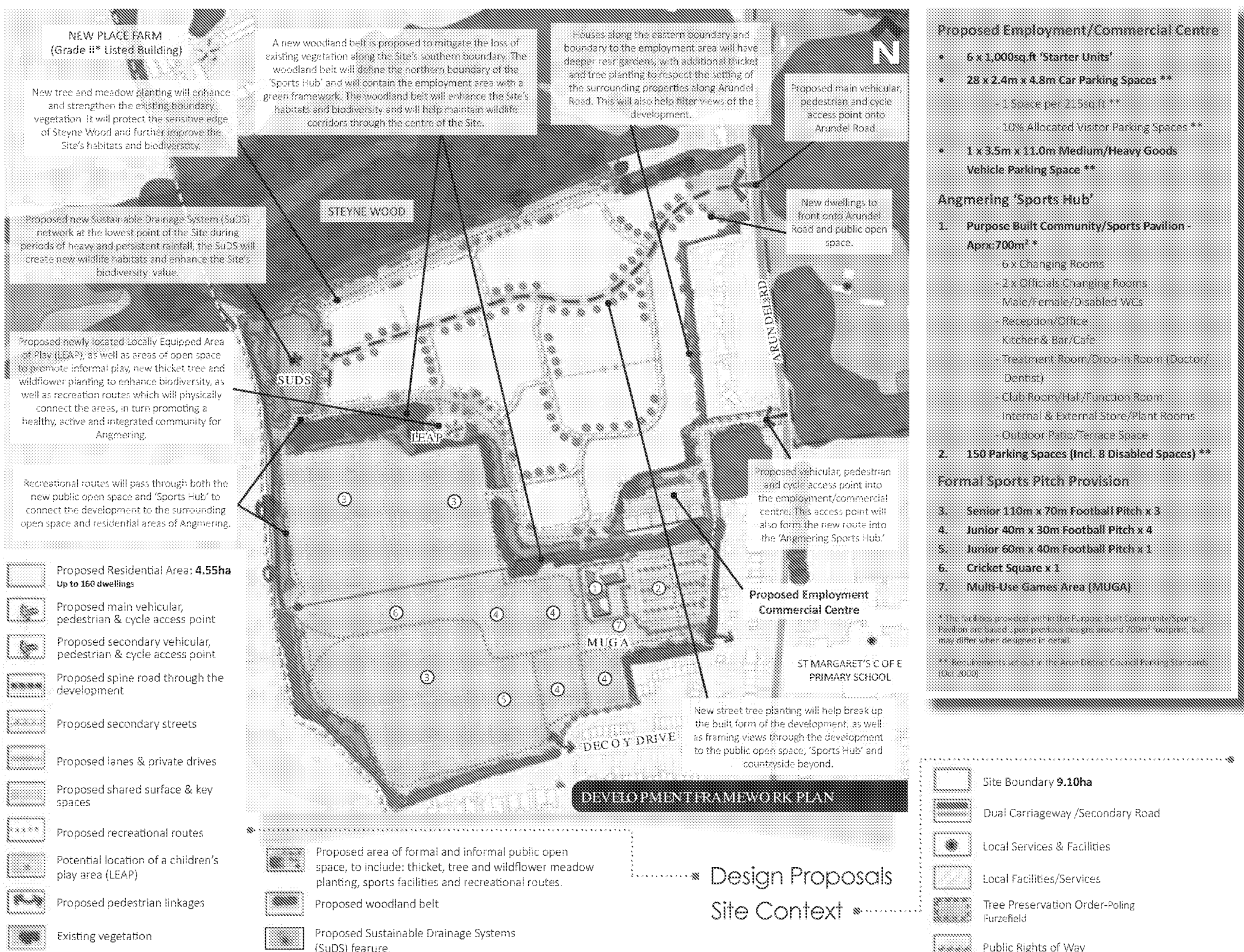
LAND WEST OF ARUNDEL ROAD, ANGMERING

03. FRAMEWORK PLAN

The Vision

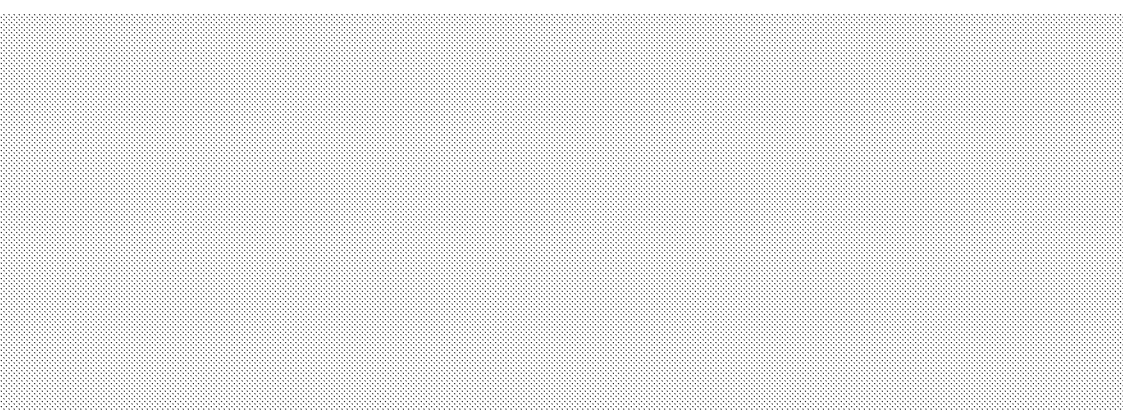
The assessment of the Site and its setting has helped to inform the preparation of a Development Framework Plan. The outline proposals provide for a development of up to 160 new homes, including a mix of house types, sizes and tenures, as well as an area for employment and commercial use and an enhanced sports facility for Angmering. A number of design principles have influenced the development proposals for the Site. These principles include:

- The new homes will consist of a mix of detached, semi-detached and terraced homes. Most of the homes will be 2 storey in height, although it is considered that some 2 ½ storey dwellings could be accommodated to provide interest to the development's roofscape.
- A proposed employment and commercial centre, which will offer Angmering six 'Starter Units', with associated infrastructure and parking. Access to these units will be via the secondary access point off Arundel Road.
- The new development will be served by a new vehicular access point from Arundel Road. The existing access along Arundel Road will be upgraded and will form a secondary access link, and a pedestrian/cycle connection to the employment land and sports hub.
- A new purpose built, high quality sports hub could be provided, enhancing the existing recreation ground and combining it with the south western part of the Site. This will create an exciting new facility for Angmering and the surrounding area, providing a number of new formal pitches, as well as a pavilion and multi-purpose community centre, with associated infrastructure and car parking.
- The new children's play area will be located in the centre of this scheme, providing an accessible focal space for all ages and abilities, within comfortable walking distance of the new dwellings, as well as being easily accessible to people using the sports hub to the south.
- A new Sustainable Drainage System (SuDS) feature at the lowest point of the Site will store water during periods of persistent or heavy rainfall in order to maintain run-off from the Site to present day conditions. This feature will be sown with wildflower seeds and planted with thicket to create an enhanced habitat, improving biodiversity across the Site.
- New woodland, thicket, tree and wildflower meadow planting will enhance and strengthen the existing boundary vegetation. This will protect the sensitive edge of Steyne Wood, and improve the Site's biodiversity. A new woodland buffer will define the edge between the development and the sports hub, setting the entire Site within a strong green network.
- New recreational routes will meander through the proposed areas of public open space and provide convenient connections to the bus stop on Arundel Road, the sports hub and the wider public footpath network. A potential new pedestrian and cycle link could create a direct link to Arundel Road connecting the development and sports hub with St Margaret's C of E Primary School.



LAND WEST OF ARUNDEL ROAD, ANGMERING

04. HAVE YOUR SAY



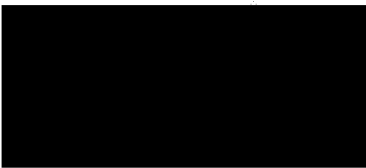
Appendix B

Pre-application Correspondence

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Planning
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF.

Gladman House, Alexandria Way
Congleton Business Park
Congleton, Cheshire
CW12 1LB



Date: 16th November 2017

Dear sir or madam,

Re: Pre-application request - Land off Arundel Road, Angmering

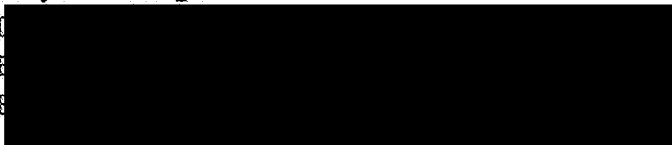
I would like to request a pre-application meeting in relation to our proposals for a residential development of approx. 220 houses with associated green infrastructure and play facilities and enclose a cheque in the sum of £1,800. I also attach a location plan with the site edged red and a copy of our preliminary proposals for discussion purposes. I would appreciate you confirming at your earliest convenience dates for us to attend your offices.

I trust the above and enclosed is acceptable but please do not hesitate to contact me should you have any queries or require any further information.

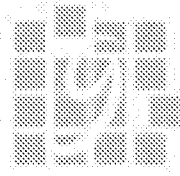
Yours Sincerely,



Steve Barker
Project Manager







GLADMAN
Redman House, Broadlands Way
Tongdon, Chichester, West Sussex PO19 1JH
Tel: 01243 788800
Fax: 01243 788801
www.gladman.co.uk

A	24.08.17	SB	Red Line amended to suit title plan
Rev	Date	By	Revision notes
STATUS			
INFORMATION			

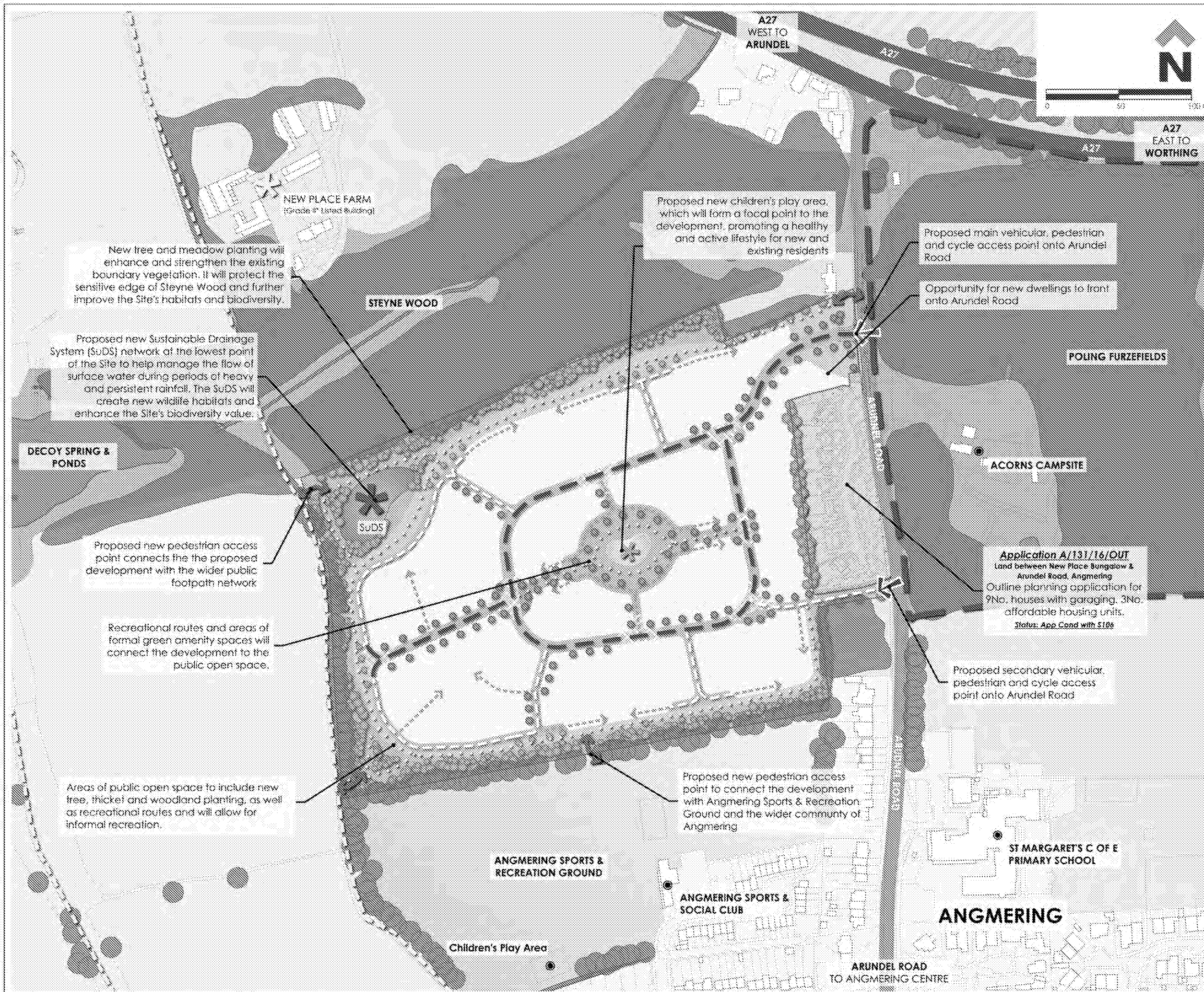
Project

**LAND WEST OF ARUNDEL ROAD,
ANGMERING, WEST SUSSEX**

Title

LOCATION PLAN

Drawn by SB	Issue date 23.08.2017
Title checked by SB	Title checked date 24.08.2017
Highways checked by CHECKED BY	Highways checked date CHECKED_DATE
Topo checked by CHECKED BY	Topo checked date CHECKED_DATE
Scale(s) 1:2500 @ A3	
Drawing No 2017-084/101A	



- Site Boundary: **9.07ha**
- Existing Vehicular Circulation
 - Dual Carriageway
 - Secondary Road
- Local Facilities/Services
- South Downs National Park
- Tree Preservation Order
 - Poling Furze Field
- Consented Housing Scheme
 - Application A/131/16/OUT
- Public Rights of Way (PROW)
- Proposed Residential Area: **6.25ha**
Up to 220 dwellings @35dph
- Proposed Main Vehicular, Pedestrian & Cycle Access Point
- Proposed Secondary Vehicular Access Point
- Proposed Spine Road through the Development
- Proposed Secondary Streets
- Proposed Lanes & Private Drives
- Proposed Recreational Routes
- Proposed Shared Surface & Key Spaces
- Proposed Location of a Children's Play Area
- Proposed Pedestrian Linkages
- Existing Vegetation
- Proposed Area of Formal & Informal Public Open Space: To include, new tree, thicket and meadow planting and recreational routes
- Potential Sustainable Drainage System (SuDS) Feature

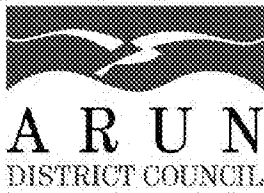
D	14/11/17	JC	Updated with access strategy
C	13/11/17	JC	Updated with client comments
B	10/11/17	RB	Revised public open space
Rev	Date	By	Description

CSA
environmental

Divis Barns, High Street,
Adwick, Northampton NN7 5NT

T 01462 743647
E info@csa-environmental.co.uk
W csa-environmental.co.uk

Project	Land West of Arundel Road, Angmering
Title	Development Framework Plan Option 1
Client	Gladman Developments Ltd
Scale	1:2500 @ A3
Date	Nov 2017
Drawing No.	CSA/3467/101
Drawn	JC
Checked	RR
Rev	D



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Steve Barker
Gladman Development Limited
Gladman House
Alexandria Way
Congleton Business Park
CW12 1LB

Your Ref:
Our Ref: **PAA/209/17/**
Please ask for: **Mr D Easton**
01903 737619

20 November 2017

Dear Mr Barker

Pre-application Advice Enquiry

Erection of 220No. dwellings, with assoicated green infrastructure & play facilities.
Land West of Arundel Road Angmering.,

Receipt No M106250 Amount: £ 1,800.00 **TOTAL PAID: £ 1,800.00**

Thank you for your recent pre-application advice enquiry which I accepted on 17th November 2017. It is being dealt with by Mr D Easton who will be able to help you should you have any questions.

The Planning Service is currently considering your proposal and aims to provide a formal written response by 29th December 2017 but this cannot be guaranteed. If your request is time sensitive, please make the case officer aware and they will endeavour to meet this date but it will depend on their workload. Unfortunately we are unable to enter into discussions about this proposal until we have issued our response. On receiving our advice, you may request a meeting to discuss the advice but there may be an additional fee for this.

The case officer will carry out an unaccompanied site visit (unless you have indicated otherwise on your application form). However, the visit is for the case officer to be able to formulate a professional opinion about the proposal and is not an opportunity for you to discuss the matter. In addition some consultation may be carried out with other internal departments where appropriate.

Please be aware that some of our correspondence including the formal response letter will be sent by email if you have provided an email address on your forms. It is therefore important to inform us if your email address changes throughout the course of the application.

Yours sincerely

Neil Crowther
Group Head of Planning

paaack



Gladman Developments
Gladman House
Alenandria Way
Congleton
Cheshire
CW12 1LB

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Your Ref:

Our Ref: PAA/7/19/

Please ask for: Andrew Wood

01903 737768

5th February 2019

Dear Sir/Madam

Pre-Application Advice

Outline planning application for a residential led development and the provision of land that facilitates the remodelling and extension to Angmering Sports and Social club to provide a Sports Hub with public open space, landscaping, sustainable drainage system (SuDS) with vehicular access from Arundel Road, and the demolition of industrial units and one residential dwelling. All matters reserved except for means of access.

Land West of Arundel Road Angmering

I write regarding the above matter and your enquiry received on 17th January 2019.

Description Of Proposed Development

From the details submitted, I understand that you propose to apply for 150-200 unit residential development and an extension to the Angmering Sports Club on a 9.1 hectares site. The proposed development would provide for open space provision, landscaping, sustainable drainage system with vehicular access from Arundel Road.

The proposal would include the demolition of existing industrial and other commercial units, and a single residential property.

The proposed scheme is identical to that applied for under planning application A/36/18/OUT which was refused for the following reasons;

1) The site lies outside the built up area boundary as defined in the Arun Local Plan 2011 - 2031 and Angmering Neighbourhood Development Plan and by reason of the site area and number of dwellings proposed would represent a significant encroachment of built form into the countryside to the detriment of the character of the area and use of the land for agricultural purposes. The proposal would therefore be contrary to policies SD SP2, C SP1, DDM1, DSP1 and SO DM1 of the Arun Local Plan 2011-2031, policies HD1 and HD5 of the Angmering Neighbourhood Development Plan and the National Planning Policy Framework.

2) In the absence of a signed Section 106 legal agreement, the proposed development makes no contribution towards the infrastructure required to mitigate its impacts and is therefore in conflict with policy INF SP1 of the Arun Local Plan 2011 - 2031.

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3) The proposed development fails to identify an adequate affordable housing tenure split and is thereby contrary to policy AH SP2 of the Arun Local Plan 2011 - 2031.

4) Insufficient information has been provided to enable an assessment of the ability of the highway network to accommodate the development without adding to the hazards of highway users to an unacceptable degree in conflict with policy T SP1 of the Arun Local Plan, policy TM1 of Angmering Neighbourhood Plan and the National Planning Policy Framework.

5) The proposal would result in loss an established employment site and fails to ensure its protection contrary to policies EMP DM1 of Arun Local Plan and policy ER2 of Angmering Neighbourhood Plan.

Description Of Site

The 9.1 hectare site is in mixed use, predominantly comprising open countryside in agricultural site to the west of the site, a single dwelling and its curtilage and 2.45 hectares on the eastern part of the site in commercial use. The site is located on a rise between Angmering and the A27 and slopes gently from east at Arundel Road to west in the open countryside south of the A27.

Description Of Locality

The site lies in a predominantly rural area which is characterised by a linear form of existing and approved residential development along the road frontage with Arundel Road. The site is bounded to the south by playing fields, sports pitches and pavilions which are accessed from Palmer Road. Open agricultural fields adjoin to the north and west with a woodland containing a scout camp to the east.

Planning Issues

The following issues have been identified for consideration.

Principle

Design

Neighbour Amenity

Amenity Space Provision

Bin Storage

Affordable Housing

Highways, Transport and Parking

Sustainability

Sustainable Construction

Flooding/Drainage

Listed Building(s)

Open Space Provision

Light Pollution

Contamination

Infrastructure Provision

Biodiversity

Protected Species

Crime

Loss of Agricultural Land

Landscape Impact

Planning/Enforcement History

Archaeology

Housing Supply

Relevant Planning History

A/36/18/OUT	Outline planning application with some matters reserved for the erection of up to 200 dwellings with access, public open space, landscaping and sustainable drainage system (SuDS) with vehicular access point from Arundel Road, one full-sized adult football pitch and the demolition of industrial units and one residential dwelling. Departure from the Development Plan.	Refused 07-09-2018
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Comment On Site History

A/131/16/OUT - Prior to the adoption of the Arun Local Plan planning permission was granted for 9 houses on what is effectively the road frontage of the proposed site applied for here on the basis that despite being a Departure from the Development Plan, the lack of a housing supply at the time rendered 'principle' policies such as those determining built up area boundaries out of date and they were not given any weight in the final decision.

The proposal is potentially in excess of 150 houses and on a site exceeding 5 hectares and therefore may require an Environmental Impact Statement under Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The applicants are advised to apply for a scoping opinion prior to any future applications on the site.

Relevant Policies - the following policies are considered relevant to your proposal:

Arun District Local Plan 2011-2031	CSP1 HSP1 HSP2C SDSP1 SDSP2 AHSP2 DDM1 DDM2 DSP1 ECCDM1 ECCSP1 ECCSP2 EMPDM1 SODM1 HWBSP1 INFSP1 OSRDM1 TSP1 ENVDM4 ENVDM5 ENVSP1 GISP1 HDM1 HERDM1 HERDM6 HERSP1 LANDM1	C SP1 Countryside HSP1 Housing allocation the housing requirement H SP2c Inland Arun SD SP1 Sustainable Development SD SP2 Built-up Area Boundary AH SP2 Affordable Housing D DM1 Aspects of form and design quality D DM2 Internal space standards D SP1 Design ECC DM1 Renewable Energy ECC SP1 Adapting to Climate Change ECC SP2 Energy and climate change mitigation EMP DM1 Employment Land: Development Management SO DM1 Soils HWB SP1 Health and Wellbeing INF SP1 Infrastructure provision and implementation Protection of open space,outdoor sport,comm& rec facilities T SP1 Transport and Development ENV DM4 Protection of trees ENV DM5 Development and biodiversity ENV SP1 Natural Environment GI SP1 Green Infrastructure and Development H DM1 Housing mix HER DM1 Listed Buildings HER DM6 Sites of Archaeological Interest HER SP1 The Historic Environment LAN DM1 Protection of landscape character
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QEDM2	QE DM2 Light pollution
QEDM4	QE DM4 Contaminated Land
QESP1	QE SP1 Quality of the Environment
WDM1	W DM1 Water supply and quality
WDM2	W DM2 Flood Risk
WDM3	W DM3 Sustainable Urban Drainage Systems

Angmering Neighbourhood Plan 2014 POLICY HD1	Built-up Area Boundary	
Angmering Neighbourhood Plan 2014 POLICY ER2	Local Employment	
Angmering Neighbourhood Plan 2014 POLICY HD3	Housing Mix	
Angmering Neighbourhood Plan 2014 POLICY HD4	Materials	
Angmering Neighbourhood Plan 2014 POLICY HD5	Built Form	
Angmering Neighbourhood Plan 2014 POLICY HD6	Housing Layout & Design	
Angmering Neighbourhood Plan 2014 POLICY HD7	Housing Density	
Angmering Neighbourhood Plan 2014 POLICY CLW4	Health Facilities	
Angmering Neighbourhood Plan 2014 POLICY HD9	Phasing of Residential Development	
Angmering Neighbourhood Plan 2014 POLICY TM1	Local Highways	
Angmering Neighbourhood Plan 2014 POLICY TM2	Cycling Walking & Equestrian	
Planning Policy Guidance	NPPG	National Planning Practice Guidance
	NPPF	National Planning Policy Framework

Principle

The application site is located within the Parish of Angmering and as such the development plan in the determination of this application will consist of the Arun District Local Plan (ALP) 2011 - 2031 and the Angmering Neighbourhood Plan (ANDP) .

Arun District Local Plan (2011-2031):

The key policy considerations in the determination of this application are considered to be SD SP2 , C SP1 and H SP1 of the Arun Local Plan (ALP) 2011 - 2031.

The application site is situated outside of the built up area boundary (BUAB) as specified by policy SD SP2 which seeks to focus development within the built up area. Policy C SP1 of the ALP seeks to protect the countryside for its own sake and as such exerts strict control over development situated outside of the BUAB. Due to the sites location outside of the BUAB development in this location would be in conflict with policy C SP1 of the Arun Local Plan 2011 - 2031.

Policy H SP1 of the Arun Local Plan says that 'within the plan period 2011-2031 the Council will provide for 20,000 new homes through the Local Plan' and the Housing Strategy on page 139 goes on to allocate 800 units in Angmering North (SD9) and 250 units in Angmering South and East (SD11). Therefore, there is considered to be sufficient land allocated in Angmering already in the strategic allocations without the need for the provision of residential development on the land which is the subject of this pre-application enquiry.

Angmering Neighbourhood Plan (ANDP):

The ANDP was made in 2014 and as such forms part of the development plan in the determination of this application.

Policy HD1 of the ANP seeks to focus development within the BUAB as defined in the plan.

The National Planning Policy Framework (NPPF):

It states in paragraph 12 that 'Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.'

Therefore as the development conflicts with an up-to-date Local Development Plan and there are no material considerations to indicate otherwise a recommendation for refusal would be compliant with the NPPF.

Conclusion on Matters of Principle:

The principle of residential development on this site is contrary to the development plan as per Arun Local Plan policies SD SP2, C SP1, H SP1 and policy HD1 of the ANDP which seek to protect the countryside from unwarranted development while allocating sufficient housing supply to meet the housing needs of the district.

Following the adoption of the Arun Local Plan (2011-2031), the Development Plan policies are up-to-date and the District Council is capable of demonstrating a 5 year housing land supply, as required by the NPPF.

The proposed development would provide an additional 150-200 houses which are not required in the District at the present time due to the 5.3 year housing land supply identified in the Inspector's comments on the Local Plan.

Whilst the development would have a positive effect upon the supply of housing the principle of residential development on this site would, in current policy circumstances and as set out in the NPPF, not be acceptable.

Notwithstanding the above assessment of policy principle it is worth noting the following;

HELAA

The HELAA assessment published by ADC in August 2017 showed a smaller site of 4.5 hectares carved out of that applied for here (HELAA reference: 40), of which 3.18 hectares was detailed as the net developable area with a yield of 95 dwellings at a density of 30 dwellings per hectare. Its availability for development is described as 'currently being put forward for development' and it was noted that: "according to the Arun Local Plan Viability Study, 2016, the site is considered to be viable and achievable".

It is considered that although the HELAA assessment of the site is that it is "achievable", this does not mean that the land West of Arundel Road is acceptable for residential development at the current moment in time. This is predicated on the fact that there is a robust 5 year housing

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land supply in the adopted Local Plan and the site not been included as a strategic allocation in the Local Plan or as an allocation in the Angmering NP. However, the site could come forward through the review of the Angmering NP.

Neighbourhood Plan Update and the Non-Strategic Site Allocations Development Plan Document

I note that you have invited members of the Angmering Parish Council to the pre-application meeting. Angmering Parish Council have indicated that they will be updating their Neighbourhood Plan but they have not provided a timetable and there is no requirement for them to do so.

Arun District Council are in the process of producing a Non-Strategic Site Allocations DPD which will set out which Neighbourhood Development Plans are updating their plans and providing further allocated housing sites for Parishes that are not reviewing or preparing Neighbourhood Plans. There is a requirement to distribute at least 1,250 dwellings amongst all of the Parishes (in accordance with policy H SP1 'The Housing Requirement' of the adopted Arun Local Plan 2018) and sites will be identified initially at via the issues and options stage consultation for this DPD.

Design

Planning policies and Central Government advice support the efficient and effective use of land. Central Government advice further indicates that more intensive development is not always appropriate and that design which is inappropriate in its context should not be accepted. Furthermore, new development should be well integrated with and complement the local area in terms of layout, for example.

Arun Local Plan policy D DM1 lists a series of 15 factors that development must comply with - these include character, impact and public realm. With reference to character the policy states that proposals should 'Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.'

Arun Local Plan Policy D SP1 - Design states:

'All development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details...' The policy requires that development proposals should reflect the characteristics of the local area by amongst other things in terms of its character and design.

Angmering Neighbourhood Plan (ANDP) policies HD3 Housing Mix, HD5 Built Form, HD6 Housing Layout & Design and HD7 Housing Density are relevant.

Policy HD3 encourages smaller homes and a mix of housing size and policy.

Policy HD4 (Materials) requires developments to reflect 'local materials and features evident in the surrounding area'. The policy lists materials to be integrated into the design of the development (stock brick, flint, hanging clay tiles and pastel renders). It also refers to materials for paved surfaces (preference for permeable surfaces) and high quality street furniture.

The application is in outline and these policy requirements would be relevant to consideration at the detailed reserved matters stage.

Policy HD5 states new developments should demonstrate how they have considered their impact on their surrounding area. In this case it has not been sufficiently demonstrated how 150 - 200 dwellings could be assimilated into the landscape without adversely affecting the rural character of the area. The site is bounded to the west by open countryside, the east by a woodland owned by the Scouts, to the south by the Angmering Sports and Recreation ground and Steyne Wood to the north.

Policy HD7 refers to Housing Density it is considered that the provision of up to 150 - 200 dwellings may not be out of keeping with the density of existing neighbouring properties.

It is also necessary to consider the guidance within the National Planning Policy Framework. Section 12 states that good design is a key aspect of sustainable development (paragraph 124) and that developments should respond to local character & history, reflect the identity of local surroundings & materials, establish a strong sense of place and be visually attractive as a result of good architecture (paragraph 127).

Paragraph 130 goes on to say that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions,...'It is noted that the application is in outline form and does not seek approval of layout or the design of the dwellings.

The proposal would represent a significant extension of built form into an open rural area resulting in an unacceptable impact on the areas character and appearance

The existing character of this section of Arundel Road has a broadly ribbon like pattern of single dwellings fronting both sides of the road whilst the current site is generally open and features more sporadic development. The proposed development would not be limited to the area adjacent to the road frontage and would not be linear in form. It would not respect the pattern of existing development along the northern exit from Angmering and would represent an expansion of built form into open countryside which would visually harm the character of the area. Whilst no illustrative layout has been provided detailing the precise position of the dwellings proposed it is apparent that given the position of the site and extent of the proposal the development would be obtrusive in the landscape.

Conclusion

It is therefore considered that whilst any reserved matters application could be in accordance with certain aspects of development plan policy such as policies HD6 and HD7 of the ANP the siting of 150-200 dwellings in this location would adversely impact on the rural character of the area contrary to policy D DM1 (1) and D SP1 of the ALP 2011 - 2031, policy HD5 of the ANP and paragraphs 127 (c) and 130 of the National Planning Policy Framework.

Neighbour Amenity

Arun District Local Plan Policy D DM1 (3) indicates that development will be permitted if it takes into account impact on adjoining occupiers, land, use or property. None of the ANDP policies specifically refer to residential amenity issues. However, one of the 'core planning principles' of the NPPF is to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings (paragraph 12).

The NPPF further indicates that good design should contribute positively to making places better for people. When more detailed designs are being developed, consideration should be given to the height of properties to ensure that overlooking and loss of light is not an issue where the site abuts the residential properties fronting onto Arundel Road, to the east of the site.

It is not possible to properly assess and make a determination on the residential amenity implications of the development at this stage due to the lack of elevation or floor plan drawings. Such an assessment would take place at the reserved matters application stage.

Amenity Space Provision

The NPPF states that good design should contribute positively to making places better for people and indicates that creating places, streets and spaces which meet the needs of people, are visually attractive, safe, accessible, functional, inclusive, have their own distinctive identity and maintain and improve local character. Policy D DM1 of the Arun Local Plan further indicates that

decpaa

development will be permitted provided that amongst other considerations the proposal creates attractive places and spaces with the needs of people in mind.

On this basis, well designed and adequate amenity space provision for residents is considered essential to meet the policy requirements of the Local Plan, Angmering NP and Central Government Advice. Attenuation basins (SuDS) are not counted as useable public open space.

I would further note that Arun District Council are working on the Arun Design Guide which is intended to include further guidance on external amenity space in the future.

Affordable Housing

In implementing its Affordable Housing Policy, the Council will seek 30% affordable housing on-site on residential developments of 15+ residential units. The tenure, dwelling type/size and location of on-site affordable housing must be agreed with the Council's Housing Strategy and Enabling Manager.

The tenure, dwelling type/size and location of on-site affordable housing must be agreed with the Council's Housing Strategy and Enabling Manager.

Policy AH SP2 of the ALP 2011 - 2031 seeks a minimum of 30% affordable housing for developments over 11 dwellings. The default position will be 75% to be for rent and 25% intermediate housing. A mix of dwellings sizes should also be sought.

Policy HD3 of ANDP states proposals of more than 6 dwellings should demonstrate how the applicant has sought to meet local need in terms of dwelling sizes. In addition at least 25% of dwellings should meet Lifetime Home Standards or its equivalent. These are matters that could be controlled at a later stage.

Housing Need: There is high demand for affordable housing throughout the Arun District for both rent and low cost home ownership. As at June 2018, there were over 1,300 households in housing need on the Council's housing register.

Property sizes design and mix: The applicant should ensure that the quantum of affordable housing is broadly delivered as follows:

	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Market	5-10%	40-45%	35-40%	10-15%
Intermediate Homes	15-20%	50-55%	25-30%	0-5%
Affordable rented	35-40%	35-40%	15-20%	5-10%

The intermediate housing (shared ownership) dwellings should comprise of a mix of 1, 2 and 3 bed dwellings - 4 bed dwellings are not recommended for shared ownership purposes.

Integration - The affordable housing should be integrated into the overall development to form clusters of no more than 20 dwellings.

The affordable housing should be constructed and designed to be indistinguishable from the market housing. The affordable housing should be designed into the overall development into clusters of a maximum of 15-20 dwellings.

Section 106 considerations and Affordable Housing Agreement: The Council would not support capped percentage transfer values to a provider of affordable housing being applied to the affordable housing dwellings.

All of the necessary affordable housing requirements would need to be included in a Section 106 planning obligation, not secured by planning condition.

The applicant should seek to make at least one of the rented affordable dwellings fully wheelchair accessible.

The Council would request that the applicant engages with one of our preferred registered partners for the acquisition of the affordable housing.

At present, the Council would not support the inclusion of Starter Homes as an affordable housing product as there are no published regulations setting out how these would operate as a new affordable tenure type.

No indication of the number of units to be constructed on site has been included within the pre-application. What is clear is that a 30% provision of affordable housing would be required in any future application to agree the tenure split as part of the outline application. The tenure split provided would need to be 75% rented and 25% intermediate housing, as per our new Local Plan policy requirement.

Highways Transport And Parking

Planning policies allow for the safe movement of pedestrians and vehicles, giving priority to pedestrians, and car parking.

A separate pre-application advice service is provided by West Sussex County Council as the Local Highway Authority. Discussions with the Local Highway Authority will need to be given to include any strategic highway requirements, pedestrian links, safe routes to schools and any mitigation required on Arundel Road. Provision should be made for the safe movement of pedestrians around the site through footways, crossing points and the use of different materials to demarcate the pedestrian routes.

Highways England can be contacted prior to any application at planningSE@highwaysengland.co.uk to gain pre-application advice.

Policy T SP1 of the Arun Local Plan 2011 - 2031 discusses transport issues including development providing safe highway access.

Policy TM1 of the ANDP requires that proposals for new development shall demonstrate that adequate and satisfactory provision has been made to mitigate the impact of traffic generated both during construction and on completion. Policy TM2 gives support to proposals which improve or increase existing footpaths and cycle paths.

Regard should be had to paragraph 109 of the National Planning Policy Framework which states that: "Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe".

The application at A/36/18/OUT had been assessed by WSCC Highways and Highways Agency and both have objected to the proposal primarily for reasons of a lack of information.

A number of matters require further clarification to understand the impacts of the development on the Strategic Road Network.

The following issues are yet to be resolved:

- Response to a number of questions on the modelling approach and results.

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- Designers Response signed and dated and exception report required.
- Proposals to deliver a cycleway.
- Further information/mitigation to the A27/Arundel Road junction.
- Agreement to a suitable level of contribution (discussed below).

Without this information it has not been satisfactorily demonstrated that the impact on the operation of the highway network will not be severe or unacceptable. The application is therefore considered to conflict with paragraph 109 of the NPPF.

In terms of car parking, no detailed layout has been provided, and this would be assessed at a later stage.

Given the conflict with the adopted development plan policy and the NPPF the application is recommended for refusal on highway safety grounds.

Sustainability

Government planning policy is to encourage appropriate development in a location that will enable a reduction in the need to travel, particularly by private car and that planning should contribute to reduce emissions and reduce climatic change. The proposed development is considered to be sustainable due to the proximity to essential facilities, but there are issues with the availability and proximity of public transport and the application should consider this in the relevant sections of the application submission. Policy SD SP1 of the Arun Local Plan considers sustainable development and seeks to take a positive approach that reflect the presumption in favour of sustainable development contained in the National Planning Policy Framework.

The distances to key local facilities. These are identified as being;

- Recreation Ground, off Decoy Drive - <200 metres
- St Margaret's C of E Primary School and Nursery, Arundel Road - <200 metres
- St Wilfrid's Catholic Primary School, Arundel Road - <750 metres
- Play Area, Rectory Lane - 850 metres
- St Margaret's Church - <950 metres
- Village centre (Retail uses, public house, employment opportunities) - circa 1km
- Angmering Medical Centre, Station Road - <1.2km
- The Angmering School (Secondary & Sixth Form), Station Road - circa 2km
- Angmering Railway Station - circa 2.5km

The accessibility and sustainability of the site is considered to be enhanced through the presence of an existing footway running along the eastern boundary of the site adjacent to Arundel Road.

In terms of access to public transport the closest bus stop is situated approximately 450m to the south of the site on Arundel Road. Whilst, 400m is identified as the desirable maximum (equating to approximately 5minutes of walking time) this additional 50m is not considered to severely or demonstrably outweigh the benefits of the proposal.

Therefore, it is considered that there would be a choice as to the means of transport, either by foot, cycle, or public transport and as such it is considered that a refusal on sustainability of location could not be supported.

Sustainable Construction

Tackling climatic change is a key government priority for the planning system. Applicants for planning permission should consider how well their proposals for development contribute to the Governments ambition of a low carbon economy and how well adapted they are for expected effects of climatic change. Applicants should consider provision of renewable energy in the form

high level insulation, rainwater harvesting a general minimal energy use, including Carbon Dioxide reduction.

Policy HD6: 'Housing Layout and Design' in the Angmering NP includes strong support for development that seeks to meet the highest standards of construction, Code for Sustainable Homes and BREEAM standards.

Policy ECC SP2 requires that all new development should be energy efficient and;

- a. Achieve energy efficiency measures that reflect the current standards applicable at the time of submission;
- b. Use design and layout to promote energy efficiency;
- c. Incorporate decentralised, renewable and low carbon energy supply systems, for example small scale renewable energy systems such as solar panels.

All major developments must produce 10% of the total predicted energy requirements from renewable or low carbon energy generation on site, unless it can be demonstrated that this is unviable. Energy efficiency measures will be taken into consideration when the total predicted energy requirements are calculated. The Council will consider 'allowable solutions' where it is clearly demonstrated that the provision of on site renewable or low carbon energy generation is unviable or not feasible.

In assessing the achievement of these standards the Council will consider:

Site constraints; Technical viability; Financial viability; and Delivery of additional benefits.

Policy ECC SP1 - Adapting to climate change

The Council will support development which is located and appropriately designed to adapt to impacts arising from climate change such as the increased probability of tidal and fluvial flooding; water stress; health impacts as a result of extreme temperatures and a decline in the quality of habitats and richness of biodiversity.

In order to achieve this, development must be designed to take account of the following issues:

- a. Location (in relation to flood risk and vulnerability to coastal erosion);
- b. Water efficiency;
- c. Shade, cooling, ventilation, solar gain;
- d. Connectivity to the green infrastructure network;
- e. Layout and massing;
- f. Resilience of buildings and building materials to extreme weather events;
- g. Capacity of drainage systems and incorporation of Sustainable urban Drainage Systems (SuDS)

Officer Comment

The proposed scheme is a major development and would require 10% on site renewable or low carbon energy on site.

The layout of the scheme should promote energy efficiency as far as possible including southern orientation of buildings to maximise passive solar gain and take heed of the policy considerations set out above.

Flooding

The NPPF requires development not to give rise to an unacceptable risk of flooding detrimental to human health or property. There will be a requirement for the submission of a Flood Risk Assessment (FRA).

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Arun Local Plan 2011 - 2031 policy W DM2 seeks to limit development in areas at risk of flooding and W DM 3 discusses the need for sustainable urban drainage systems.

Furthermore, Arun District Council Drainage Engineers did not raise any objection to the previous application for outline permission A/36/18/OUT and recommend that conditions will be appropriate and will ensure that the site is satisfactorily drained.

On this basis, the application is considered to comply with the relevant development plan policies in this respect.

Listed Building

In considering whether to grant planning permission for development that affects a listed building or its setting, the Council shall have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. The proposal is likely to be acceptable/unacceptable due to the impact on the Listed Building/curtilage of the Listed Building/setting of Listed Building.

The proposal is 80m from the Grade 2 * listed building ' Newplace Farm' to the North West. Given the field boundaries and woodland between the application site and the property there is not considered to be an adverse impact on the setting of the building in accordance with policy HER DM1 of the Arun Local Plan.

Open Space Provision

Developments are expected to provide open space on site. The Council's SPG guidelines which apply to developments of houses are based broadly upon the National Playing Fields Association's (NPFA) "Six Acre Standard". The superseded Fields in Trust guidelines (FIT) 'Beyond the Six Acre Standard' recommends that 3.2 hectares of open space are provided for every 1,000 people ie 32 square meters of open space per person.

A well designed scheme is required to incorporate well thought out areas of open space, existing landscape features such as mature trees and hedgerows, appropriate new planting, provision of children's play areas and car parking, and a mechanism for long-term management of the developing landscape. It is vital that the landscape scheme maximises the biodiversity of the site by the inclusion of native species and retention of a variety of habitats. This provision will take the form of informal open space, children's play space and sports pitch provision dependent upon the type and size of development proposed. In some cases for smaller scale developments, a commuted payment may be appropriate.

A clear indication of the proposed future management of the open space must be provided. A clear directive of responsibility should be set out with this statement explaining how the differing typologies will be maintained ie responsibility of sports pitches, public open space and children's play areas. This is particularly important where there is a range of typologies and a variety of open space being proposed.

Open space must be designed to include dog bins, litter bins, fencing and be gated and to prevent vehicular access except for maintenance. There must be no small unusable pockets of open space.

Policy OSR DM1 requires open space and playing pitch and indoor sports facilities to be provided within new developments and policy HWB SP1 requires all developments to be designed to maximise its impact on promoting healthy communities and reducing health inequalities.

It is also necessary to consider the guidance within the National Planning Policy Framework. Section 8 of the NPPF states that planning decisions should aim to achieve healthy, inclusive and

safe communities.

This development proposal would require 1.53Ha of POS as a minimum. Provision of LAP, LEAP onsite and MUGA (Multi-Use Games Area) contribution would be sought via a Section 106 legal agreement with confirmation of play provision being provided to be submitted and approved.

The provision of a football pitch to the south/east corner of the site would extend the sport facilities on offer in Angmering and the existing wider leisure facilities at Palmer Road and positively contribute to the range of pitches. However, whilst connectivity with Angmering sports and recreation ground is supported in policy principle it is not clear how this would work in conjunction with the work that the Council is doing to increase the sports facility offer in the neighbouring Angmering recreation ground and its impact on surrounding proposed properties given that no detailed layout plan has been submitted as part of this proposal. Parking for the proposed football pitch is not identified at this stage. Although refusal would not be justified on these grounds the integration of the application site with the wider area would require further consideration at the reserved matters stage.

Centrally located areas of public open space, integrated within the housing layout would be beneficial in the linking of all these areas allowing the greening of the development and for wildlife corridors to be established, increasing biodiversity across the proposed site. This could be provided to ensure compliance with policy at the reserved matters stage.

Light Pollution

Planning policies emphasise the need to consider the impact of light on neighbouring uses and wider landscape, Light levels should be the minimum required for security and working purposes, and minimise potential glare and spillage.

Policy QE DM2 of the ALP 2011-2031 seeks a lighting for all development with outdoor lighting and imposes criteria against which the application must be considered.

It is not considered that the proposed development will adversely harm the existing environment at night (or after 4pm in winter). This is because, the site is located on a well used main artery road out of the village on a street with road lighting and with residential development further to the south which would act as a visual backdrop. Whilst no lighting scheme has been submitted the application is in outline and were the application to be approved these details could be covered by a condition.

Neither the South Downs National Park or the Council's Environmental Health have raised an objection on any adverse harm that may arise on the locality or the setting of the South Downs by way of excessive lighting.

It is therefore considered that the application complies with the development plan in this respect.

Contamination

Development on or close proximity to hazardous sites or contaminated land will be permitted provided the Council is satisfied that appropriate remedial measures can be or have been undertaken in respect of human health and groundwater.

The proposal is could potentially be acceptable in terms of contaminated land associated with the light industrial./automotive uses on the site subject to a detailed Contamination Report and mitigation measures in accordance with policy QE DM4 of the Arun Local Plan

Infrastructure Provision

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In accordance with policy INF SP1 of the Arun Local Plan the council will seek fair and reasonable contributions to be made by the landowners or developers towards the cost of infrastructure, service or amenity provision, to meet the needs of the occupiers or users of the development. This proposal would generate a requirement in the form of infrastructure provision for County education services, social services, fire service, police and public open space provision. Details of the required County service provision can be found on the West Sussex County website. The proposal is likely to be acceptable subject to the completion of a Section 106 legal agreement. The s106 agreement would need to be completed and signed prior to any planning permission being granted,

HD9: 'Phasing of Residential Development' of the NP seeks to make sure that new housing proposals demonstrate that there is the necessary capacity in the community and physical infrastructure and services are available to support the increase in population.

Policy CLW4: 'Health Facilities' of the ANP seeks to ensure that new development makes adequate provision for the health needs of new occupiers either on or off-site, the latter through a developer contribution. The Coastal West Sussex Clinical Commissioning Group (CCG) would be consulted on any application for residential development on Land at Arundel Road.

The Transport Study (prepared by Systra) for the Local Plan and the Infrastructure Delivery Plan (the IDP) identifies requirements for improvements in relation to the road network in the Angmering area. Any transport assessments to be submitted alongside an application for residential development on Land west of Arundel Road will need to take into account the relevant findings of the IDP and the Local Plan study to make sure that the application contributes to wider transport improvements that may be necessary to ensure that the impact of the development on the local road network is acceptable in isolation and in combination with other potential development in the area.

Consideration should be given to the need for indoor sport in relation to this site. Developer contributions will be sought for 3G Pitch provision to serve new developments in the east of the District. The LPA is looking at developing 3G pitches at the Palmer Road Recreation Ground, in Angmering.

If permission were to be granted for this development the Council would request that the applicant signs up to the Developer and Partner Charter and agrees to use local suppliers wherever possible as well as producing a skills plan.

Biodiversity

National Planning Policy indicates that developments should aim to maintain and enhance, restore or add to biodiversity and geological resources of the area. An ecological report will need to be submitted setting out the biodiversity present, how biodiversity impacts can be avoided, appropriate mitigation measures and if necessary, compensation measures in the absence of mitigation and how biodiversity gains can be made. All ecological surveys need to be undertaken by a suitably qualified ecologist and at the right time of year and for the right duration.

A habitat survey would need to be commissioned and any recommendations of the report included within the conditions of any planning approval. Clearing of any vegetation must not be carried out during the bird nesting season. A reptile survey would need to be carried out prior to works commencing on site. Vegetation to the boundaries needs to be retained. Bat and bird boxes should be provided to enhance the ecological potential of the site and mitigate for the loss of any mature vegetation.

This site is within the open countryside. Policy ENV SP1 Natural Environment and policy ENV DM5 Development and biodiversity of the Arun Local Plan apply.

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The former application A/36/18/OUT was assessed by our ecologists and they did not raised any objections subject to conditions.

Protected Species

Development will need to avoid impacts on protected species on a site such as this, and where this is not possible, mitigation or compensation will be necessary. The presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat. If there is a possibility that a development proposal will impact on a protected species, surveys will need to be submitted with a planning application to determine the presence or absence of a protected species upfront with a planning application and will not be a condition of a planning permission if granted since their presence is a material consideration that will need to inform decisions. If planning permission is granted, a licence, a development licence or conservation licence, from Natural England may be required. All ecological surveys need to be undertaken by a suitably qualified ecologist and at the right time of year and the right duration.

Crime

Planning policies including policy D DM1 of the Arun Local Plan encourage quality design, layout, landscaping and lighting of new development to help reduce the risk of crime. The proposal is likely to be acceptable subject to the detail of the design reflecting the principles for designing out crime.

Loss Of Agricultural Land

The presence of best and most versatile land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification), should be taken into account alongside other sustainability considerations when determining planning applications.

The latest available classification map suggests that the site is both Grade 2 and either Grade 3A or 3B and is therefore to be considered as 'best and most versatile agricultural land.'

Regard should be given to the Arun Local Plan 2013 -2031 as it applies to agricultural land.

Policy SO DM1 of the ALP 2011 - 2031 considers soil and states that:

"Unless designated by this Plan or a Neighbourhood Development Plan, the use of Grades 1, 2 and 3a of the Agricultural Land Classification for any form of development not associated with agriculture, horticulture or forestry will not be permitted unless need for the development outweighs the need to protect such land in the long term."

Paragraph 170 of the NPPF states 'planning policies and decisions should contribute to and enhance the natural and local environment by: (a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan) and (b) recognising ... the wider benefits from natural capital and ecosystem services - including the economic and other benefits of the best and most versatile agricultural land....'

The agricultural land grade is noted. The area of Grade 2 land amounts to a not insignificant amount(approximately two thirds of the site area), it is used for farming and has agricultural potential. There is no policy justification for the development following adoption of the Arun Local Plan and the need for housing does not outweigh the merits of protecting the land for farming in the long term. As such the proposal is contrary to policy SO DM1 of the ALP.

Landscape

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Planning policies and Central Government advice emphasise that the conservation of the natural beauty of the landscape and countryside should therefore be given great weight in development control decisions.

Policy LAN DM1 (Protection of Landscape Character) in the Local Plan says that "the historic character and development pattern of settlements within the District should be respected, taking into account their distinct identity and setting". The policy also refers to the setting of the South Downs National Park, specifically saying: "development within the setting of the South Downs National Park must have special regard to the conservation of that setting, including views into and out of the Park, and will not be permitted where there would be harmful effects on these considerations".

A Landscape and Visual Impact Assessment (LVIA) and Landscape strategy would need to be submitted and proposals for the long term maintenance and management of the landscaping. The proximity to the National Park and public footpaths to the west should be considered.

I would also note that the area comes within the Angmering Upper Coastal Plain Area details of which can be found at http://www2.westsussex.gov.uk/environment/heritage/SC12_AngmeringCoastal.pdf

This describes the landscape characteristics as predominantly rural. This combined with potential impacts on the setting of South Downs National Park leans toward a more verdant style of proposed development and an enhanced landscaping scheme including the following;

A substantial planting scheme with a selection of semi-mature specimens will be required to provide screening to these neighbouring land uses. New planting proposals must also be considered in relation to the wider viewpoints. Consideration should be given to species choice for these locations. New planting proposals would be required to be plotted in plan form showing the location of these with quantities proposed, densities and size at time of planting. Proposed planting would need to be sufficient in height with a mix of tree and shrub species that are sufficiently fast growing to provide a year round interest. Any screening proposed will need to provide a good mix of native species which when planted should establish quickly to form a balanced and appropriate planting scheme. Over time this would create a different habitat with differing biodiversity habitats forming. The proposals could provide the opportunity to enhance existing vegetation and to secure on-going management of any structural vegetation within the site.

Forming part of a reserved matters planning application and prior to any permission being granted, a full landscape scheme should be submitted for approval, detailing species choice, position, densities and size at time of planting. The provision of landscaping for the development must be conditioned with any permission. Some indicative planting has been illustrated with the plan provided, this would need further detailing for approval and should be plotted in plan and list form and in relation to the trees and vegetation to be retained in the locale, so that a clear picture of the proposals can be seen. These details are required to assure the adjacent land setting is maintained, the setting is uncompromised and the proposed residential development is appropriate to its setting.

It is recommended that all of the above points are addressed as part of a comprehensive and valid planning application for residential development on land west of Arundel Road.

There are not trees evident on site however any trees or vegetation that fall within the proposed or periphery of the development, may provide significant aesthetic impact to the location. Any trees in particular along the boundaries, which adjoin neighbouring land could provide potential valuable screening and should be retained particularly those adjoining the settlement boundary. Any considered tree removal from this site should be agreed with Arun District Council's Arboricultural

Officer. Root Protection Areas (RPA) should extend into the development site and to those in neighbouring land. Before construction, a tree protection scheme must be in place for any retained trees including trees whose root protection areas fall within the construction zone from neighbouring land. This should be in accordance with BS 5837:2012 'Trees in relation to construction' Any removed trees should be mitigated for allowing for inclusion of native species for biodiversity purposes and fitting to the semi-rural setting.

No detailed arboricultural information has been submitted with the pre-application correspondence - a requirement of BS5837:2012. As such, were this pre-application to now proceed to a planning application there would be insufficient information to guarantee such trees would be adequately respected and protected. It is recommended that an Arboricultural Consultant is employed to carry out a tree survey exercise and then prepare an Arboricultural Implications Assessment (AIA), which must be inclusive of; a 'Tree Survey Schedule', a 'Root Protection Area (RPA) Schedule' and a 'Tree Constraints Plan' - with the trees accurately plotted on same. In the event that a RPA of any tree which is proposed for retention overlaps the development then BS5837:2012 requires that the planning application is accompanied by an Arboricultural Method Statement (AMS) including a Tree Retention and Removals Plan and a Tree Protection Plan - to both describe and illustrate the mitigation measures which are to be employed to ensure that the trees survive without detriment to their vigour and vitality and are given adequate protection both above and below ground.

Archaeology

Archaeological remains are a fragile and finite resource. The Council has set out in detail policy within a Supplementary Planning Guidance "Archaeology" adopted September 2003 which is available on the Council's website. Permission will not be granted for development that would be harmful to the significant archaeological interest of the site. An archaeological watching brief condition is recommended.

A site of this size on the coastal plain is likely to contain deposits of archaeological interest. In the circumstances it would be reasonable to expect to see a detailed desk-based assessment of the archaeological potential of the site prior to determination in order to establish what deposits it might be likely to contain, how these might be affected by development and how to mitigate this.

Housing Supply

The most up to date position on housing land supply is that the Council has a 5.3 year supply of housing land. As a result of this, full weight can be afforded to policies in the Local Development Plan as set out in the Principles section of this report above.

The site has not been designated for residential development and the proposal is unacceptable as there is an adequate and up to date supply of housing units.

Landscape Comments

South Downs National Park objected to this application on the grounds of an adverse impact on the landscape of the National Park.

Drainage Engineers Comments

The Council's Drainage Engineers have made the following comments on the previous application A/36/18/OUT;

No Objection subject to imposition of conditions. The information provided discusses the use of either; land raising, surface water pumping, or discharging to foul sewer. All three of which we would like to avoid. It may be with some further investigation, and a restricted discharge, that the site could discharge to a deeper surface water culvert that runs to the south of the site beyond the recreation ground. Based on this, and the other supplied information all of the previously applied

conditions should be imposed.

Environmental Health Comments

The Council's Environmental Health Officers made the following comments on the previous application A/36/18/OUT;

No objection in principle subject to:

- Various commercial units to the south of the proposed development are removed/relocated prior to redevelopment.
- Hours of use of the adult football ground should be restricted.
- Conditions imposed for contamination, lighting, construction management plan and odour emissions.

Bin Storage

For all new residential development including flat conversions, the applicant must show bin storage/collection provision as follows:-

Each unit should be provided with the equivalent of 240 litres of residual waste storage/bins. For flats, the communal/bulk bins can be used on the basis of 240 litres of residual waste storage/bin per flat. Alternatively one 240 litre wheelie bin for each property can be provided.

The same amount of storage space/bins for recyclable materials is required to be provided.

Where bin stores are adjacent to the access road serving the development or across a parking area there will need to be a road up to full highway standards and an indemnity provided for the Council's contractors to pass across servicing. The access of this type provided must be accessible/passable for collection schedules i.e. no parking or other obstruction.

It is recommended that if any communal provision is located near or adjacent to the highway, it will be suitably enclosed and landscaped so that the maximum pulling distances and vehicle access requirements are complied with.

Conclusion

Based on the above comments I conclude that were an application for planning permission to be submitted it would be likely to be refused for the following reasons;

1) The site lies outside the built up area boundary as defined in the Arun Local Plan 2011 - 2031 and Angrnering Neighbourhood Development Plan and by reason of the site area and number of dwellings proposed would represent a significant encroachment of built form into the countryside to the detriment of the character of the area and use of the land for agricultural purposes. The proposal would therefore be contrary to policies SD SP2, C SP1, DDM1, DSP1 and SO DM1 of the Arun Local Plan 2011-2031, policies HD1 and HD5 of the Angrnering Neighbourhood Development Plan and the National Planning Policy Framework.

2) In the absence of a signed Section 106 legal agreement, the proposed development makes no contribution towards the infrastructure required to mitigate its impacts and is therefore in conflict with policy INF SP1 of the Arun Local Plan 2011 - 2031.

3) The proposed development fails to identify an adequate affordable housing tenure split and is thereby contrary to policy AH SP2 of the Arun Local Plan 2011 - 2031.

4) Insufficient information has been provided to enable an assessment of the ability of the

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highway network to accommodate the development without adding to the hazards of highway users to an unacceptable degree in conflict with policy T SP1 of the Arun Local Plan, policy TM1 of Angmering Neighbourhood Plan and the National Planning Policy Framework.

5) The proposal would result in loss an established employment site and fails to ensure its protection contrary to policies EMP DM1 of Arun Local Plan and policy ER2 of Angmering Neighbourhood Plan.

Follow Up Meeting

Your pre application advice fee included a meeting which has been arranged for Thursday March 7th 2pm at the Civic Centre, Arun District Council.

Making an Application

If you decide to proceed with making an application you will need to quote the reference number for this advice in the pre-application advice section of the relevant application form. This will ensure that the application receives priority and a speedy validation process.

You will need to submit the following documentation/information with your application to meet the National Validation Requirements:

Fully completed and signed Application Form with full description of the proposal.
Ownership Certificate and Agricultural Land Declaration
Design and Access Statement
Correct Fee
Location Plan (1:1250)
Site / Block Plan (1:500)
Environmental Impact Statement

Please note that the Council has a Local Validation Requirements List and you should refer to it before submitting your application. Failure to provide the required documentation and to complete the Validation Checklist and the Biodiversity Checklist will result in the application being treated as incomplete and delay the validation of the planning application.

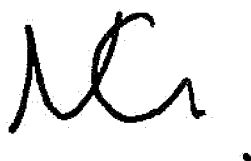
Having looked though the Local Validation Requirements List, I would suggest that the following additional documents will be required:

Affordable Housing Agreement
Biodiversity Survey and Report
Land Contamination Assessment
Economic Development Statement
Flood Risk Assessment
Foul and Surface Water Drainage Statement
Landscaping Strategy
Lighting Assessment
Bin Storage and Collection Provision
Parking Plan
Planning Application Summary
Street Scene
Transport Assessment/ Travel Plan
Transport Statement
Tree Survey and Arboricultural Report
Heritage Statement

You should be aware that any advice given by the Council in relation to pre-application advice will be based on the case Officer's professional judgement and will not constitute a formal response or decision of the Council with regard to any future planning applications. Any views or opinions expressed are given without prejudice to the consideration by the Council of any formal planning application which will be subject to wider consultation and publicity. Although the case officer may indicate the likely outcome of a formal planning application, no guarantees can or will be given about the decision that will be made on any such application. Any further correspondence will be at the Case Officer's discretion depending on the nature of the further enquiry. It may be necessary to submit a further pre-application advice request. Please note this advice only relates to planning and does not relate to any other legislation which may or may not apply such as Building Regulations or ordinary watercourse consenting. You will need to carry out your own checks to determine whether any other consents or permissions are required.

I trust this is of assistance to you.

Yours faithfully

A handwritten signature in black ink, appearing to be 'NC' with a flourish, followed by a period.

Neil Crowther
Group Head of Planning

PAA/7/19/ - Land West of Arundel Road, Angmering

Meeting Minutes – 7th March 2019 - 2pm – Pink Room – Arun Civic Centre

Attendees

Andrew Wood - Arun District Council - Senior Planning Officer

Joe Russell Wells -Arun District Council – Group Head of Neighbourhood Services (Greenspace).

Robin Wickham -Arun District Council – Group Head of Community Wellbeing.

John Oldfield - Angmering Parish Council - Chair

Steven Mountain - Angmering Parish Council - Councillor

Katie Herr - Angmering Parish Council - Clerk

Tara Gambling - Angmering Parish Council - Clerk (New appointee)

John Mackenzie - Gladman Developments - Planning Director

Steve Barker - Gladman Developments - Senior Project Manager

Minutes/Actions

	Minutes	Action
1.0	Sports Hub/Open Space	
1.1	Steve Barker (SB) to send red line boundary with area to be allocated for sports use over to Joe Russel Wells (JRW) and Robin Wickham (RW) to review and consider if 3g/4g pitches can be accommodated and inform final site layout.	JRW/RW
1.11	JRW/RW to define details of which body/organisation the land is to be gifted to via planning obligation (s106) and sent to Gladmans (SB)	JRW/RW
1.12	John Mackenzie (JM) Gladmans expressed that the quantity of land agreed between the landowners and agents available is approximately within the boundaries set in the Concept Masterplans.	
1.2	Pedestrian interconnections (multiple) between the new residential estate and Sports Hub open space required. This will link to the wider Public footpaths as direct access from the residential development will not be possible.	
1.21	A pedestrian linkage exists at the western boundary providing access from the existing residential estate along the western boundary of the sports hub, linking to the bridge over the drainage ditch and the public right of way which links to Angmering village centre to the south and the A27/South Downs National Park to the north. JRW/RW to include in Sports Hub design and send to Gladman (SB) to inform site layout.	JRW/RW

1.22	A pedestrian site linkage from the eastern side of the new residential development through the Sports Hub onto Arundel Road i) via Decoy Drive ii) via the pedestrian access adjacent to 52 Arundel Road. (Note – access adjacent to 52 Arundel Drive also needs to link to car park for potential school drop off site)	JRW/RW
1.23	A further site linkage via the centre of the estate would also be ideal perhaps linking to the MUGA/LEAP which appears within the Sports Hub in the concept masterplan.	JRW/RW
1.235	Draft Sports Hub Design and Pedestrian Linkages to be produced by JRW/RW and then SB/JM at Gladman to reflect in Concept Masterplan/Outline Planning Application.	JRW/RW SB/JM
1.24	Vehicular access via Decoy Drove to be closed-off – pedestrian access to remain- A further benefit to the development. Vehicular Access will be taken from Arundel Road (utilising the existing commercial access) adjacent to the new housing scheme approved on the site frontage.	JRW/RW
1.25	Light industrial building parking to provide weekend and evening overspill parking for sports hub.	JRW/RW
1.3	New Supplementary Planning Document on Open Space in production in Planning Policy Section.	
1.31	Open Space Standard in this document the amount of open space for new development is measured at 2.2 people per household 37 sq.m. per person of open space (increase from 32 sq.m. in current SPD document). SB to confirm what is provided in the concept plans and confirm to AW as well as analysis of what the existing and emerging requirement would be	
1.32	MUGA, LAP and LEAP provision will be required with a LAP and LEAP onsite. The gifting of land for the Sports Hub will be taken into account in the overall open space provision. Discussion to be had as to whether the LEAP could be located on land adjacent and linking to the Sports Hub. LAP(s) onsite.	JRW/RW
1.4	Sports Hub Building	
1.41	Part of new building proposed to be used for treatment room/NHS consultation room.	
1.42	Gladman - Potential for proposed overall pavilion use to contribute toward overall employment benefit. Existing pavilion is opened at weekends – OFTE – new proposals will be 7-days and extended opening hours – FTE potential to be discussed further.	
1.43	Youth provision within new building.	
1.44	S106 contribution towards community halls	RW
1.45	Indoor function room/activity hall i.e. indoor bowls etc.	
1.46	Design of Sports Hub building to be determined by ADC JRW/RW in conjunction with Angmering Parish Council & Palmer Road Sports Club	JRW/RW
1.5	Biodiversity	
1.51	Biodiversity strips key in countryside location. Gladman to take note of South Downs National Park comments	SB

1.52	Incorporation of bird/bat tiles into dwellings would assist in achieving aims of biodiversity policies i.e. https://wienerberger.co.uk/about-us/wienerberger-bird-boxes	SB
1.53	Native planting/hedgerows to be incorporated within site and site boundaries/ pedestrian ways within site providing biodiversity pathways through and around the site.	SB
1.6	Open space management on site	
1.61	Open space management on residential estate either by private estate management council or Arun District Council estates management company.	
1.62	Commuted sum via s106 possible.	
1.63	Sports Hub managed by Inspire Leisure on behalf of ADC/APC entirely separate to Gladman development.	
2.0	Employment Space	
2.1	ADC Economic Regeneration requested that the 1000 sq.ft. units be adaptable to provide 500 sq.ft. units which would be likely to meet local demand better and the units would not be left unlet. JM Gladman stated Employment units to be adaptable both to provide smaller and or larger units as required, to provide flexible options for users.	
2.2	Arun District Council – ADC (AW)/Angmering Parish Council expressed wish to see greater quantum of employment space as shown in Concept Masterplan – Options 1 and 3. Angmering Neighbourhood Plan Policy ER2 – Local Employment will be a key policy in assessment of any final application.	
2.3	Gladman noted that the employment provision was a qualitative improvement if not a quantitative one.	
3.0	Community Infrastructure Levy	
3.1	Arun District Council is looking to adopt its C.I.L. by early 2020 until then planning obligations by s106. Affordable Housing will still be secured by s106.	
4.0	Affordable Housing	
4.1	Affordable Housing to be provide on-site as per the Council's policy AH SP2 Arun Local Plan - 30 % provision 75% for rent /25% intermediate subject to final agreement with the ADC Housing Strategy Manager - Arian.DeJong@arun.gov.uk	SB
5.0	Site Allocation	
5.1	The site would need to be allocated through the Angmering Neighbourhood Plan Review or in the absence of the ANP review through the Non-Strategic Site Allocations.	
5.2	Angmering Neighbourhood Plan Review	
5.3	Discussed within the Parish informally and there is an intention to review the Neighbourhood Plan.	
5.4	Angmering Parish Council would need to engage regulation 14 of the The Neighbourhood Planning (General) Regulations 2012 in order to instigate review process. This would need to include the Gladman site as a site to be allocated for housing and included within the built-up area boundary.	KH

5.5	Angmering Parish Council to engage with Donna Moles – Senior Planning Officer, Neighbourhood Plans who will aid and assist Angmering Parish Council to produce a review of the Plan.	KH
5.6	JO/SM/KH to publicise the allocation of Gladman site as part of the Reg. 14 publicity and consultation for the ANP review at a public event in late-May 2019.	JO/SM/KH
5.65	Comments/feedback from consultation to be provided to Gladman to inform their outline design of the scheme moving forward.	KH
5.7	Angmering Parish Council aim to have a referendum on the Neighbourhood Plan review by the end of 2019.	
5.8	Weight of allocation of this site is dependent on how far advanced the Gladman site allocation is within the ANP review process in accordance with 'The Neighbourhood Planning (General) Regulations 2012'.	
5.9	If for any reason the review of the Angmering Neighbourhood Plan does not come to fruition, Gladman have the opportunity to promote the site within the Non-Strategic Sites Development Plan Document which is currently under production and about to approach the Issues and Options stage contact : Charlotte.Hardy@arun.gov.uk Senior Planning Officer – Planning Policy	SB/JM
6.0	Design code to be produced to guide final development on site reflecting Angmering Neighbourhood Plan and Arun Local Plan Policy.	SB/JM
7.0	For the avoidance of doubt Gladman to submit an outline application at the most appropriate time and following discussions with APC and ADC. Once permission is granted a specialist housing developer would submit a reserved matters application and build-out the site.	

Steve Barker

From: Steve Barker
Sent: 06 August 2019 11:44
To: 'Andrew Wood'
Cc: 'Joe Russell-Wells'; 'Katie Herr'; 'Robin Wickham'; John MacKenzie; Jack Murphy
Subject: RE: 2019-004 Angmering, Arundel Road - Planning Application

Follow Up Flag: Follow up
Due By: 27 August 2019 15:00
Flag Status: Flagged

Categories: 2017-084 Angmering

Hi Andrew,

Just a quick message to say that we've now got final draft reports to support our application and will be looking to submit our outline application by the end of August. I'll let you know as soon as we've submitted.

Thanks,
Steve

From: Steve Barker
Sent: 03 July 2019 08:01
To: 'Andrew Wood' [REDACTED]
Cc: 'Joe Russell-Wells' [REDACTED]; 'Katie Herr' [REDACTED]; 'Robin Wickham' [REDACTED]; John MacKenzie [REDACTED]; Jack Murphy [REDACTED]
Subject: RE: 2019-004 Angmering, Arundel Road - Planning Application

Hi Andrew,

By way of an update, the Parish Council had an open event on 30th May and we discussed the feedback with the Parish on 21st June (I've been on annual leave since then). The boards displayed are attached to this email. About 150 people viewed the proposals for our site and the sports pitch expansion at the event and the proposals were well received.

The Parish Council have said they're happy for us to submit an planning application for the proposals as discussed in advance of their Neighbourhood Plan proposals and they remain supportive of our proposals. They will be displaying the electronic consultation boards on the Parish Council Facebook page and provide us with feedback. We're now working through a programme with our consultants to determine when reports can be completed in readiness for a submission to you, which we hope will be in the next two months. I'll continue to keep you informed on progress.

Kind regards,
Steve

From: Steve Barker
Sent: 18 March 2019 14:35
To: 'Andrew Wood' [REDACTED]
Cc: 'Joe Russell-Wells' [REDACTED]; 'Katie Herr' [REDACTED]; 'Robin Wickham' [REDACTED]; John MacKenzie [REDACTED]; Jack Murphy [REDACTED]
[REDACTED]

Subject: RE: Meeting minutes - PAA/7/19/ - Land West of Arundel Road, Angmering - 7th March 2019 - 2pm – Arun Civic Centre

Hi Andrew,

I've attached a marked-up sketch showing the different areas of the site and their respective sizes. We've also done a comparison of the GI requirement compared to what we'd shown. Obviously the scheme will evolve as we all go forward and I'll start to discuss the ecological mitigation requirements and the attenuation basin size and location to ensure we can accommodate these within the GI "surplus" we have at present.

Joe and Robin – I can provide the drawing in AutoCAD format if this helps. Let me know and I'll send it across.

Thanks,
Steve

From: Steve Barker

Sent: 15 March 2019 14:02

To: 'Andrew Wood' <[REDACTED]>

Cc: Joe Russell-Wells <[REDACTED]>; 'Katie Herr' <k[REDACTED]>; Robin Wickham <[REDACTED]>; John MacKenzie <[REDACTED]>; Jack Murphy <[REDACTED]>

Subject: RE: Meeting minutes - PAA/7/19/ - Land West of Arundel Road, Angmering - 7th March 2019 - 2pm – Arun Civic Centre

Hi Andrew,

Many thanks for your and colleagues time and apologies for my late reply. We thought the meeting went really well, was very productive and helped us better understand the drivers of all parties. I hope you don't mind but I've taken the liberty of track-changing amendments to the minutes/actions, mainly to provide clarity around points. I hope these match everyone else's recollection of our discussions.

I've asked our consultants to look at the relevant areas for sports provision (to be taken from our application site) and the level of GI shown at present and will provide this information as soon as I have it back with me. As discussed in the meeting we also need to consider the position and size of attenuation basins as I'm aware they're not shown in the most logical position (as much as we've tried, we're not yet able to make water run up-hill yet!!!)

I'm also about to discuss the proposals with our Highways consultant as I'm aware there's an amount of work to be done to work through the outstanding issues from the refused application which will still apply to any future scheme proposal. The discussions will consider the relevant impact of the commercial and sports hub traffic so that a robust position is presented and considered. I anticipate at some point a highways pre-app will be required and we'll try to time this in conjunction with the Parish Council, if it will break before they discuss our proposals with the wider community.

Kind regards,
Steve

From: Andrew Wood <[REDACTED]>

Sent: 12 March 2019 14:01

To: Steve Barker <[REDACTED]>; Joe Russell-Wells <[REDACTED]>; 'Katie Herr' <[REDACTED]>; Robin Wickham <[REDACTED]>

Subject: Meeting minutes - PAA/7/19/ - Land West of Arundel Road, Angmering - 7th March 2019 - 2pm – Arun Civic Centre

Pls. see attached meeting minutes.

Any comments/revisions?

Thank you.

Andrew Wood MRTPI

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<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

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Appendix C

Consultation Leaflet

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A black and white photograph of a modern residential development. In the foreground, there is a grassy field with tall grass. In the middle ground, two children are playing with a soccer ball. In the background, there are several two-story houses with gabled roofs and multiple windows. The sky is cloudy.

PROPOSED RESIDENTIAL
DEVELOPMENT ON LAND OFF
ARUNDEL ROAD, ANGMERING

PUBLIC CONSULTATION

YOUR VIEW MATTERS TO US

Thank you for taking the time to read this information leaflet regarding a proposed residential development at Angmering. This consultation offers you the opportunity to let us know your views and thoughts as we continue to form our proposals. What you have to say means a great deal to us and can influence and shape the future of your community.

We appreciate that people who live within the immediate vicinity of our housing proposals may be concerned about matters such as increased levels of road traffic, loss of views and many other topics. In order to help address these concerns, we have put together a 'your questions answered' section within this leaflet and further information can be found on our dedicated website; the address can be found at the back of this leaflet.

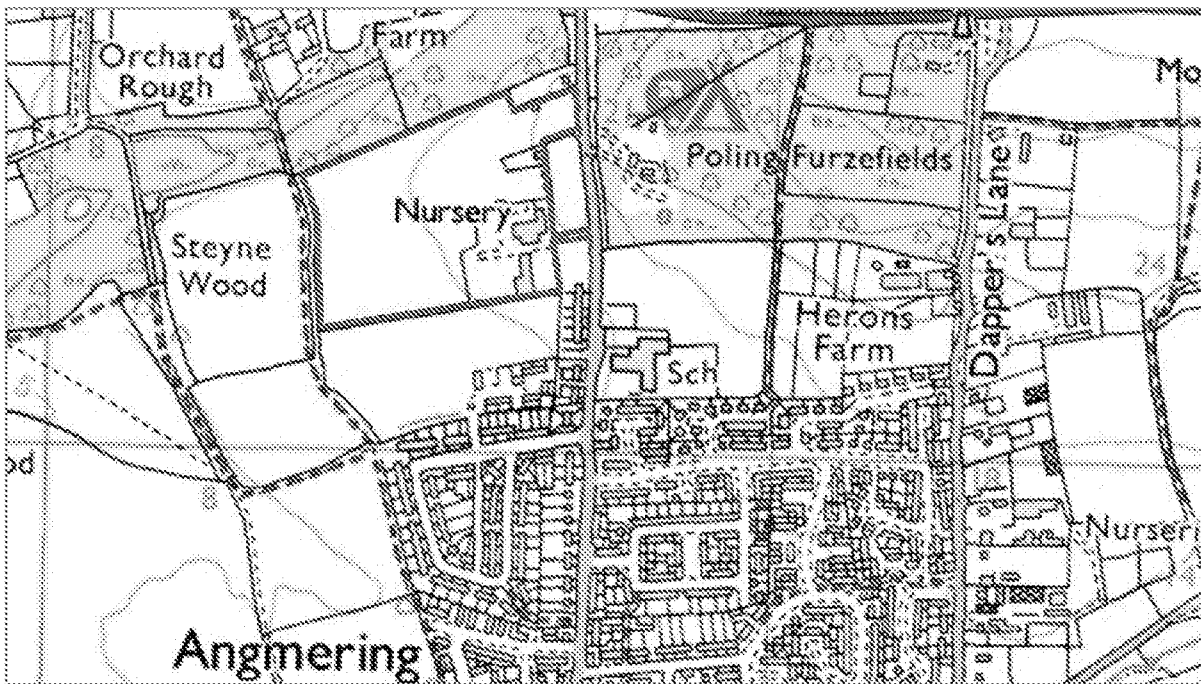
WHO ARE GLADMAN?

Gladman is a family-run business with over 30 years of experience within the land and development industry. We are the most successful land promoter in the UK, obtaining planning permission on over 90% of the sites we promote.



ILLUSTRATIVE PURPOSES ONLY

LOCATION PLAN



Contains Ordnance Survey data © Crown copyright and database right 2017

OUR APPROACH

Gladman recognises its responsibility to respect the character of the settlement and needs of the existing community, as well as providing housing for new and existing residents. We are also fully committed to delivering additional benefits to Angmering wherever possible.

Your comments and contributions will be received without prejudice to your rights to comment on the planning application. By having your say, you will have helped shape the development's design and, where appropriate, off-site improvements if planning permission is granted.

OUR DEVELOPMENT PROPOSAL

A residential development to include:

- Up to 220 new homes of varying sizes, types and tenures (including up to 30% affordable housing);
- New publicly accessible greenspace in the form of open space, new tree, thicket and meadow planting and recreational routes;
- A ghost island priority junction off Arundel Road, with pedestrian access and the existing vehicle and pedestrian access retained;
- We will provide a sustainable drainage solution to manage surface water run off, such as attenuation basins or ponds.

AERIAL VIEW



Image © 2017 Getmapping plc © 2017 Google



HOW COULD ANGMERING BENEFIT?

The proposed development has the potential to deliver the following benefits:

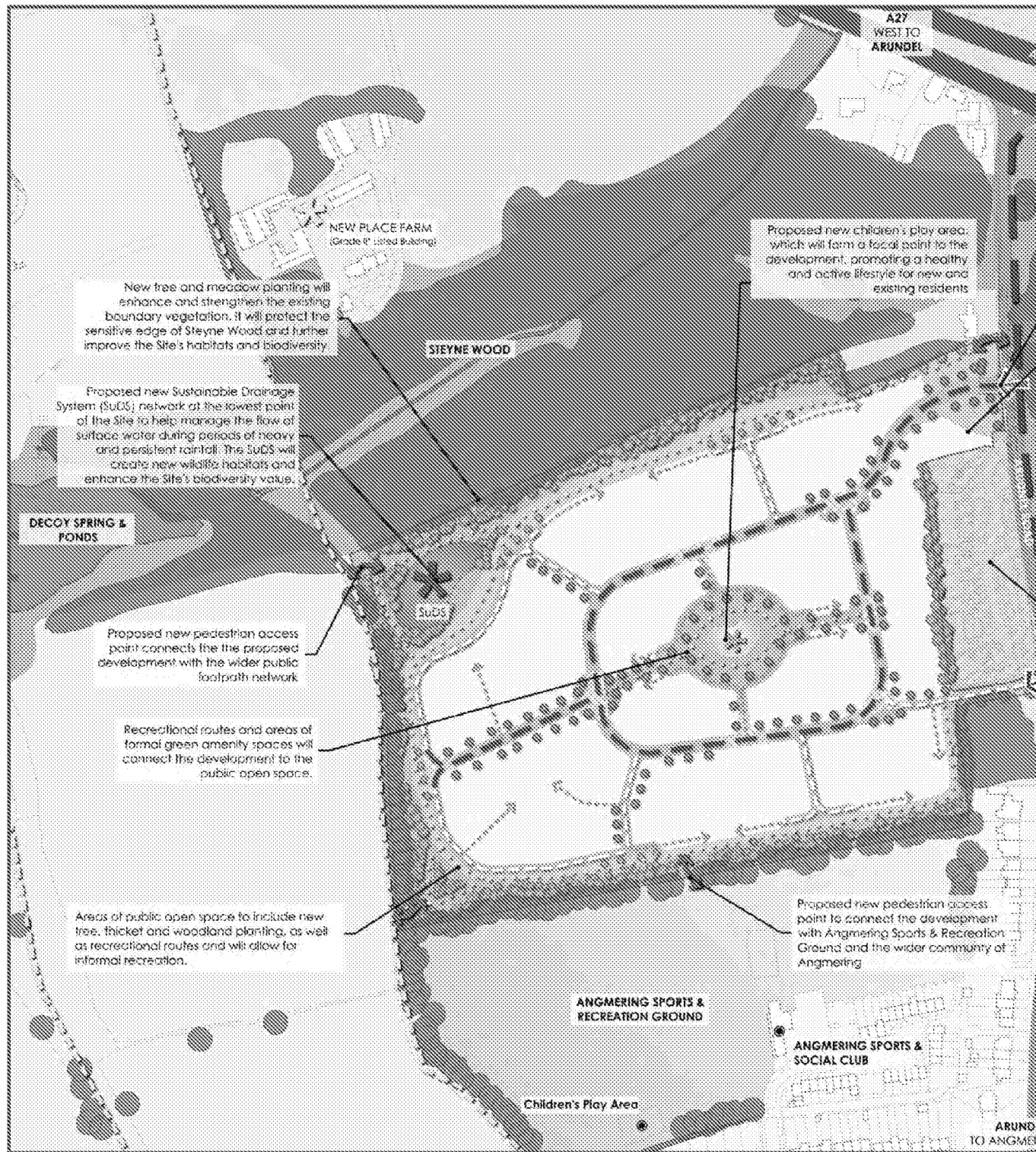
- A high quality landscape setting which will be of benefit to both existing and future residents of Angmering;
- New public open space, footpaths linking to the wider public footpath network for residents to enjoy;
- Fully equipped play space to cater for a range of ages;
- 30% affordable housing (up to 66 units) to help those wanting to get onto the property ladder within your community;
- New high quality housing.
- Potential contributions to existing public facilities within Angmering;
- Increased customers and spending to support local businesses.

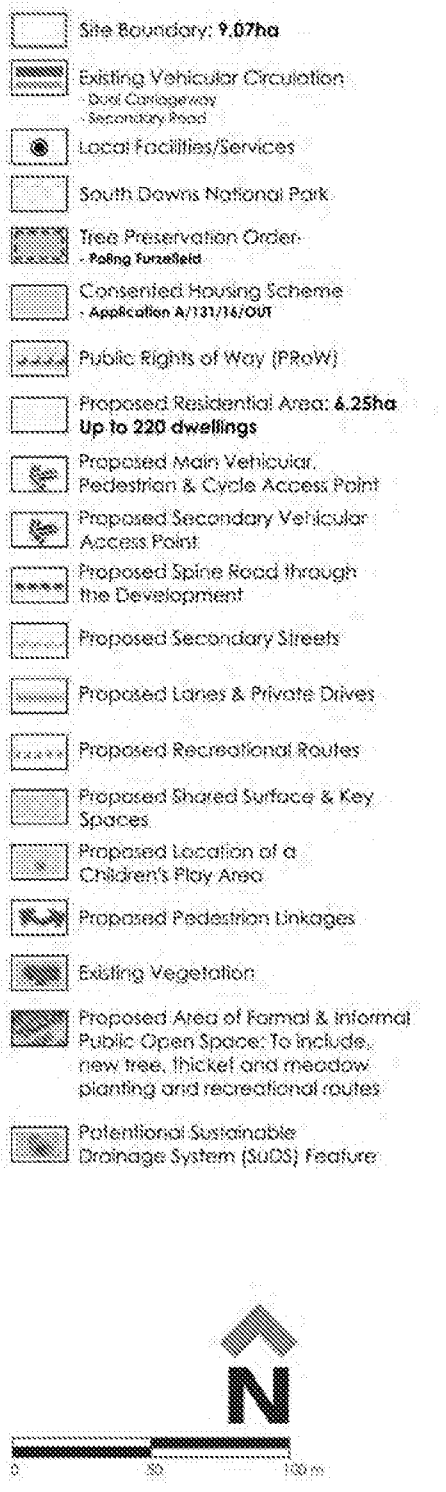
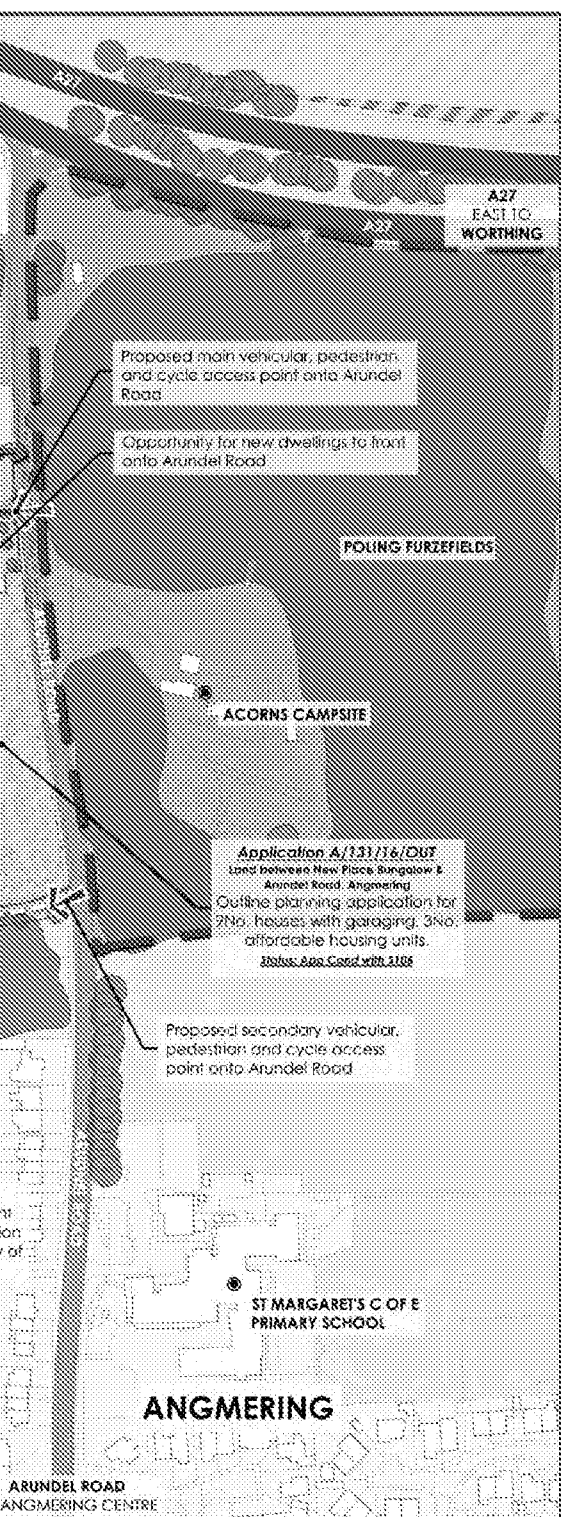
We believe that a development should provide an opportunity to improve the range and quality of services that are available in Angmering. We would be very interested to hear your views on any additional services or improvements that would be of value to your community.



PROPOSED DEVELOPMENT FRAMEWORK

The Framework Plan shows how the site could be brought forward and incorporates the constraints and opportunities identified through our initial assessments.





ILLUSTRATIVE PURPOSES ONLY

YOUR QUESTIONS ANSWERED...



Why Angmering?

The proposed site is a suitable and sustainable location for new development. We believe that new homes will enhance the settlement and support its existing services and facilities. You could use this consultation as a means to shape how the proposal will progress and influence the growth of Angmering.

Will our roads be able to cope?

There are sometimes concerns associated with an increase in traffic as a result of a proposed development. Our specialist highways consultants work with your local highways authority to ensure that the development can be accommodated, taking into account any proposed improvements.

Access to the site is proposed off Arundel Road. This is considered the safest and most appropriate location to access the site and will be discussed with the local highways authority.



What kind of housing will be provided?

The proposed development will be a mix of sizes, catering for all members of the community. Alongside market housing, the development will also provide up to 30% affordable homes, which will allow those such as first time buyers greater scope to remain in the area. The range of affordable homes, as defined by government, is expected to be shared ownership, discounted open market and rented homes. The exact mix of house sizes and tenures will be agreed in negotiation with your local authority housing team.

YOUR QUESTIONS ANSWERED...



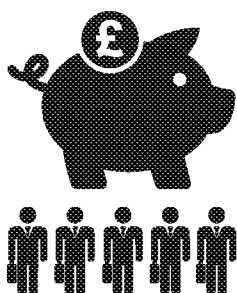
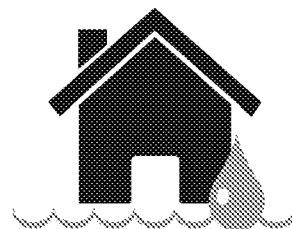
Will our local facilities be able to cope?

Local businesses such as shops, the Post Office, restaurants, take-aways and public houses are likely to benefit from the additional custom that the development will generate; therefore, boosting the local economy and ensuring the future viability of these services.

Will it increase the risk of flooding?

We conduct in-depth research into the risk of flooding and mitigate any risk that is identified. The site lies in Flood Zone 1, the lowest category of flood risk.

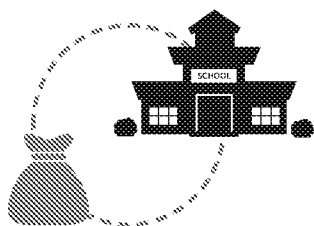
Our surface water strategy is to ensure that no more water runs off the site post development than currently is the case. This will be achieved through creating a basin on site to hold surface water run-off, before controlling the release of this water into the existing water network.



What would this mean for the local economy?

After some preliminary research, taking into account the increase in people working from home, the proposed development could lead to a significant boost in local spending and a potential reduction in commuter levels to surrounding employment areas. There is an indication that the gross spending power of the new residents could be in excess of £7.5 million each year, a proportion of which will be spent in the locality.

YOUR QUESTIONS ANSWERED...



Will our services be able to cope?

Often people are concerned that the proposed new development will put pressure on the local services. As a result, financial contributions will be made where there is a need to increase capacity in these services, such as the local schools and GP surgery.

The need for and quantum of such contributions will be ascertained as the proposals progress through the application process. For example, if it is deemed the school does not already have sufficient capacity and planning permission is granted, a contribution will be paid to the local education authority to ensure that sufficient school places are made available through the provision of new classrooms.

What impact will it have on our environment?

The site is currently agricultural land and is therefore home to very few species of plants or wildlife. It is accepted by wildlife experts that suburban gardens, balancing ponds and green spaces on new developments provide a home to a vastly greater range of wildlife and flora than any farmed field. Therefore the range of biodiversity will be greatly increased by our proposals.



A specialist ecology consultant has been appointed to survey the proposed site for protected species. To ensure that we have comprehensively evaluated the site for ecology and wildlife, additional surveys will take place prior to the determination of the planning application. Whilst the additional surveys may identify that there are protected species on-site, the development proposals will provide adequate mitigation, and wherever possible enhancement, to ensure these species are protected.

As part of our proposals we aim to increase the biodiversity through the introduction of green infrastructure. This will comprise of new publicly accessible greenspace, including an equipped play area, recreational paths, and the retention of existing trees and hedgerows and the provision of new tree, thicket and meadow planting.

WHAT HAPPENS NEXT?

We are in the early stages of preparing a planning application for Angmering and this consultation is part of that process. We will carefully consider your responses and use these to finalise our proposals.

A range of assessments and reports on matters such as ecology, heritage, flooding, highways and landscape will further help shape our proposals.

There will be an opportunity for you to make formal representations to the District Council once an application has been submitted and before a decision on the proposal is made.

YOUR VIEWS ARE IMPORTANT TO US

You can keep up to date on our progress using our dedicated website which includes an online feedback form for making comments:

Submit your comments and find out more on our website:

www.your-views.co.uk/Angmering

Alternatively, contact us by email: comments@your-views.co.uk
(please use "Angmering" as the subject line)

Or, write to us:

Your Views; Angmering
Gladman House,
Alexandria Way,
Congleton,
Cheshire,
CW12 1LB

Please note that all of the information we are providing to you in this document and on our website is in draft form and will be refined and updated as part of the entire consultation exercise. Not only will our proposals be shaped by your responses, we also cannot be as knowledgeable as local people who have lived and often grown up in Angmering, so if we have made errors or omissions in our work to date we will be grateful for help in correcting these.....





www.your-views.co.uk/Angmering

Gladman consider all correspondence received and our response to the issues raised will be set out in a Statement of Community Involvement (SCI). As part of a planning application, Gladman submit to the Local Planning Authority a complete copy of all correspondence received (including any details such as your name, address and email where you have provided them). This ensures all your comments are available to the Council during the consideration of an application and shows who we have consulted. As the SCI forms part of the formal application documents, the Council may publish it online, subject to their own Data Protection policies. Should the application be the subject of an appeal, the same information will be forwarded to the Planning Inspectorate. If further consultation is carried out as part of the planning process, Gladman may use your details to make you aware of this and to ask for your views, but will not use this information for any other purpose.

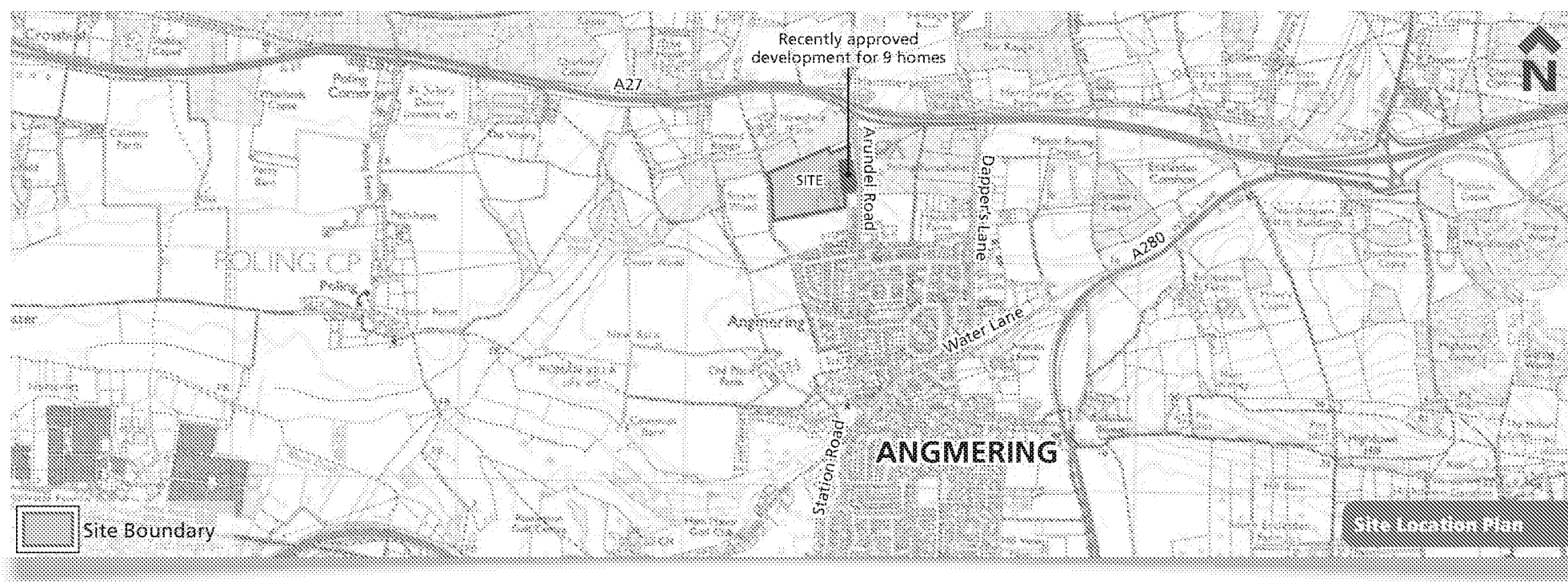
Appendix D

Consultation Boards

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Introduction

Gladman Developments Ltd have successfully invested in communities throughout the UK over the past 30 years, developing high quality and sustainable residential, commercial and industrial schemes. These panels illustrate our emerging outline proposals for a new residential development on the Site located West of Arundel Road in Angmering.



The Site

The Site is located to the north of Angmering village, adjacent to Arundel Road and wraps around a recently approved development for 9 homes off Arundel Road. The Site measures approximately 9.07 hectares and comprises agricultural land as well as an existing small industrial park and caravan storage facility.

A Sustainable Location

The Site is in a sustainable location with convenient access to the public transport network. The nearest bus stops are located on Arundel Road, approximately 320m from the Site entrance, with these stops providing services to Shoreham-by-Sea, Worthing, Arundel and the services and facilities in Angmering village centre.

The Site lies within 10 minutes' cycle (1.5 miles/2.4km) of Angmering train station which provides frequent trains to Brighton, Portsmouth Harbour, Littlehampton, Southampton Central and London Victoria.

It also lies within easy walking distance of St. Margaret's C of E Primary School on the opposite side of Arundel Road, as well as further community facilities including a pharmacy, church and library which can be found in Angmering village centre, approximately 10 minutes' walk (0.6 miles/1km) from the Site.

The Need for Housing

Every Council is required by Government to significantly boost the supply of housing and to make planning decisions in light of the presumption in favour of sustainable development.

The Council has a need for more housing and therefore additional deliverable sites are required, in order to meet this demand and maintain a five year housing land supply as required by National Policy.

The Application

Gladman Developments Ltd intend to submit an outline application for up to 220 dwellings to Arun District Council. The application will establish the principles of development and determine the access arrangements. All other details would form part of subsequent detailed applications if planning approval is granted. The outline proposals aim to deliver a development of new housing set within a robust landscape framework incorporating the following:

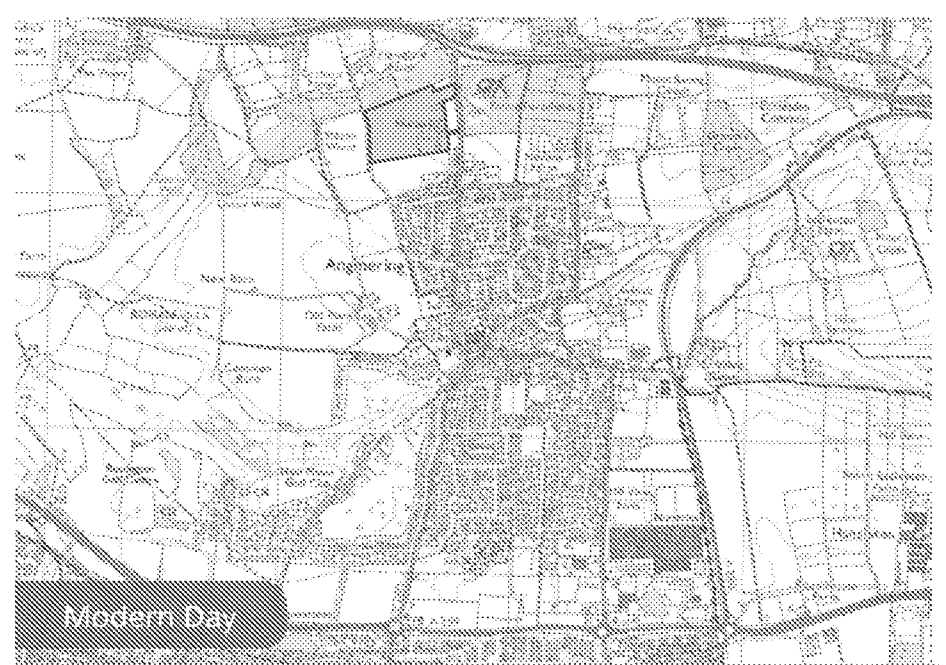
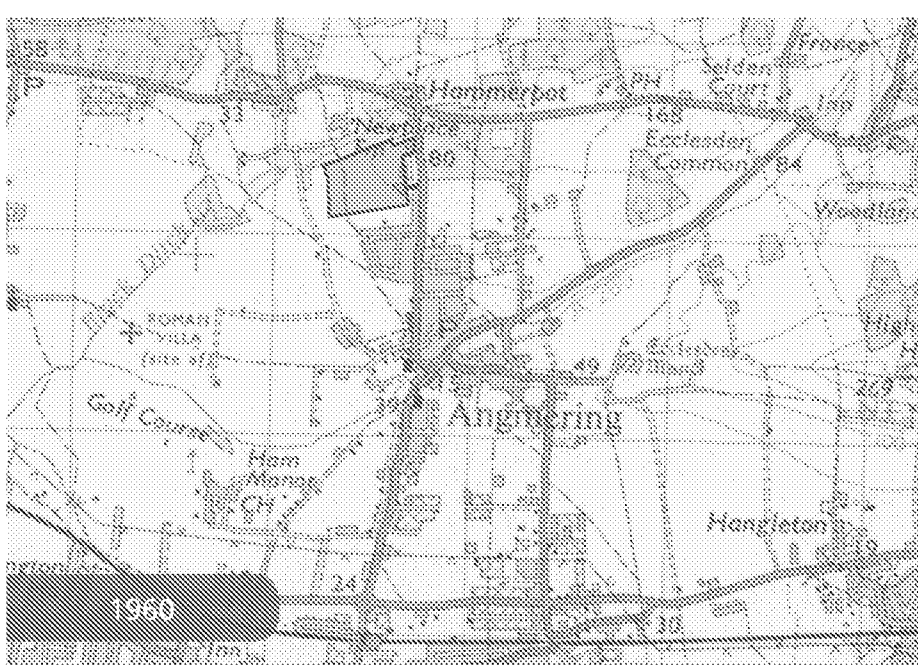
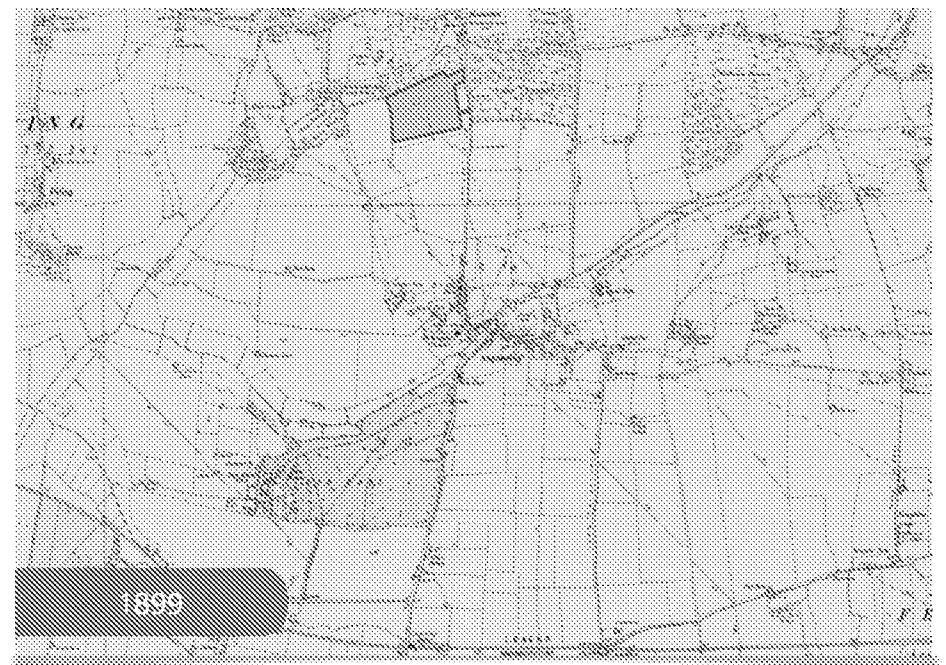
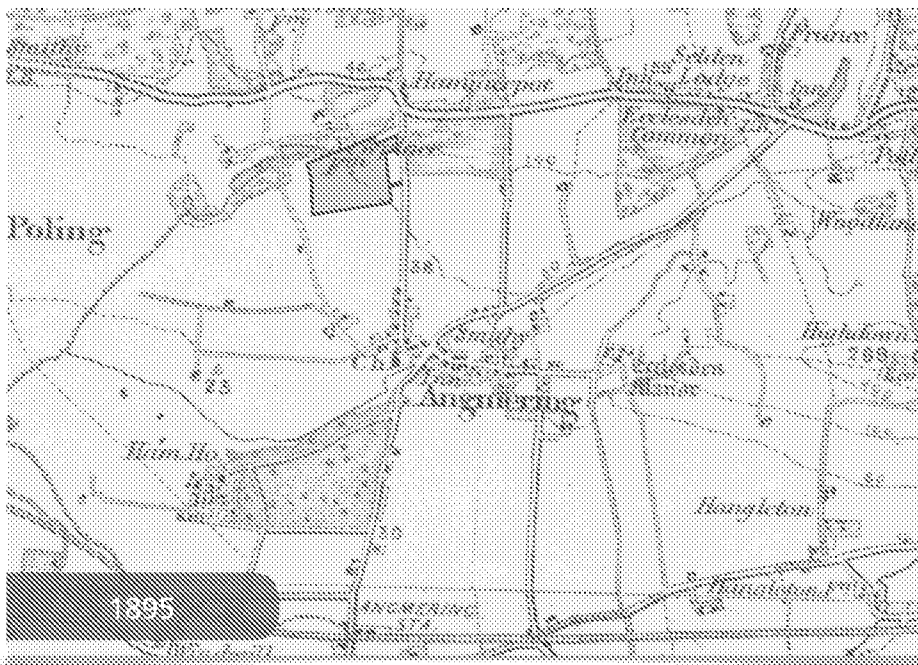
- Up to 220 new homes of varying sizes, types and tenures (including up to 30% affordable housing).
- Vehicular access point off Arundel Road with an associated pedestrian and cycle access.
- New publicly accessible green space, including new recreational footways.
- New recreation space to include play facilities for children.
- Sustainable Drainage System (SuDS) in the form of an attenuation basin designed to retain surface water and provide new habitats for wildlife.

Historic Development

The historic maps below show how Angmering has grown since 1895. Prior to this the village was largely agricultural, accommodating a farmers market and slowly growing agricultural community. This steady progress ended at the beginning of the 19th Century, when the gentry and principal farm owners consolidated land holdings to produce more economic parcels of land, pushing many of the less privileged residents to emigrate to Canada and Australia, and declining the settlement's market town status to a village.

The railway was constructed on the village's southern boundary in 1846, enabling produce from the village's market garden industry to be transported from the village to emerging local seaside resorts, London and Birmingham. The growth of the village however, continued to be limited and the village retained its original form, as seen on the 1895 and 1899 maps. In the 1920s and 1930s several of Angmering's historic houses and cottages were lost and replaced by large housing estates to the north and south, as shown in the plan of 1960.

The greatest period of expansion for the village occurred after WWII, between 1961 and 1971 when the parish population rose from 2,850 to 4,816, as a result of the construction of several new housing estates in and around the village. The further expansion of the village in the form of the Bramley Green Development between 2002 and 2010, and Swanbourne Park has resulted in the village's modern day form.



The Site comprises four land parcels including an irregular agricultural field, an area of scrubland, a residential property, and the former New Farm Nursery, which now incorporates a vehicle recycling centre, auto services, a window sales unit and caravan storage area. All landscape features of note are contained to the boundaries of the Site, within the residential parcels or on the boundaries of the industrial area, including the mature trees that are located within the residential parcel in the east of the Site.

The southern and western boundaries are formed by a mix of scattered trees, hedgerows and scrub vegetation, which become more dense to the north of the Site, culminating in Steyne Wood, a deciduous woodland adjacent to the northern Site boundary.

The industrial park and caravan storage area is bound by low hedging along its northern and western boundary and a continuation of the Site's existing boundary vegetation (trees, hedgerow and scrub vegetation) along its southern boundary.

An existing dwelling on Arundel Road adjoins the Site at its south eastern corner, with the properties extending south from here, separated from the Site by intervening trees and hedgerows.

The topography of the Site gradually falls towards the northern Site boundary.



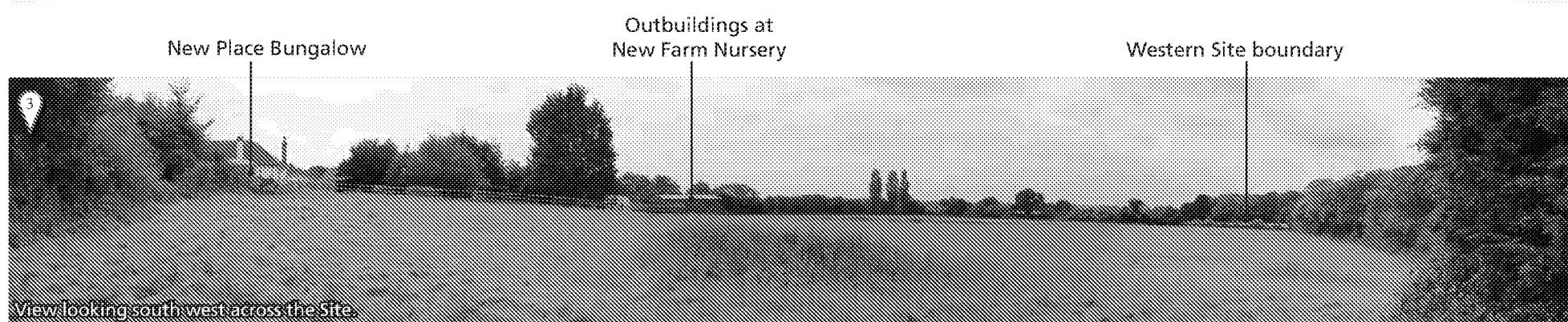
Map showing Site Boundary and photo locations.



View looking south across the Site.



View looking west across the Site from the west of New Farm Nursery.



View looking south west across the Site.

04 EXISTING LOCAL CHARACTER

Landscape and Visual Environment

The Site is visually well contained by boundary hedgerows and mature trees, as well as the large areas of woodland to the north and east of the Site. This also restricts views to and from the Grade II* Listed New Place Farm to the north west of the Site, which is separated from the Site by Steyne Wood.

Views into the Site are limited to near and middle distance views from the south and west, including views into the Site from the neighbouring properties on Arundel Road. Views are however limited to a small number of properties, due to the separation created by the adjacent sports and recreation ground and St. Margaret's Primary School on the opposite side of Arundel Road. Boundary landscaping also limits the views from the nearest properties. Nevertheless, these views will be sensitively considered during the design process.

The majority of existing landscape features on the Site will be retained and enhanced with new landscaping, and landscape corridors on the edges of the Site will protect existing landscaping and maintain a separation between the new homes and neighbouring uses.



Local Building Styles

Due to the loss of several of the village's historic buildings in the 1920s and 1930s, and the rapid growth of new housing estates since the 20th Century, much of Angmering's architecture comprises 20th and 21st Century house types. The village centre does however retain some of its vernacular buildings, comprising principally of flint and brick cottages, several painted in shades of white and cream.

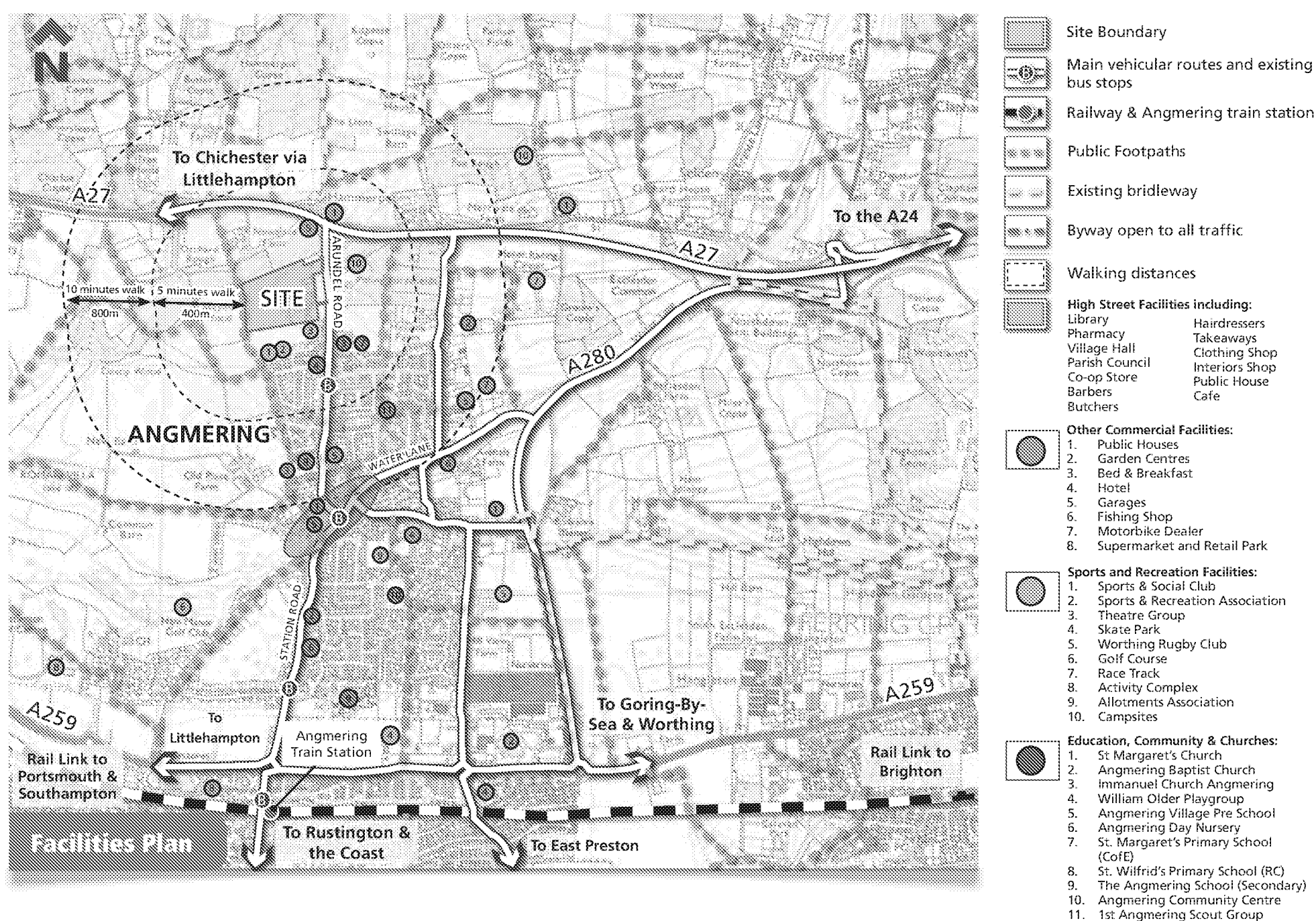
Angmering library is a high quality example of a local flint building, edged and detailed with red brick door and window surrounds and decorative brickwork. This palette of colours and materials extends into the adjoining streetscape via the boundary walling.



Local Facilities

Angmering is well served by a number of services and facilities, with a primary school located opposite the Site and Angmering High Street within 10 minutes' walk (0.6 miles/1km) of the Site. The services and facilities located within the village include a library, a pharmacy, a village hall, pubs, a supermarket and a number of retail establishments. The village also has a wide provision of sports and recreation facilities, including a golf course, allotments and sports and social clubs.

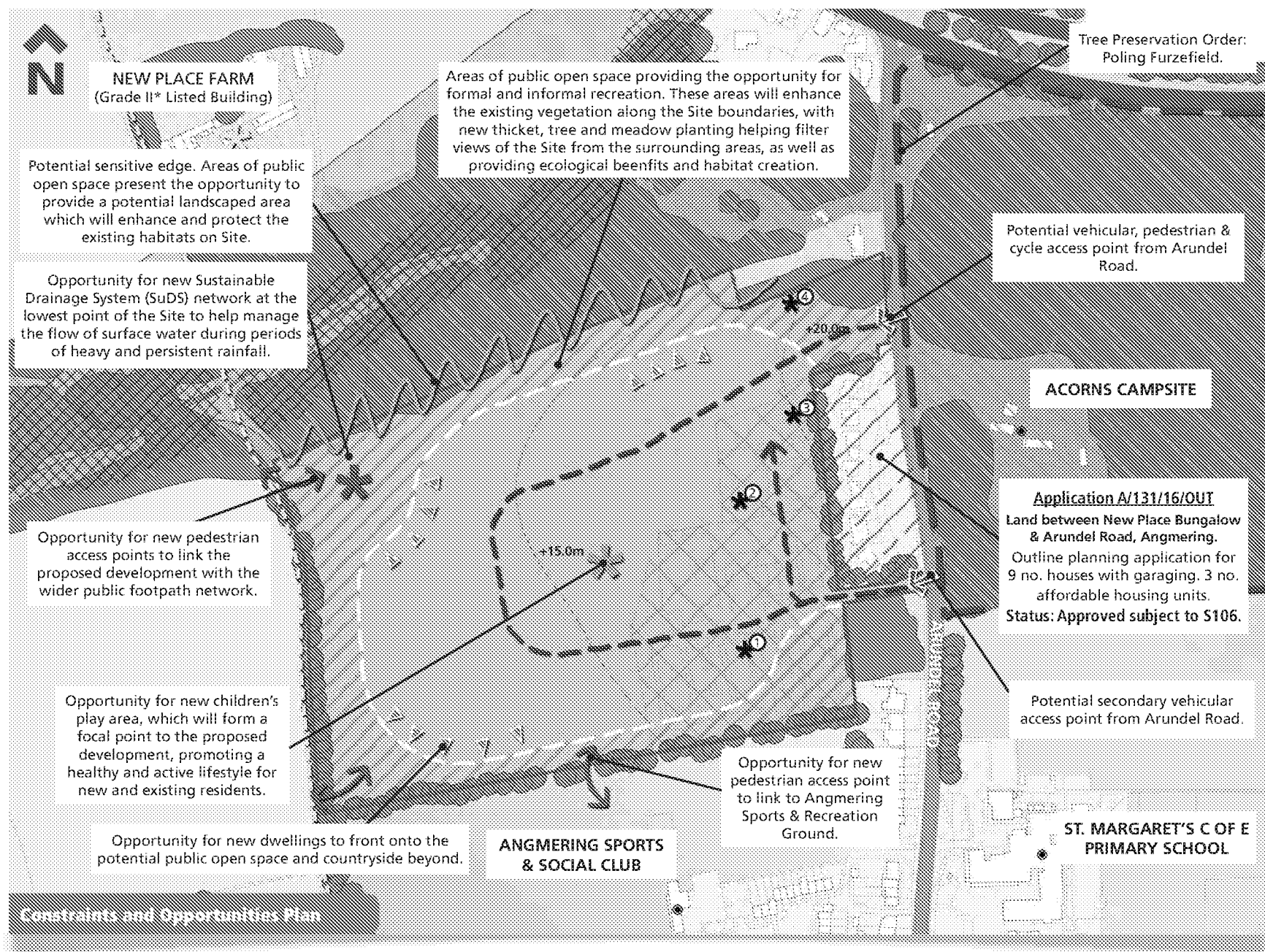
Angmering Train Station is within a 10 minute cycle (1.5 miles/2.4km) or easily accessible via the local bus network, with bus stops located approximately 320m south of the Site along Arundel Road. Angmering Train Station provides regular services to Brighton, Portsmouth, Southampton and London which offer a wide range of shops, services, recreational and employment opportunities.



Key considerations

We have undertaken a thorough assessment of the Site and its surroundings in order to identify the features which should be protected, retained and enhanced as part of the development proposals. These considerations provide the opportunities and constraints for development and have been used to inform the preparation of the Development Framework Plan.

One of the key constraints of the Site is Steyne's Wood, an area of Deciduous Woodland that adjoins the Site to the north. This woodland requires a landscape buffer in order to protect its wildlife and enable long-term growth of the vegetation. The provision of a green buffer here creates an opportunity to provide ecological benefits and habitat creation within an attractive area of public open space. The public open space within the Site will accommodate walking routes, new children's play facilities, formal and informal recreational spaces and attenuation basins to manage surface water run-off.



- Site Boundary 9.07ha
- Existing Vehicular Circulation
 - Dual Carriageway
 - Secondary Road
- Local Facilities/Services
- Priority Habitat Inventory
 - Deciduous Woodland
- Tree Preservation Order
 - Poling Furze Field
- Consented Residential Scheme
 - Application A/131/16/OUT
- Existing Buildings Removed

Constraints

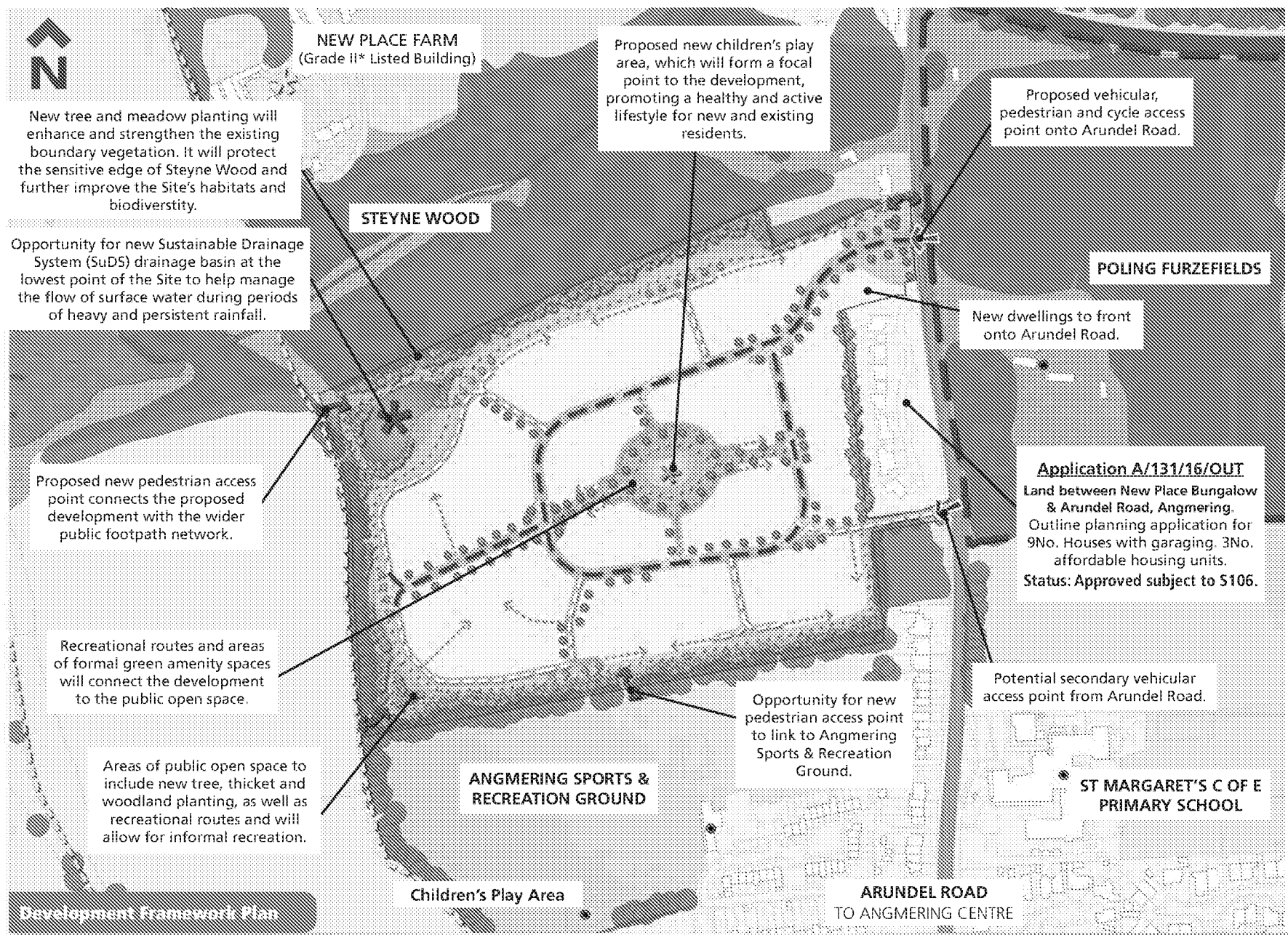
- Existing Site Contours
- Existing Vegetation
- Existing Public Rights of Way
- Extent of Fluvial Flooding
(Source: gov.uk/flooding)
- Extent of Surface Water Flooding
(Source: gov.uk/flooding)
- Sensitive Landscape Edge
- Existing On-Site Features/Buildings
 - 1. Angmering Auto Services
 - 2. Caravan/Campervan Site
 - 3. Bungalow
 - 4. Derelict Structures
- Listed Buildings

Opportunities

- Potential Vehicular Access Point
- Potential Secondary Vehicular Access Point
- Potential Development Area
- Potential Building Frontages
- Potential Circulation - Spine Road
- Potential Pedestrian and Cycle Links
- Potential Public Open Space
- Potential Location for Children's Play Areas
- Potential Location for Sustainable Drainage (SuDS) Feature
- Dwelling frontage orientation

The assessment of the Site and its setting has helped to inform the preparation of a Development Framework Plan. The outline proposals provide for a development of up to 220 new homes including a mix of house types, sizes and tenures. A number of design principles have influenced the development proposals for Site. These principles include:

- The new homes will consist of a mix of detached, semi-detached and terraced homes. Most of the homes will be 2 storeys in height, although it is considered that some 2 1/2 storey dwellings could be accommodated to provide interest to the development's roofscape.
- The new development will be served by a new vehicular access point from Arundel Road. The existing access could provide an additional secondary access link, and a pedestrian/cycle connection.
- The new children's play area will be located in the centre of the development, providing a central community space within comfortable walking distance of the new dwellings.
- A new Sustainable Drainage System (SuDS) at the lowest point of the Site will store water during periods of persistent or heavy rainfall in order to maintain run-off from the Site to present day conditions.
- New tree and meadow planting will enhance and strengthen the existing boundary vegetation. This will protect the sensitive edge of Steyne Wood, and improve the Site's biodiversity.
- New recreational routes will meander through the proposed areas of public open space and provide convenient connections to the bus stop on Arundel Road, the sports and recreation ground and the wider public footpath network.



- | | | | |
|---|---|--|--|
| Site Boundary 9.07ha | Proposed Spine Road through the Development | Potential Location of a Children's Play Area | Existing Vehicular Circulation Dual Carriageway / Secondary Road |
| Proposed Residential Area: 6.25ha Up to 220 dwellings | Proposed Secondary Streets | Proposed Pedestrian Linkages | Local Facilities/Services |
| Proposed Main Vehicular, Pedestrian & Cycle Access Point | Proposed Lanes & Private Drives | Existing vegetation | Tree Preservation Order - Poling Furze field |
| Proposed Secondary Vehicular, Pedestrian & Cycle Access Point | Proposed Recreational Routes | Proposed Area of Formal & Informal Public Open Space | Public Rights of Way |
| | Proposed Shared Surface & Key Spaces | Potential Sustainable Drainage (SuDS) Feature | |

Your views

Your comments and suggestions will be taken into account when formulating the final planning application submission. All comments and feedback received will be provided to the Local Planning Authority as part of the planning application.

Once a planning application has been submitted, you will also be able to make further representations to Arun District Council, who will take these into account before making their decision on the planning application.

You can keep up-to-date on progress using our dedicated website which provides further information and includes an online feedback form for making comments.

Thank you for taking time to view our proposals.

How do I comment?

Comments can be sent in the following ways:

www.your-views.co.uk/Angmering

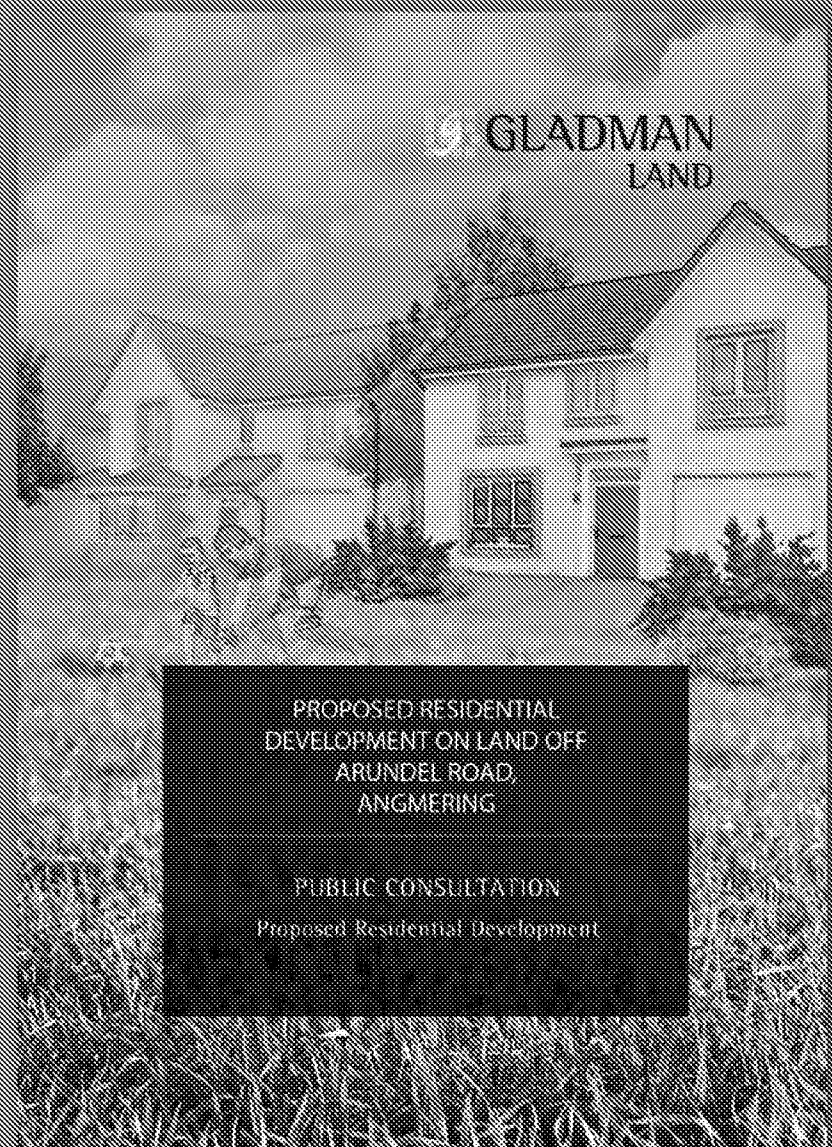
You can respond by email:

comments@your-views.co.uk

(Using 'Angmering' as the subject line)

Or by post:

Your Views - Angmering
Gladman Developments Ltd.
Gladman House
Alexandria Way
Congleton
CW12 1LB



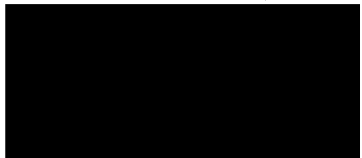
Gladman consider all correspondence received and our response to the issues raised will be set out in a Statement of Community Involvement (SCI). As part of a planning application, Gladman submit to the Local Planning Authority a complete copy of all correspondence received (including any details such as your name, address and email address where you have provided them). This ensures all your comments are available to the Council during the consideration of an application and shows who we have consulted. As the SCI forms part of the formal application documents, the Council may publish it online, subject to their own Data Protection policies. Should the application be the subject of an appeal, the same information will be forwarded to the Planning Inspectorate. If further consultation is carried out as part of the planning process, Gladman may use your details to make you aware of this and to ask for your views, but will not use this information for any other purpose.

Appendix E

Stakeholder Correspondence

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Gladman House, Alexandria Way
Congleton Business Park
Congleton, Cheshire
CW12 1LB



Cllr Andy Cooper
27 Bushby Avenue
Rustington
West Sussex
BN16 2BY

Our Ref: 2017-084 Angmering

Date: 4th December 2017

Dear Councillor Cooper,

Re: Land off Arundel Road, Angmering

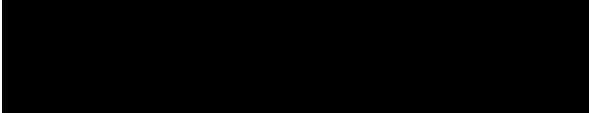
Gladman Developments Ltd are proposing a residential development on land off Arundel Road, Angmering. I enclose our consultation leaflet outlining the proposals, which is being delivered to nearly 700 homes and businesses in Angmering as part of our pre-application, public consultation process.

We recognise that new development can affect communities in a number of different ways and we have already started discussions with, and today sent our consultation leaflet to Angmering Parish Council offering to meet them to explore how such a development can be formulated to respond positively to the needs of the community, and also offer a private meeting with you to do the same. Engaging with stakeholders early in the planning process helps us better understand the concerns and aspirations of the community and allows us to provide solutions as part of the proposals rather than as an afterthought.

The site is approximately 9.07 Hectares in size and could accommodate approximately 220 high quality family houses of which 30% would be affordable homes suitable for local people.

I look forward to hearing from you.

Yours Sincerely,



Steve Barker
Project Manager



