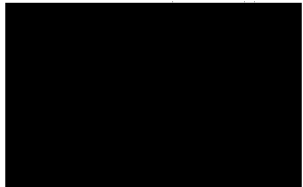


Gladman House, Alexandria Way
Congleton Business Park
Congleton, Cheshire
CW12 1LB



Cllr. Paul Bicknell
6 Birch Close
Angmering
West Sussex
BN16 4HB

Our Ref: 2017-084 Angmering

Date: 4th December 2017

Dear Councillor Bicknell,

Re: Land off Arundel Road, Angmering

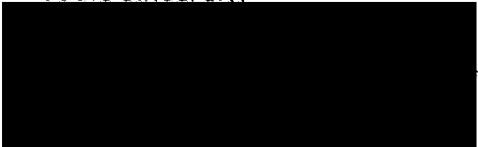
Gladman Developments Ltd are proposing a residential development on land off Arundel Road, Angmering. I enclose our consultation leaflet outlining the proposals, which is being delivered to nearly 700 homes and businesses in Angmering as part of our pre-application, public consultation process.

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,

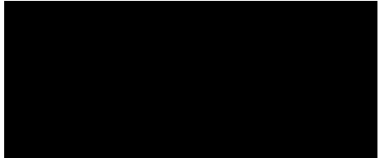


Steve Barker
Project Manager



Cllr. Dudley Wensley
3 Alexander Avenue
Swanbourne Park
Angmering
West Sussex
BN16 4PQ

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



Our Ref: 2017-084 Angmering

Date: 4th December 2017

Dear Councillor Wensley,

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.

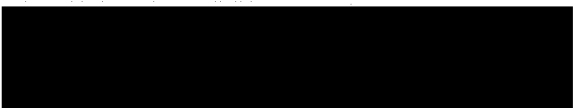
The site is approximately 9.07 Hectares in size and could accommodate approximately 220 high quality family houses of which 30% would be affordable homes suitable for local people.

I look forward to hearing from you.

Yours Sincerely,



Steve Barker
Project Manager



From:
To:
Subject:
Date:

Hi Joe,

By way of an update, the final scheme we'll be submitting shortly will be for up to 200 homes. As a direct result of our meeting with the Parish Council we've included an FA guidelines compliant full-size adult football pitch and will be offering a contribution to the play provision on site at the Angmering recreation ground.

Kind regards,
Steve

From: Steve Barker
Sent: 26 February 2018 14:05
To: 'Joe'
Subject: RE: 2017-084 Angmering - Sports Pitches

Hi Joe,

Apologies for the delay in response. We met with the Parish Council on 12th and as a result of this meeting and the request from the Parish Council to include football pitches as part of our up-coming submission we've shown a full-size FA-compliant adult pitch on our scheme. This is the drawing we discussed with the Parish, although it's subject to a few last minute tweaks before we submit.

Kind regards,
Steve

From: Joe Russell-Wells
Sent: 06 February 2018 15:14
To: Steve Barker
Subject: RE: 2017-084 Angmering - Sports Pitches

Hi Steve,

Thanks for your update – I note the date of meeting as 12 Feb – I am on leave that week (half term) and would not be able to attend. I am not clear on the S106 funding you mention that the Parish have referred to – I am interested to know the outcome of any discussion.

Kind regards, Joe

Joe Russell-Wells | Group Head of Neighbourhood Services, Arun District Council | Location: Bognor Regis Town Hall, Clarence Road, Bognor Regis, PO21 1LD
Internal: 37914 | External: +44 (0) 1903 737914 | E-mail: joe.russell-wells@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk ♻️ Save the environment - think before you print.

From: Steve Barker
Sent: 24 January 2018 13:33
To: Joe Russell-Wells
Subject: RE: 2017-084 Angmering - Sports Pitches

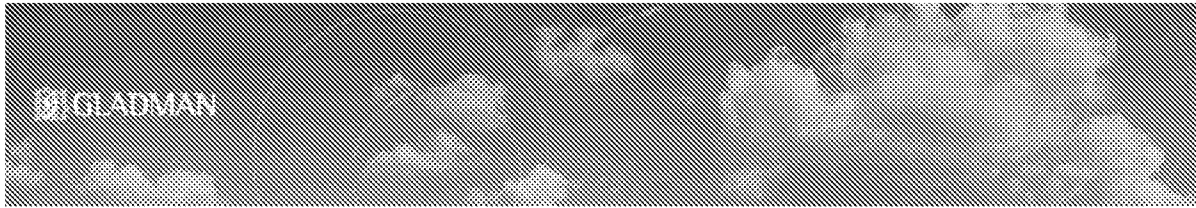
Hi Joe,

By way of update, I've arranged a meeting with Angmering Parish Council at 4pm on 12th February. I'm meeting Rob Martin and a couple of other councillors. Rob has also invited along Michael Eastham as I think they want to explore the use of monies they have available from s.106 planning contributions.

Thanks,
Steve

From: Steve Barker
Sent: 09 January 2018 10:52

To: 'joe.russell-wells@arun.gov.uk' <[REDACTED]>
Subject: 2017-084 Angmering - Sports Pitches



Hi Joe,

Many thanks for returning my call yesterday. As discussed we've been speaking to Angmering Parish Council and they've expressed a desire for us to provide 2-3 pitches on part of the site we're looking to develop immediately north of the playing fields. We're currently out to public consultation on our proposals – which don't reflect the Parish's desires at present – and will be arranging to meet the Parish to discuss further. Once I've made contact and have a time and date to meet them I'll let you know and we can hopefully tie-in a meeting with you around this, or even at the same time.

I've taken the liberty of attaching our consultation leaflet, for information.

Kind regards,

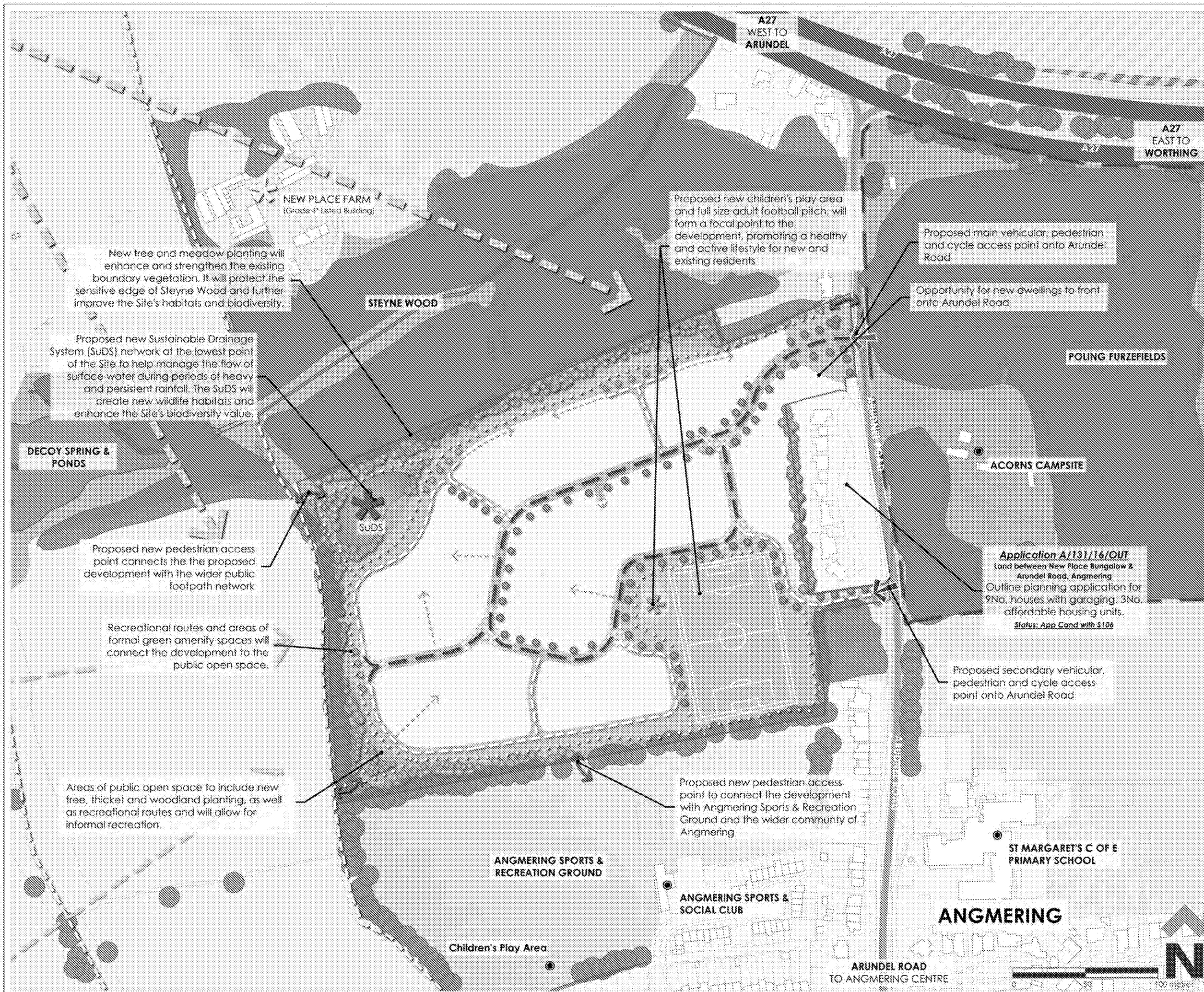
Steve

Steve Barker - Project Manager | 01243 824111 | 01243 824112 | steve.barker@arun.gov.uk



<http://www.arun.gov.uk>
NLPG UPRN 100062237016
DX 57406 Littlehampton

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- Site Boundary: 9.10ha
- Existing Vehicular Circulation
- Dual Carriageway
- Secondary Road
- Local Facilities/Services
- South Downs National Park
- Tree Preservation Order - Poling Furze Field
- Public Rights of Way (PROW)
- Proposed Residential Area: 5.59ha
Approx. 196 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, football pitch and recreational routes
- Potential Sustainable Drainage System (SuDS) Feature

Rev	Date	By	Description
CSA environmental Dales Farm, High Street, Arundel, West Sussex PO18 5ST t: 01462 743647 e: info@csaenvironmental.co.uk w: csaenvironmental.co.uk			
Project	Land West of Arundel Road, Angmering		
Title	Development Framework Plan - with football pitch		
Client	Gladman Developments Ltd		
Scale	1:2500 @ A3	Drawn	SM
Date	January 2018	Checked	RR
Drawing No.	CSA/3467/116	Rev	-

Jodie Wilkes
Strategic Planning
West Sussex County Council
County Hall
Chichester
PO19 1RH

Gladman House, Alexandria Way
Congleton Business Park
Congleton, Cheshire

4th December 2018

Dear Ms Wilkes,

Gladman Developments Ltd are considering a residential development proposal on a site in Angmering, Arun, which would accommodate approximately 220 dwellings. A location plan has been attached for reference. To assist us in advance of submitting our outline planning application, I would be most grateful if you would provide the following information:

1. What are the current capacities of the schools that are found within the catchment area that would serve this development at Angmering?
2. Is there presently a surplus or deficit situation in these schools?
3. The existing on-roll pupil statistics and projections for enrolment within the next five years for these establishments.
4. How many of your current pupils travel to schools in Angmering from outlying areas?
5. How many pupils travel out of Angmering to attend other schools?
6. If there is no capacity to accommodate the additional growth proposed, can you please provide an indication of the likely developer contributions that will be sought to mitigate the impact of the proposed development?
7. If a contribution is required do the existing facilities have capability for expansion or would you be seeking additional provision elsewhere?

If you require any further information or would like to discuss the requests we have made, please do not hesitate to contact me.

Yours sincerely,



Jack Murphy
Planner
Gladman Developments Ltd
j.murphy@gladman.co.uk

Enc: Location Plan

Geoff Lowry
NHS Coastal West Sussex CCG
1 The Causeway
Goring-by-Sea
West Sussex
BN12 6BT

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

4th December 2017

Dear Mr Lowry

Gladman Developments Ltd are considering a residential development proposal on a site in Angmering, Arun which would accommodate approximately 220 dwellings. A location plan has been attached for reference.

To assist us in advance of submitting our outline planning application, I would be most grateful if you would provide the following information:

1. What are the current capacities of the GP practices that are found within the catchment area that would serve this development at Angmering?
2. Is there current capacity within these practices to accommodate the additional growth resulting from the proposed development?
3. If there is no capacity to accommodate the additional growth proposed, can you please provide an indication of the likely developer contributions that will be sought to mitigate the impact of the proposed development?
4. If a contribution is required do the existing facilities have capability for expansion or would you be seeking additional provision elsewhere?

If you require any further information or would like to discuss the requests we have made, please do not hesitate to contact me.

Yours sincerely,



Jack Murphy
Planner
Gladman Developments Ltd

Enc: Location Plan

Appendix F

Consultation Responses

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From: Fred Searle
To: Your Views
Subject: Angmering
Date: 07 December 2017 14:34:02

Will our services be able to cope.

It would seem to me that a one off monetary contribution to allow for the extra load on our already overloaded medical centre and local schools is inadequate.

As the housing is aimed at the younger part of the market consideration must take into account the areas growth in children over possibly the next decade.

I would not have thought that a contribution by the land owners to either the medical centre or the schools would by any means cover this.

Will our roads be able to cope?

This always seems to be at the back of the queue and Angmering is already pretty much at car saturation point.

This must not be another sticking plaster approach where we all end up fighting for already limited road space.

This I am afraid will be given scant regard for.

Mr Fred Searle

Sent from Fred's iPad

Sent from Fred's iPad

From: Colin Trott
To: [REDACTED]
Subject: Angmering
Date: 08 December 2017 17:26:15

Angmering

Form Name: Angmering

Date of Submission: Fri, 08 Dec 2017 17:22:59 +0000

Your server: www.your-views.co.uk

URL of page containing form: <http://www.your-views.co.uk/angmering>

Looking at the plans, do you have any comments that will help us shape our masterplan?: I think it is a disgrace that you are even thinking about building more houses in Angmering. We have had more than our fair share in recent years and it is still on-going. The schools are almost at capacity. The medical centre is barely coping with the present population and the roads in and around the village is a nightmare with the number of vehicles using them. There are very few jobs available around here and there is no justification for building more houses. We don't need them.

Would you like to suggest any changes to improve the proposals?: This proposed development is outside the Angmering neighbourhood plan and should not be allowed. Why Angmering indeed! It will not enhance the settlement and support existing services and facilities. It will just make our lives, in the village, worse than ever. We were told that developments, such as the ones in Roundstone Lane, that are still being built, could bring benefits to the community! Well what are they? We haven't seen any yet, things have only got worse!

Are there any other comments you would like us to consider?: I understood that the land you wish to build on was earmarked for additional sporting facilities which were promised as part of the Roundstone Lane development.

Where are the additional two football pitches that were promised, going to go?

We need this development like a hole in the head!

Your name: Colin Trott

Your email: colin.angelatrott@btinternet.com

Address: 1, Ferndale Walk

Angmering

West Sussex

Postcode: BN16 4DB

From: Peter Cubitt
To: [REDACTED]
Subject: Angmering
Date: 12 December 2017 10:27:25

Angmering

Form Name: Angmering

Date of Submission: Tue, 12 Dec 2017 10:24:04 +0000

Your server: www.your-views.co.uk

URL of page containing form: <http://your-views.co.uk/Angmering/>

Looking at the plans, do you have any comments that will help us shape our masterplan?: Yes reduce the number of properties to be built by 25%

Would you like to suggest any changes to improve the proposals?: The document is "full of weasel words" such as a Ghost Island/// Potential contributions UP TO 66 units. We believe...

there are too many adjectives throughout the document.

Are there any other comments you would like us to consider?: the problem with adding more houses to the Angmering area is that the A259 roundabout at the Station Road junction which is totally overloaded with congestion, will get even worse. It usually takes a minimum of 10 minutes to get out of the village at rush-hour periods and at least half that during the day. You must be contracted to improve the traffic flow by say fitting traffic lights so that when the road is "dualled" the we will have some chance of getting out of the village at all. perhaps add a slip lane from the A259 eastbound and westbound to allow better access into/out of the village. The village Doctors surgery is already oversubscribed. Even if you were to build a new surgery where will we get the doctors and staff to supply the services. I could go on some other mionor points but since the document is only for you what is the point...

Prefix:: Mr

Your name: Peter Cubitt

Your email: p.cubitt@btinternet.com

Address: 42, Bewley Road, Angmering. Littlehampton WEST SUSSEX

Postcode: BN16 4JL

From: C Brown
To: [REDACTED]
Subject: Angmering
Date: 12 December 2017 17:40:34

Angmering

Form Name: Angmering

Date of Submission: Tue, 12 Dec 2017 17:37:13 +0000

Your server: www.your-views.co.uk

URL of page containing form: <http://www.your-views.co.uk/Angmering/>

Looking at the plans, do you have any comments that will help us shape our masterplan?: Yes. This is ill thought out and clearly no-one has looked at the traffic problems the lack of access to the A27 for those travelling east will create.

Would you like to suggest any changes to improve the proposals?: Yes - scrap the idea!

Are there any other comments you would like us to consider?: The way most people from the 220 proposed houses would travel east would be to use housing estate roads as a rat run to go east since there is no access to the A27 at Hammerpot in order to travel east. No-one will travel miles west to Poling to use the turn-around. Also no-one will go into the centre of the village when they can cut through housing estates. These roads cannot cope with this volume of traffic - they are residential. The impact on residents of these roads will be appalling.

Prefix:: Mrs

Your name: C Brown

Your email: brown.corrie@googlemail.com

Address: 59 Chantryfield Road, Angmering

Postcode: BN16 4DH

From: payne
To: [REDACTED]
Subject: Angmering
Date: 14 December 2017 08:24:06

Angmering

Form Name: Angmering

Date of Submission: Thu, 14 Dec 2017 08:20:43 +0000

Your server: www.your-views.co.uk

URL of page containing form: <http://www.your-views.co.uk/angmering/>

Looking at the plans, do you have any comments that will help us shape our masterplan?: This is not a 'masterplan', it's serious issues for a village (although not a village anymore) already overloaded with new housing. There is already too much traffic passing through and I would probably be right in thinking people from the council and Gladman do not live here. I suggest you all pass through, especially when the schools empty and rush hour. This will also have an effect down Station Rd and the roundabout which is already a nightmare any time of the day. A play area could promote an 'unhealthy' meeting place for older children and adults. You have deemed Arundel Rd as the safest access point but if this road gets any more clogged at school times, there will be road rage which is not safe. You say you will increase school places but this will probably involve expanding which will take more land, ruin wildlife and again cause more traffic. We already have to wait a couple of weeks for a non-emergency appointment at the local Doctors, you are not going to be able to improve this because the doctors are not available. There has been a sign in Angmering medical centre stating they have a lack of doctors and apologising for the wait for appointments. Even if the land is agricultural it is wrong to say it contains little wildlife and plants. The land outside the proposed area will still be affected by the new paths etc and machinery to do the work. People living on the new development and visiting WILL leave rubbish, dogs mess and generally not respect the environment. There are plenty of species of wildlife which live underground i.e rabbits, moles, which will be affected as well as insects which are vital to our world.

Would you like to suggest any changes to improve the proposals?: Chuck the plans in the bin!!!

Improve the road structures i.e one way system through village, and widen the main road by Sainsburys, Haskins etc. More supermarkets have been added, there are now 7 around Angmering and Littlehampton all causing more traffic.

Are there any other comments you would like us to consider?: Obviously you are not going to care less about these following comments but I am going to say them anyway. We have lived in Angmering for 12 years and we are now moving next year. We are sick of trying to get anywhere locally and fed up with inconsiderate drivers. Most of the land which was here 12 years ago has gone. Some of our neighbours have said the same. You are going to lose loyal customers to the local shops and people who have loved living here. Absolutely disgusted with these plans!! Enough homes have been built here now, anymore and Angmering will be spoilt forever!!

Prefix:: Miss

Your name: payne

Your email: jububs456@btinternet.com

From: Ashley Martin
To: [REDACTED]
Subject: Angmering
Date: 14 December 2017 16:33:07

Angmering

Form Name: Angmering

Date of Submission: Thu, 14 Dec 2017 16:29:44 +0000

Your server: www.your-views.co.uk

URL of page containing form: <http://your-views.co.uk/angmering/>

Looking at the plans, do you have any comments that will help us shape our masterplan?: I am most likely to make an objection to the planners. From what I can see this of your proposed development this is going to put a huge strain on the surrounding roads, mainly Arundel road. It is so busy on that road as it is, particularly in school rush hours and commuting times. Any more additional traffic would be ridiculous.

Would you like to suggest any changes to improve the proposals?: Completely rethink access. Significant changes would need to be made to the roads from the village center all the way up to the top road (A27). Try driving down that road as it is let alone with so much additional traffic especially during school rush hour. I would be surprised if new residents would even get through at all at these times. Plus it is already incredibly dangerous, when coming off A27 cars parked on the left side mean oncoming traffic have only the option to come onto the other side of the road I have seen plenty of near misses and the additional traffic is only going to increase the danger.

Are there any other comments you would like us to consider?: See above, but planning around the roads are going to need to be re-thought.

Prefix:: Mr

Your name: Ashley Martin

Your email: ash@energycreation.co.uk

Address: 90

Palmer Road

Postcode: BN16 4LW

From: Andy Parker
To: [REDACTED]
Subject: Angmering
Date: 16 December 2017 19:52:43

Angmering

Form Name: Angmering

Date of Submission: Sat, 16 Dec 2017 19:49:17 +0000

Your server: www.your-views.co.uk

URL of page containing form: <http://www.your-views.co.uk/angmering>

Looking at the plans, do you have any comments that will help us shape our masterplan?: Yes... but you may not like it

Are there any other comments you would like us to consider?: Has anyone been to the proposed site during rush hour/school times? The access to the A27 from the village centre is appalling now and your proposal would probably create a gridlock situation especially at the times that people are going to work and coming home again, let alone getting their children to school at those times as well... it will be mayhem. If the emergency services have to go up the Arundel Road will be severely hampered. In addition the GP Surgery is in crisis and can't cope with the Bramley Green estate let alone the new Swan & Cresswell Park development.

The local road infrastructure can't cope as it is, the A280 long furlong, and the A24 north and southbound can't cope with the commuting traffic as it is, the same can be said about the A259 in both directions as well as the A27 adding a further 229 houses with potentially a further 4-500 on the road will make a severe situation even worse.

I would oppose this development for the reasons stated and more, whilst I appreciate the the Government is pushing for more social and residential housing I believe the village is getting more than it's fair share over the last 10 years or so, and it's time to stand up say enough is enough.

Prefix:: Mr

Your name: Andy Parker

Your email: andy.parker@file-exit.co.uk

Address: 7 Decoy Drive

Angmering

Postcode: BN16 4DN

From: Michael Machi
To: [REDACTED]
Subject: Angmering
Date: 19 December 2017 11:05:53

Angmering

Form Name: Angmering

Date of Submission: Tue, 19 Dec 2017 11:02:24 +0000

Your server: www.your-views.co.uk

URL of page containing form: <http://www.your-views.co.uk/angmering>

Looking at the plans, do you have any comments that will help us shape our masterplan?: You say that the roads will be able to cope, how have you come to that conclusion?

Arundel Road is the main route out of Angmering for vehicles that are going west along the A27 and also for those who are coming from the east along the A27 who live on the north side of the village. During school term time there are two bottlenecks on that road caused by parents dropping off children at St Wilfred's School and St Margaret's School and during the morning rush hour it can take upto 30mins to get from the village centre to Chantryfield road.

Are there any other comments you would like us to consider?: You state that you will make a financial contribution to services such as schools and the GP surgery but our local GP surgery can't cope now the main problem being not able to attract staff and you are proposing to add another 600 - 1000 people.

Prefix:: Mr

Your name: Michael Machi

Your email: mikemachin@gmail.com

Address: 3 Lansdowne Way

Angmering

Postcode: BN16 4LB

From: John Wells
To: [REDACTED]
Subject: Angmering
Date: 09 January 2018 19:17:22

Angmering

Form Name: Angmering

Date of Submission: Tue, 09 Jan 2018 19:13:26 +0000

Your server: www.your-views.co.uk

URL of page containing form: <http://your-views.co.uk/angmering/>

Looking at the plans, do you have any comments that will help us shape our masterplan?: This Development is entirely unacceptable for the reason that the infructure is absolutely under strain and any further homes will lead to an impossible situation. Arundel Road is already difficult to negotiate and the junction to A27 to the North and A259 to the South are both under pressure. Schools and Doctors are currently under pressure and much improvement will be needed if this crazy scheme is allowed to proceed.
Would you like to suggest any changes to improve the proposals?: If housing is to be allowed to the West of the Village then consideration must be given to the construction of a completely new road exiting either to A27 or A259. Any house building is of course completely contrary to the Local plan.

Are there any other comments you would like us to consider?: There would certainly be a necessity to improve the junctions with both A27 and A259. My farm entrance is located some 300 meters to the west of the Hammerpot Junction on the A27 and it already quite difficult to exit, particularly at peak times. 220 houses = 3 to 400 cars, There being little local industry, many will need to travel to work leading to almost static queues.

Prefix:: Mr

Your name: John Wells

Your email: john.wells43@btinternet.com

Address: New place Farm, 200 Arundel Road, Angmering, littlehampton,

Postcode: BN16 4ES