

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.



12th March 2018

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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 has been amended to reflect the request from the Parish Council to incorporate a full-sized Football Association-compliant adult pitch within the outline proposals. Correspondence is attached in **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. To date no meeting has been offered or taken place. 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.**

2.5 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.**

2.7 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.	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.
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.	
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. The proposed development is outside the Angmering Neighbourhood Plan and should not be allowed.	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.
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.	In order to deliver the level of housing that is required across Arun District, Angmering will be required to accommodate additional growth.

There are very few jobs available and there is no justification for building more houses.	
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 has been amended to reduce the number of units from up to 220 to up to 200 dwellings and includes a Football Association-compliant adult-sized pitch within the scheme. A contribution will be offered towards the play provision at the adjacent recreation ground.
- 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.

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.

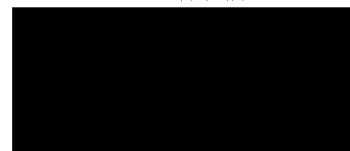
Our clear intention is that where community benefits are sought by the Parish Council, if it is reasonable and viable, then we would be happy to assist in the delivery of such provision.



GLADMAN
DEVELOPMENTS LIMITED

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



Directors: D J Gladman BA, R J Gladman MCSR, SRP, J M S Shepherd BSc, CEng, MIEE, G R Edwards DipFP, MRTP
VAT Registration No. 677 6792 63

Registered Address: Gladman House, Alexandria Way, Congleton Business Park, Congleton, Cheshire, CW12 1LB, Registration No. 3341567

From:
To:
Cc:
Subject:
Date:

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

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

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



Subject: RE: 2017-084 Angmering - Sports Pitches

Steve,

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

Rob Martin,
Clark to Angmering Parish Council



From: [Redacted]
Sent: [Redacted]
To: Rob Martin
Cc: Clare [Redacted] <[Redacted]>
Subject: RE: 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



<image002.jpg>

From: Clare Bartlett
To: [REDACTED]
Subject: [REDACTED]
Date: 08 March 2018 10:12:20

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 Bartram House, 3-5 Swan Court, Station Road, Pulborough, RH20 1RL



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

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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.

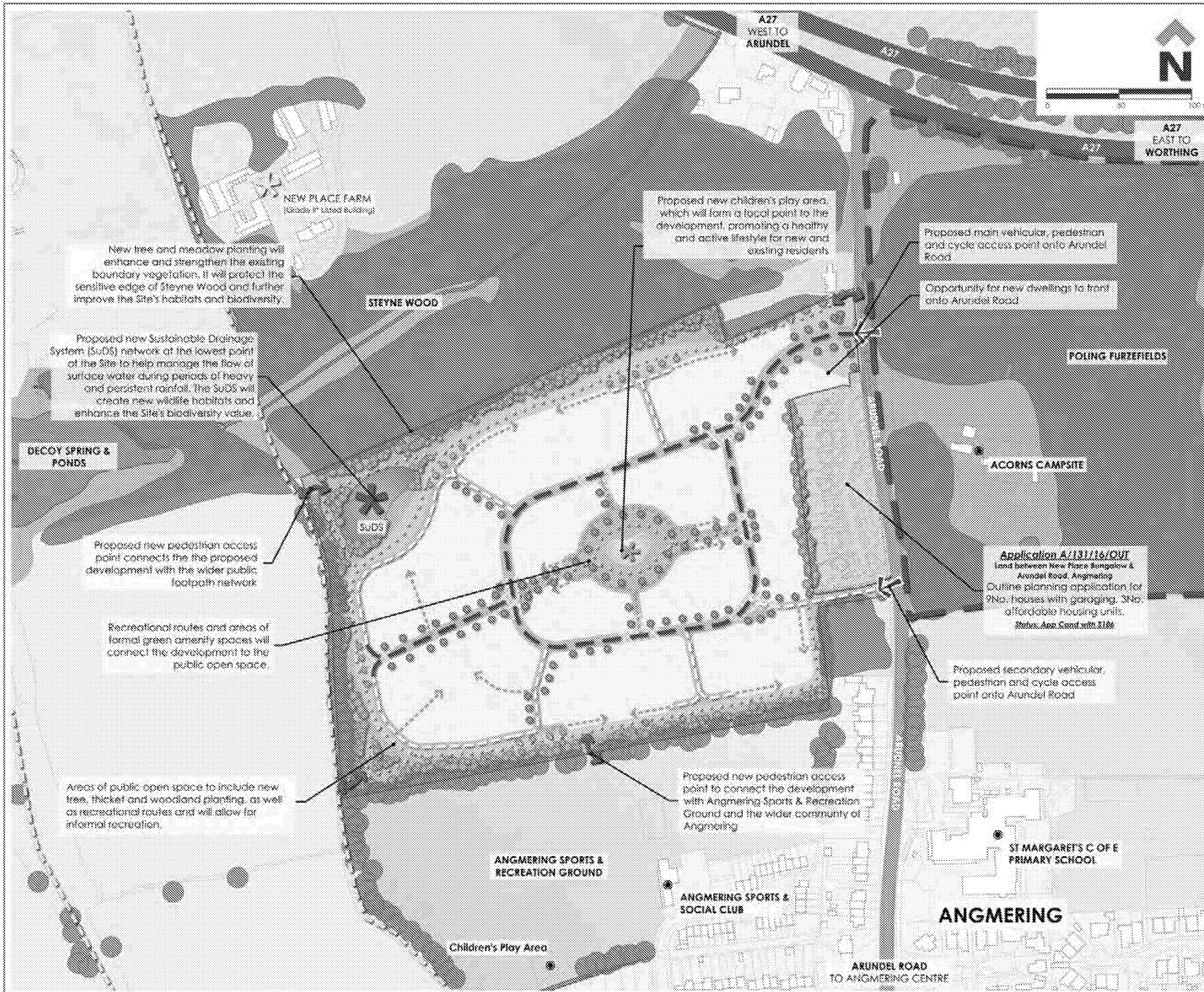
Yours Sincerely,

PP 

Steve Barker
Project Manager



Enc.



- Site Boundary: 9.07ha
- Existing Vehicular Circulation
Dual Carriageway
Secondary Road
- Local Facilities/Services
- South Downs National Park
- Tree Preservation Order
Felling Fensfield
- 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	RR	Revised public open space
Rev	Date	By	Description

CSA
environmental

Oldes Road, High Street,
Widewater, Northbourne SO2 9AT

T: 01462 743647
E: arthur@csaenvironmental.co.uk
W: csaenvironmental.co.uk

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

Appendix C

Consultation Leaflet

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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.

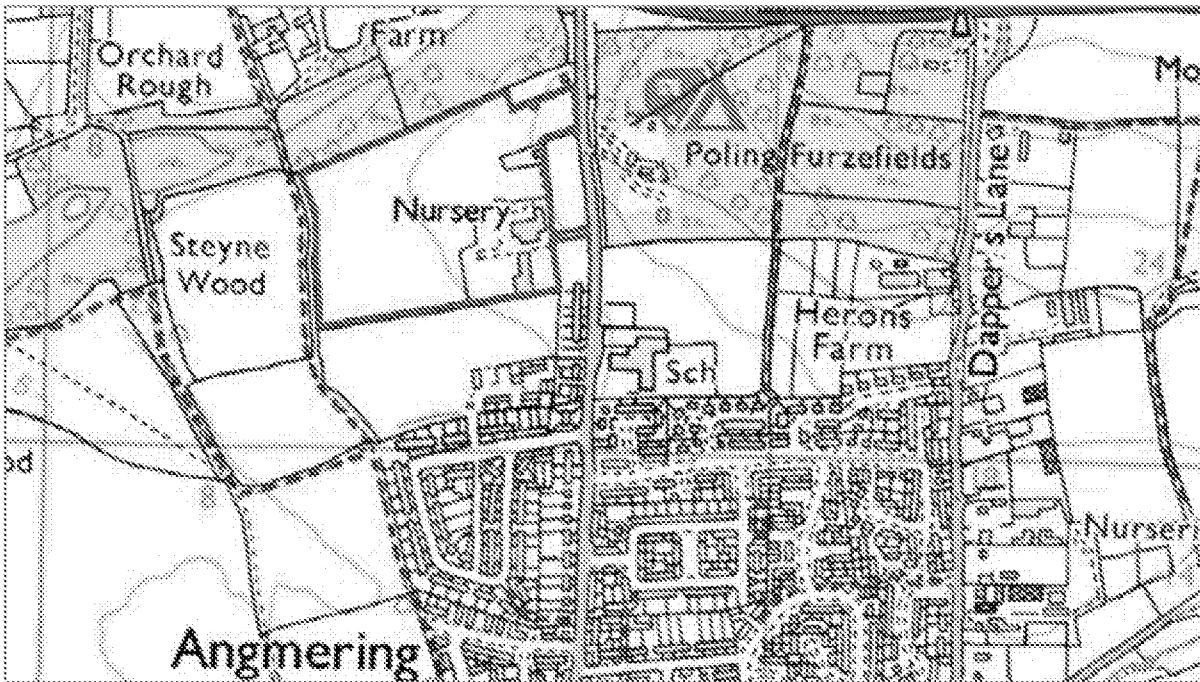
WHO ARE GLADMAN?

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?

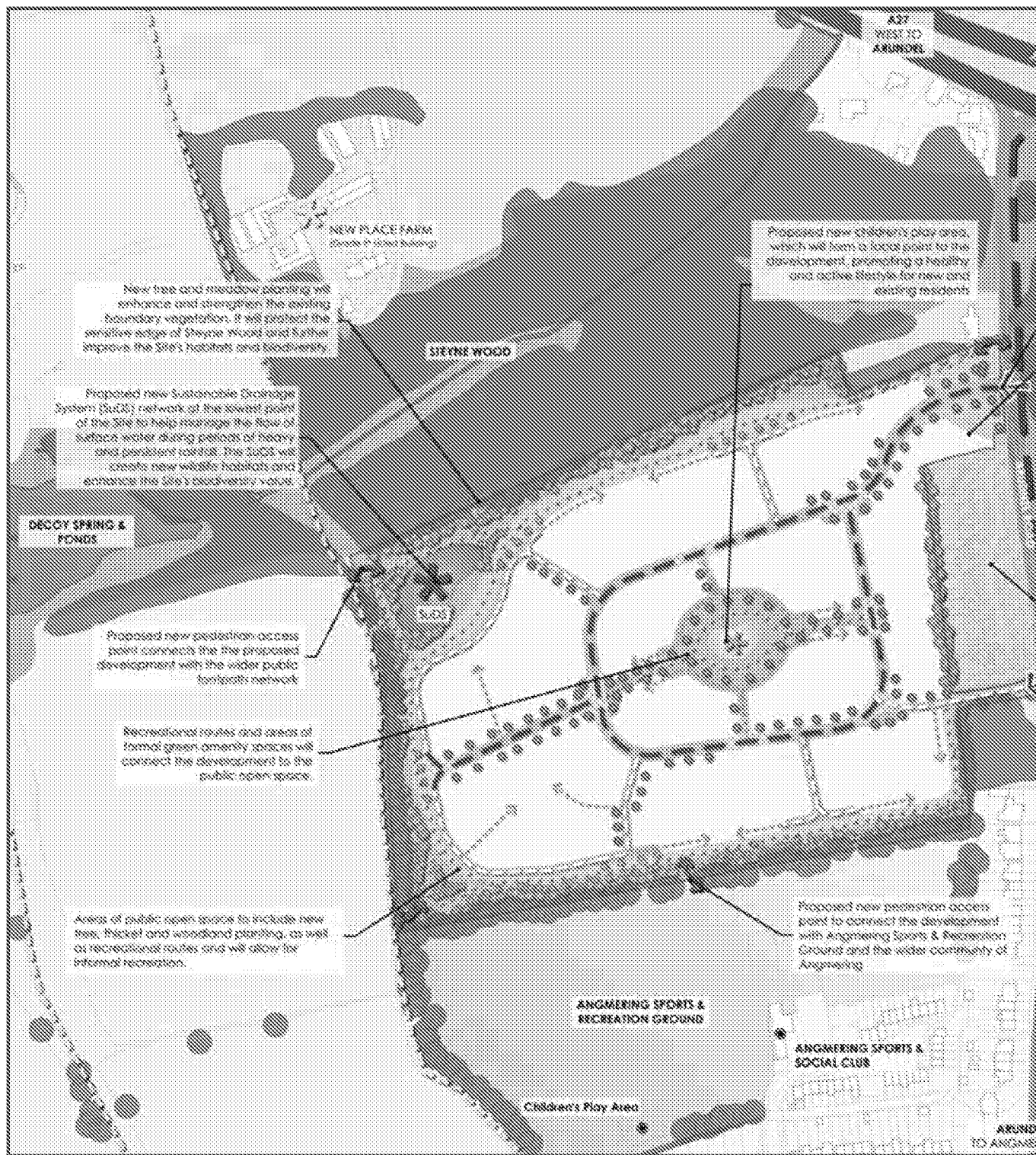
The proposed development has the potential to deliver the following benefits:

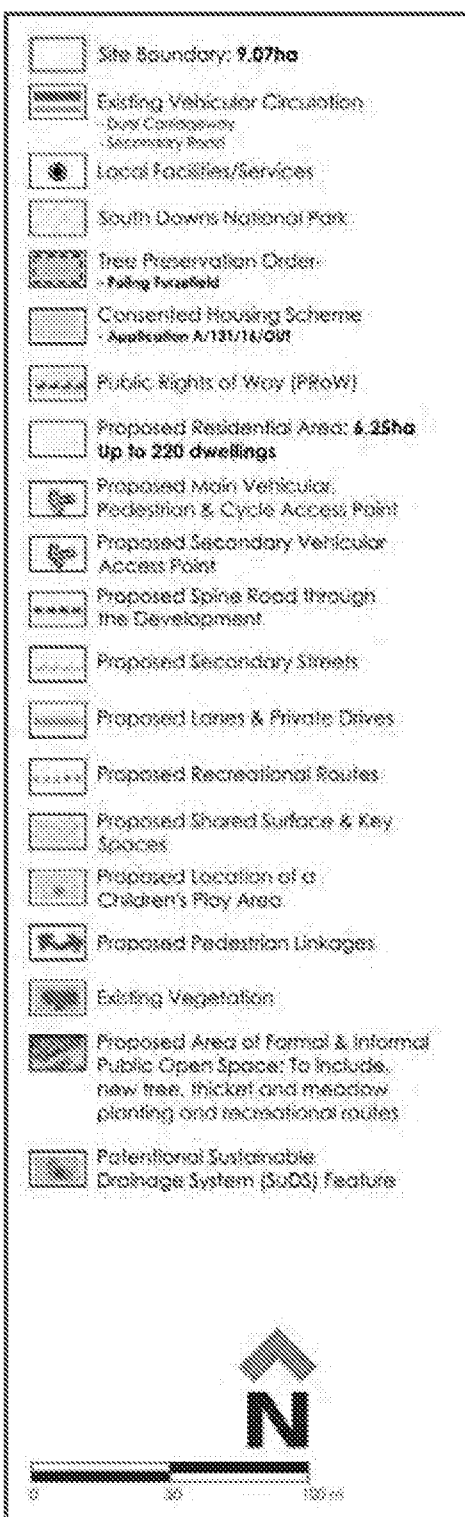
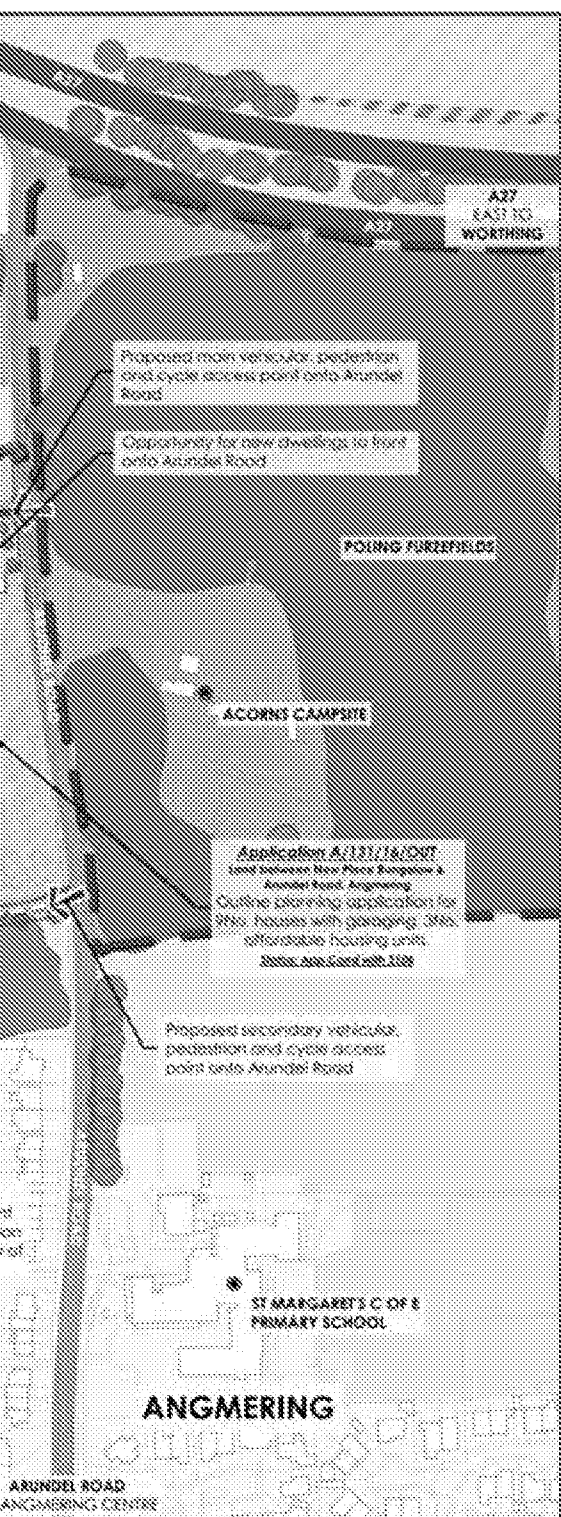
- A high quality landscape setting which will be of benefit to both existing and future residents of Angmering;
- New public open space, footpaths linking to the wider public footpath network for residents to enjoy;
- Fully equipped play space to cater for a range of ages;
- 30% affordable housing (up 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...



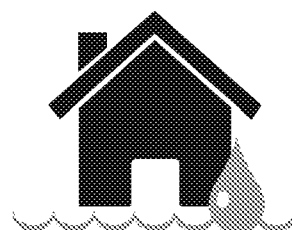
Will our local facilities be able to cope?

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.

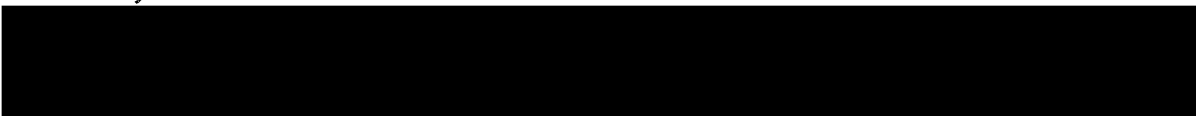
A range of assessments and reports on matters such as ecology, heritage, flooding, highways and landscape will further help shape our proposals.

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:



(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.....



The background of the entire page is a black and white photograph of a residential area. On the left, a two-story house with a gabled roof and several windows is visible. To the right of the house, there are trees and a fence. The foreground is filled with tall, out-of-focus grass.

9 GLADMAN LAND

A solid black rectangular box used to redact the address information.

www.gladmanland.co.uk

A solid black rectangular box used to redact contact information such as phone numbers or email addresses.

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.

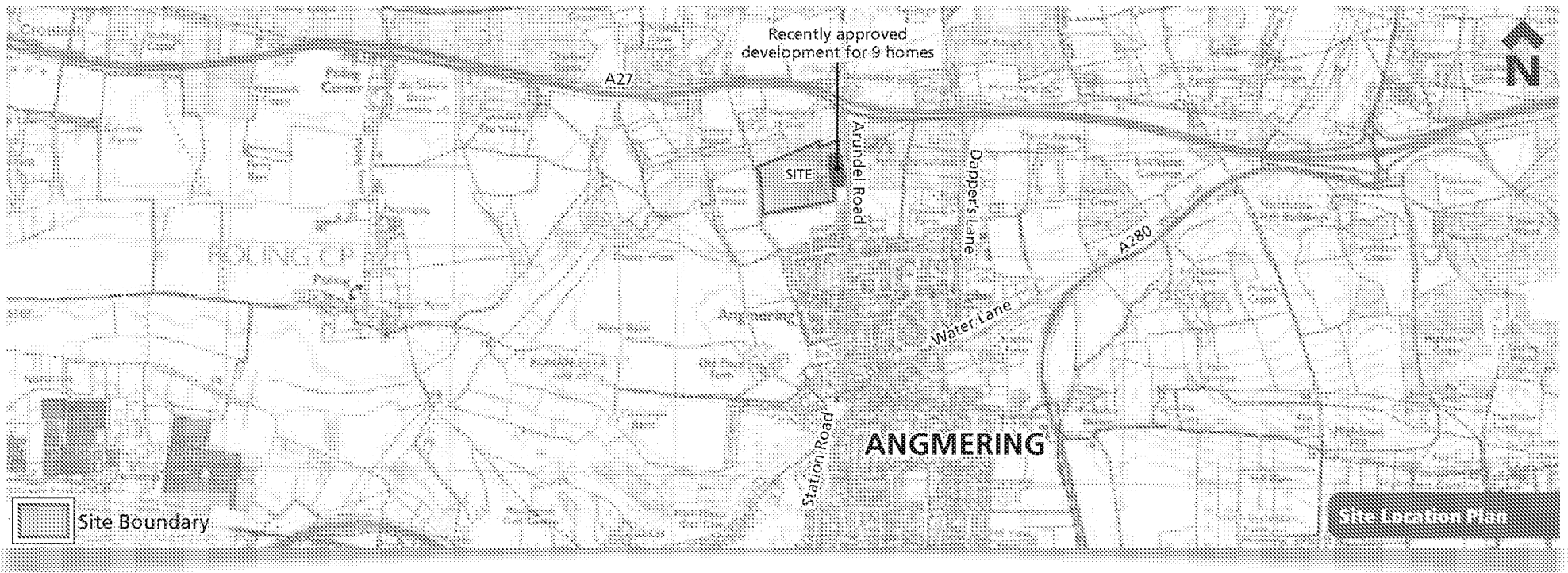
Appendix D

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:

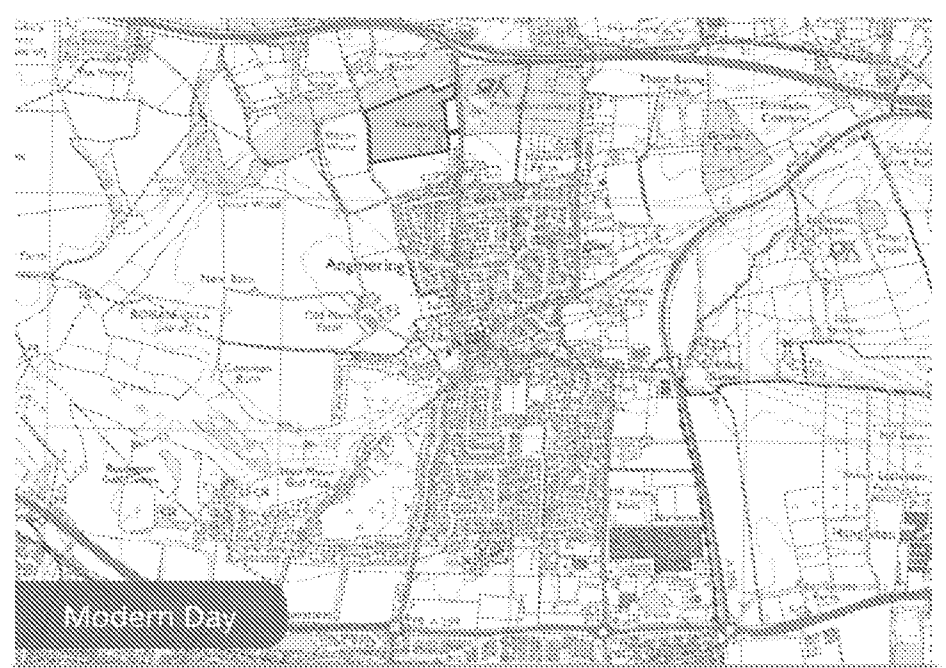
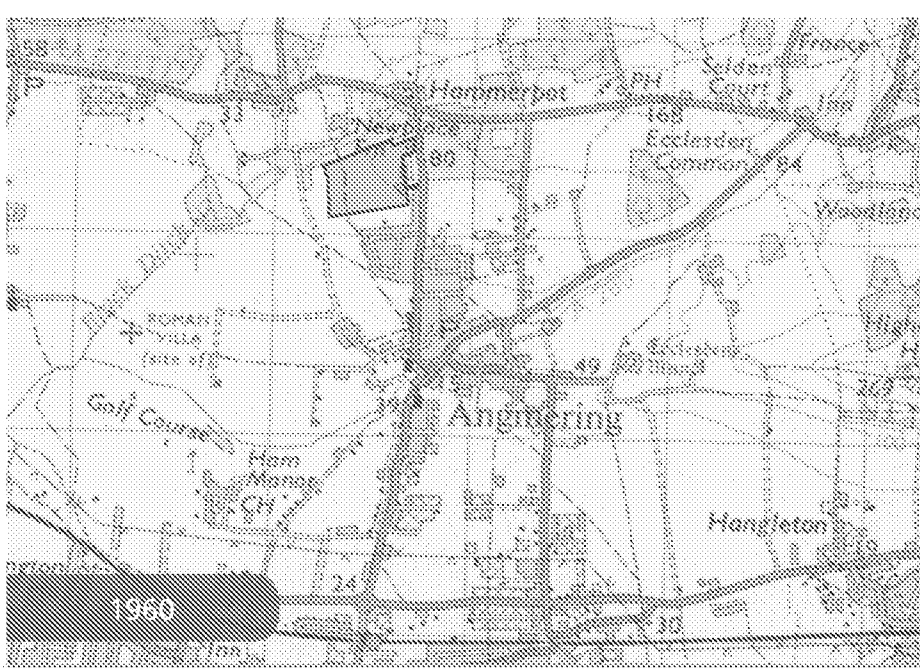
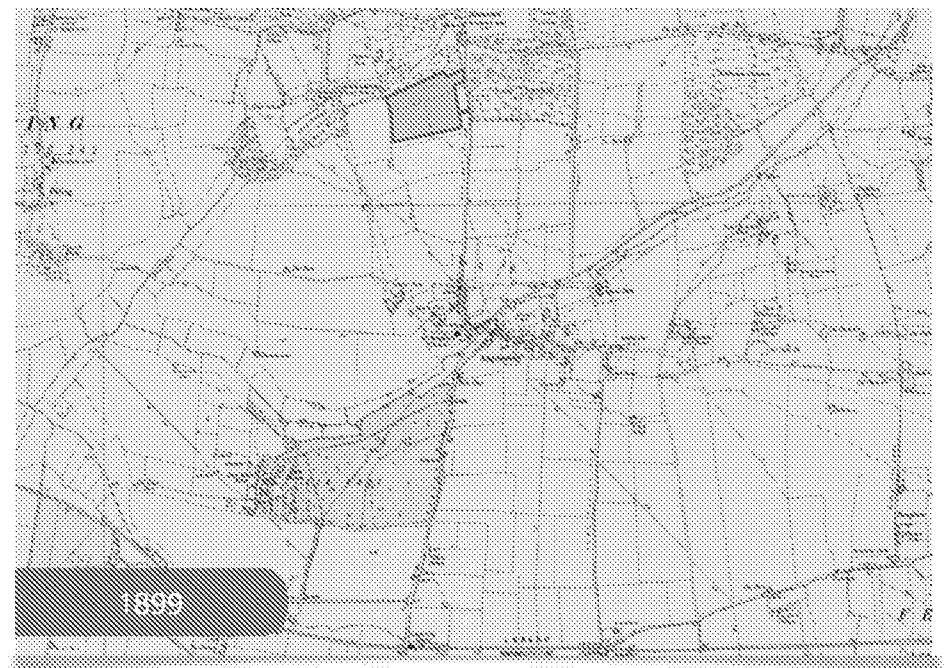
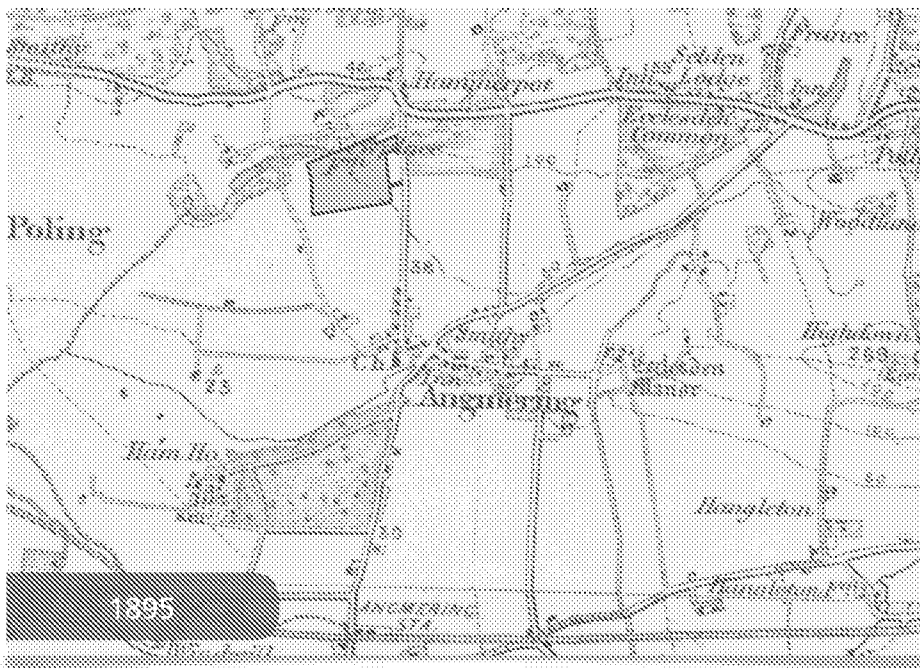
- Up to 220 new homes of varying sizes, types and tenures (including up to 30% affordable housing).
- Vehicular access point off Arundel Road with an associated pedestrian and cycle access.
- New publicly accessible green space, including new recreational footways.
- New recreation space to include play 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.



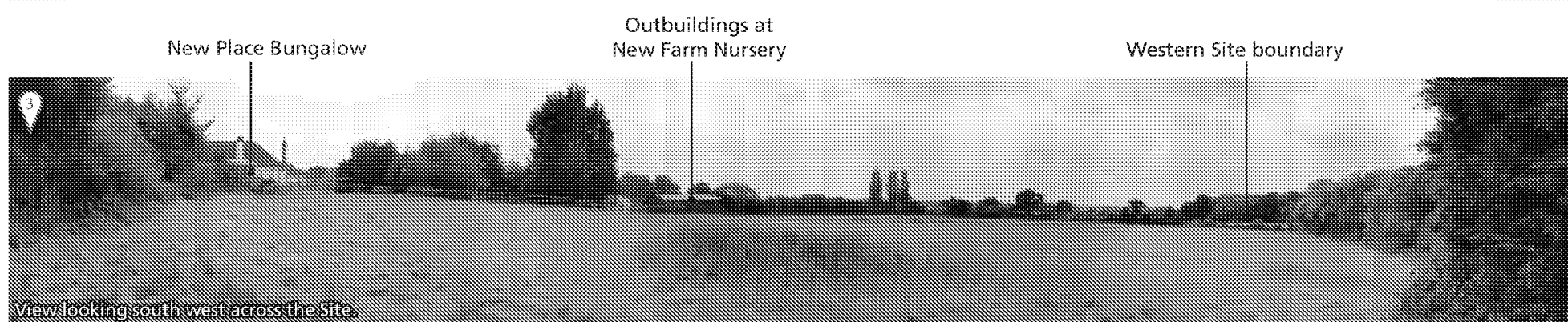
Map showing Site Boundary and photo locations.



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.

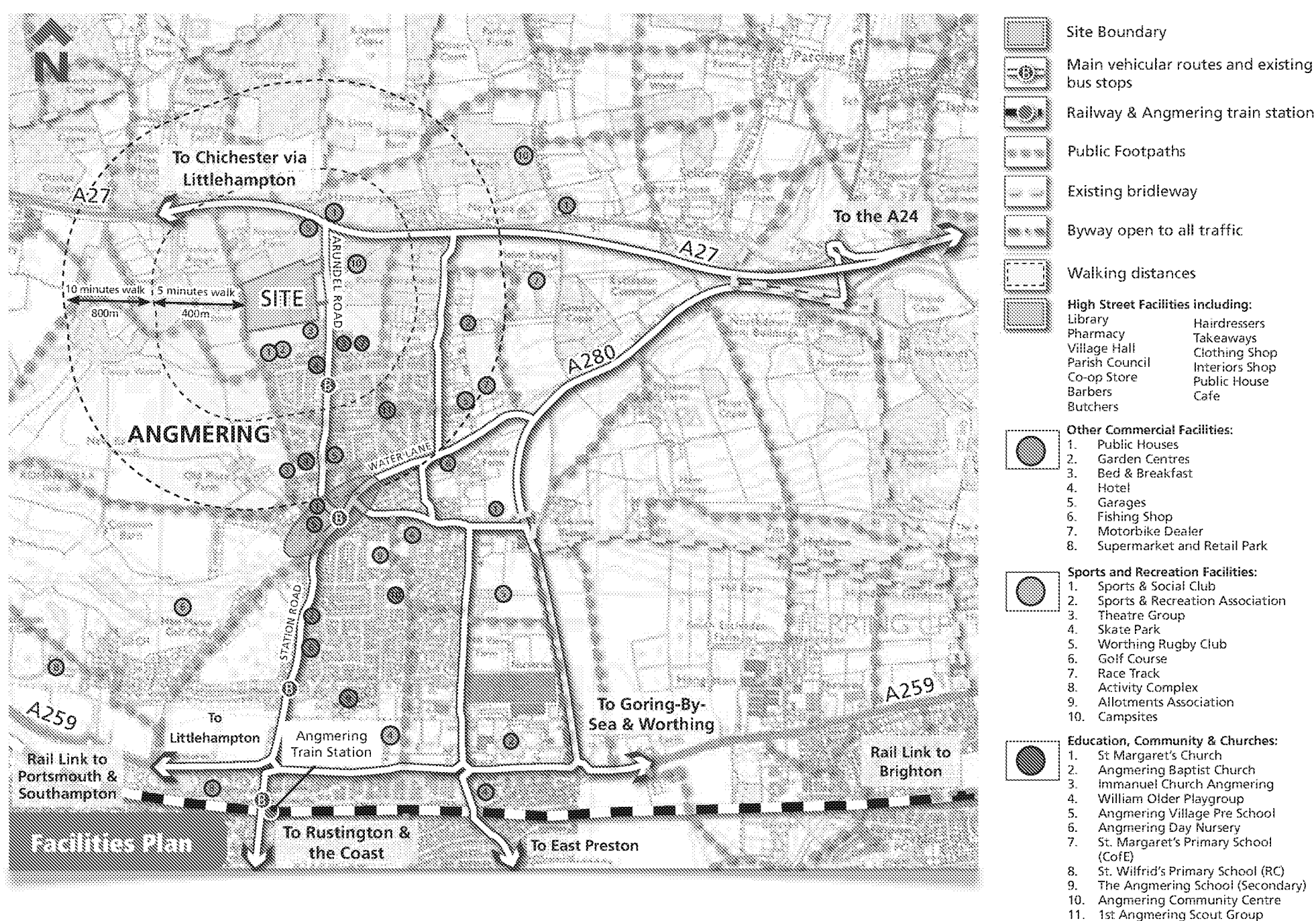
Angmering library is a high quality example of a local flint building, edged and detailed with red brick door and window surrounds and decorative brickwork. This palette of colours and materials extends into the adjoining streetscape via the boundary walling.



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.

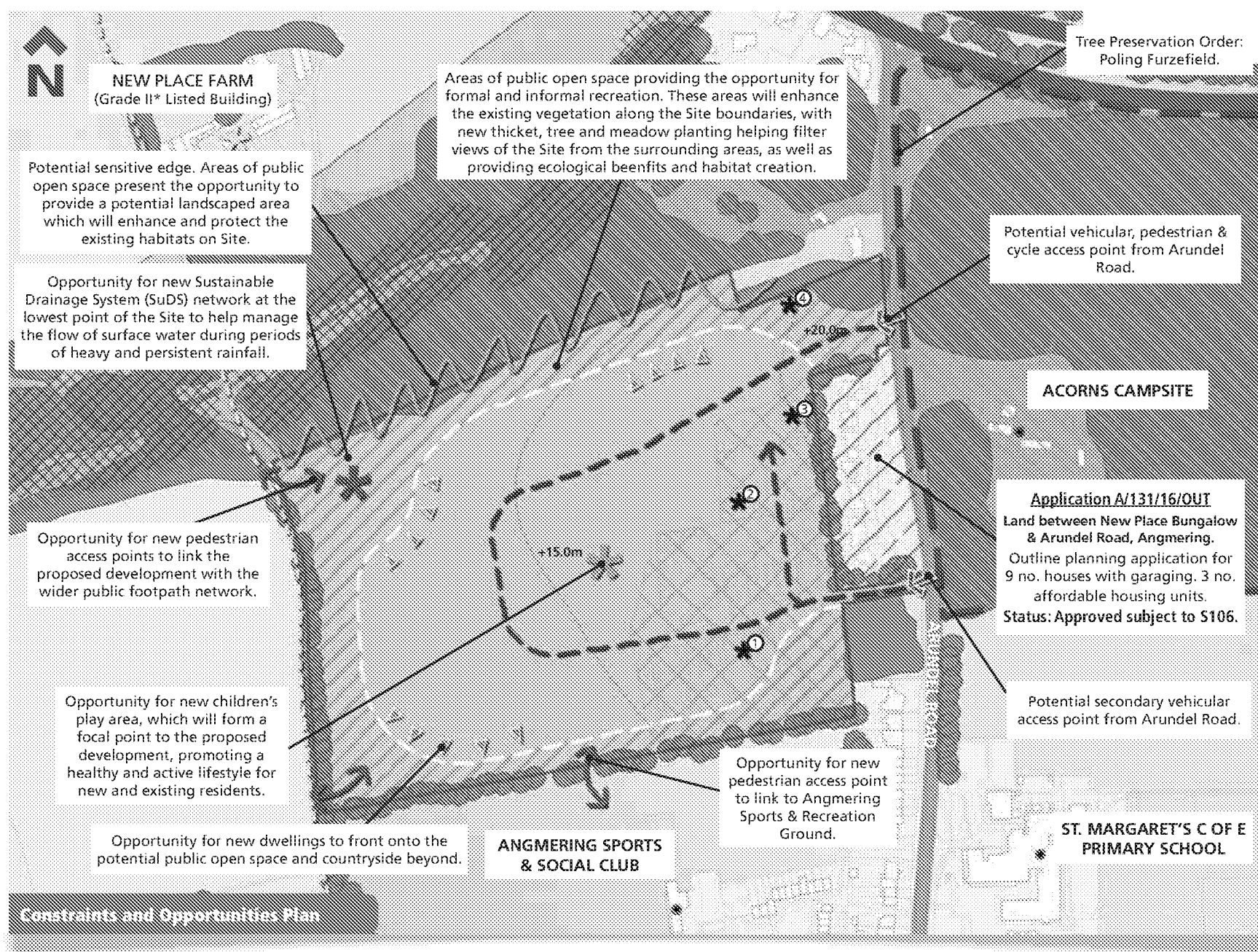
Angmering Train Station is within a 10 minute cycle (1.5 miles/2.4km) or easily accessible via the local bus network, with bus stops located approximately 320m south of the Site along Arundel Road. Angmering Train Station provides regular services to Brighton, Portsmouth, Southampton and London which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

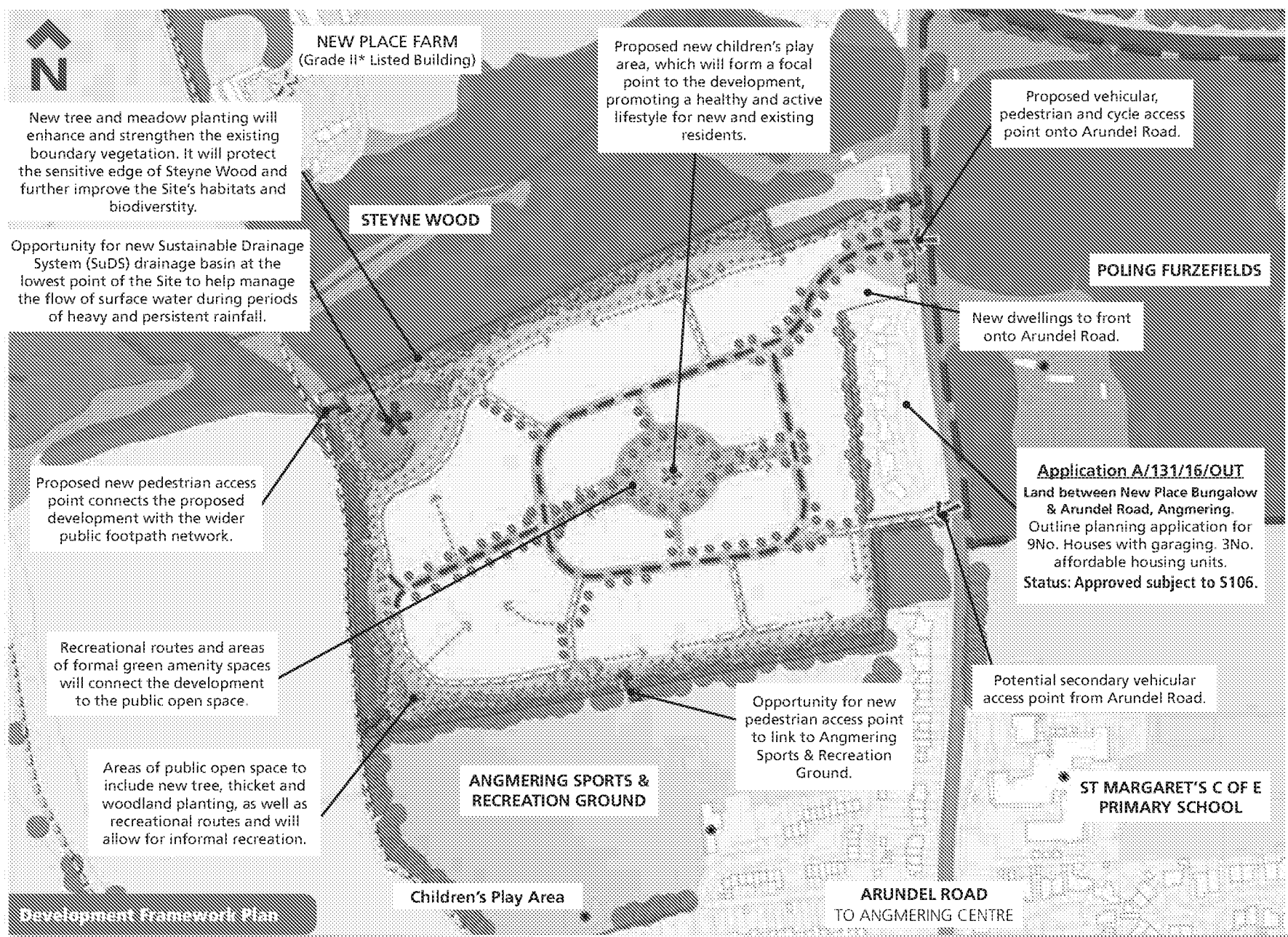
- Existing Site Contours
- Existing Vegetation
- Existing Public Rights of Way
- Extent of Fluvial Flooding
(Source: gov.uk/flooding)
- Extent of Surface Water Flooding
(Source: gov.uk/flooding)
- Sensitive Landscape Edge
- Existing On-Site Features/Buildings
 - 1. Angmering Auto Services
 - 2. Caravan/Campervan 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 ½ 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.

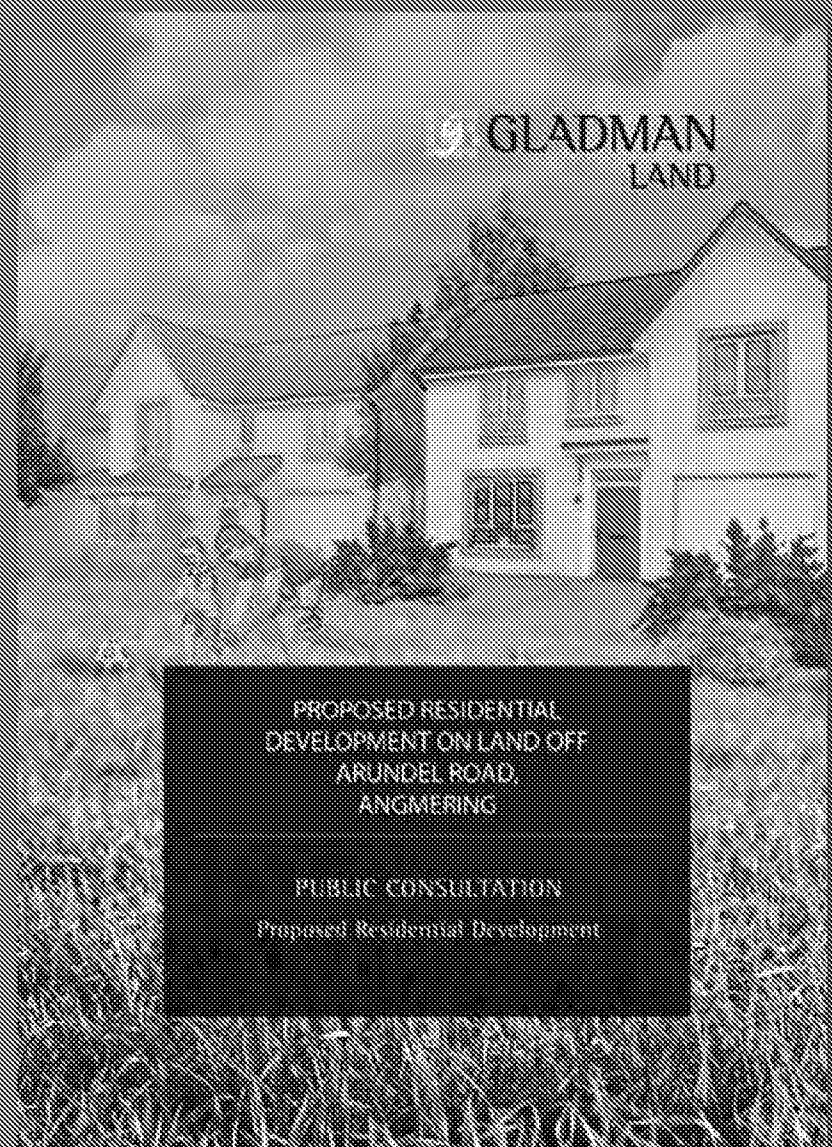
How do I comment?

Comments can be sent in the following ways:

You can respond by email:

Or by post:

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



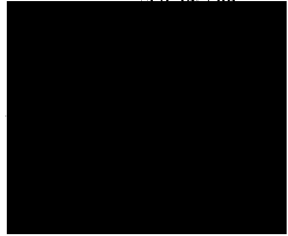
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Appendix E

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.

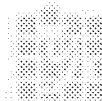
Yours Sincerely,



Steve Barker
Project Manager



ENC: CONSULTATION LEAFLET



GLADMAN

DEVELOPMENTS LIMITED

Gladman House, Alexandria Way
Congleton Business Park
Congleton, Cheshire
CW12 3LB

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



GLADMAN

DEVELOPMENTS LIMITED

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

01293 81058 200000

Directors: D J Gladman BA, R J Gladman MCSP, SRP, J M S Shepherd BSc, CEng, MIEE, G K Edwards DipTP, MRTPI
VAT Registration No. 677 6792 63

Registered Address: Gladman House, Alexandria Way, Congleton Business Park, Congleton, Cheshire, CW12 1LB, Registration No. 3341367

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 Russell-Wells' <Joe.Russell-Wells@arun.gov.uk>
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: [REDACTED]
Sent: [REDACTED]
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: 37814 | External: +44 (0) 1903 757814 | Email: joe.russell-wells@arun.gov.uk

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

From: [REDACTED]
Sent: [REDACTED]
To: Joe Russell-Wells
Subject: RE: 2017-084 Angmering - Sports Pitches

Hi Joe,

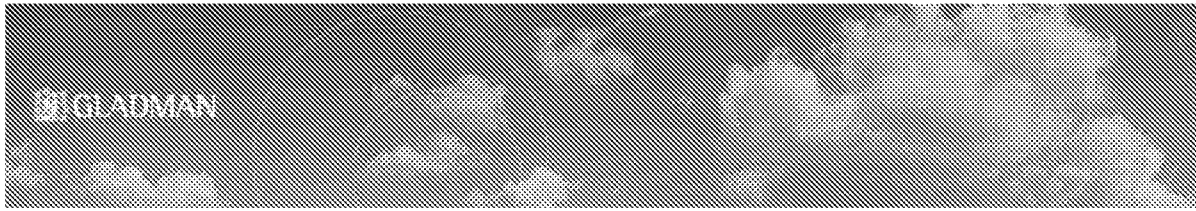
By way of update, I've arranged a meeting with Angmering Parish Council at 4pm on 12th February. I'm meeting Rob Martin and a couple of other councillors. Rob has also invited along Michael Eastham as I think they want to explore the use of monies they have available from s.106 planning contributions.

Thanks,
Steve

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

To: 'jo [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.

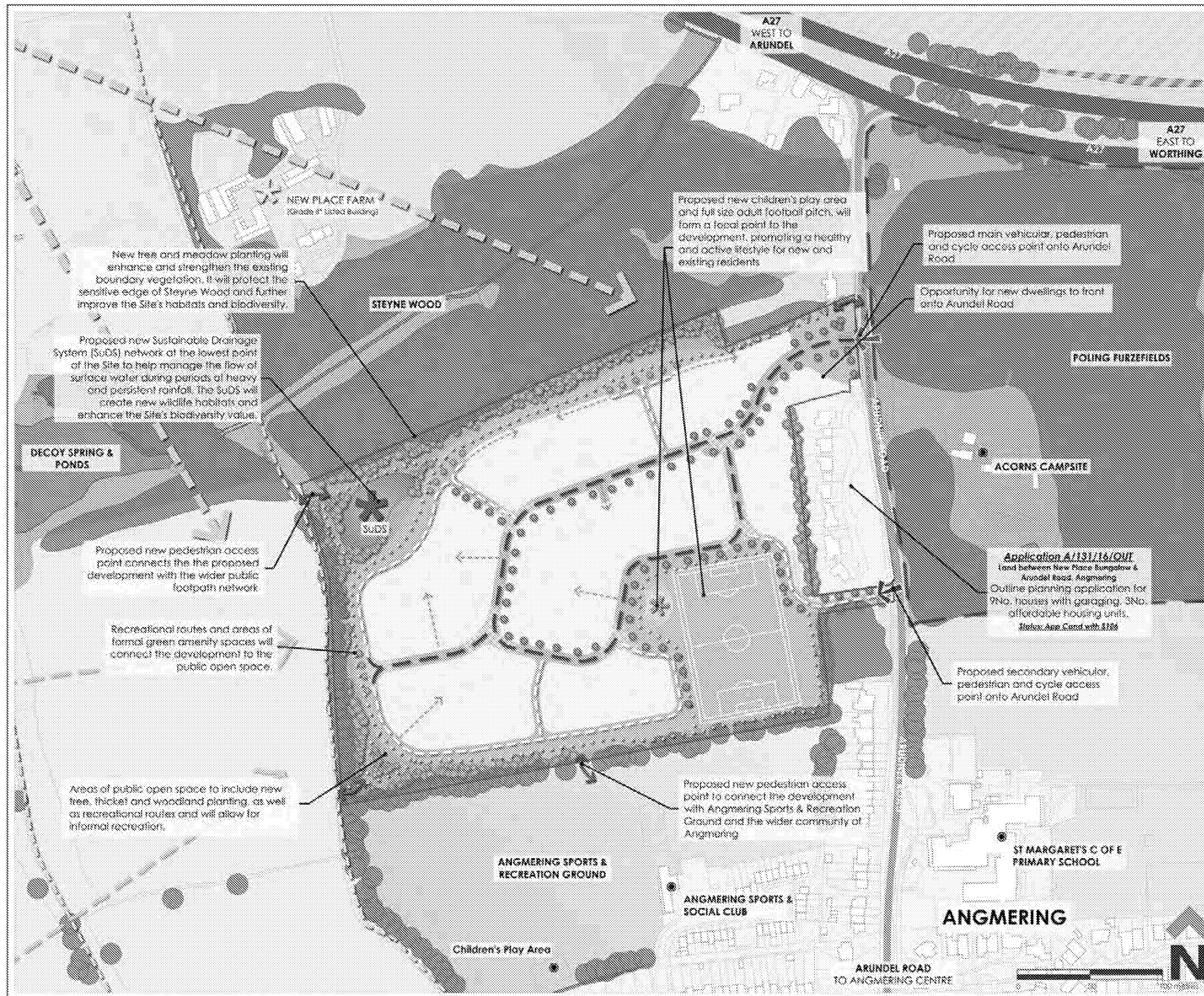
Kind regards,

Steve



<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 Dawn Searns, High Street, Arundel, Northampton NN2 6NF t: 01482 743647 e: dsearns@csaenvironmental.co.uk w: csaenvironmental.co.uk			
Project	Land West of Arundel Road, Angmering		
Title	Development Framework Plan - with football pitch		
Client	Glodman 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
CW12 1LB

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 Wilby
Planner



Enc: Location Plan



GLADMAN

DEVELOPMENTS LIMITED

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


Enc: Location Plan

Directors: D J Gladman BA, K J Gladman BCSSE SRP, I B S Shepherd BSC, C Eng, MBSE, G K Edwards DipPPE MBTP1
VAT Registration No. 677 6792 63

Registered Address: Gladman House, Alexandria Way, Congleton Business Park, Congleton, Cheshire, CW12 1LB, Registration No. 3341067

Appendix F

Consultation Responses

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From:
To:
Subject:
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:
To:
Subject:
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



From: Peter Cubitt
To: [REDACTED]
Subject: [REDACTED]
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

[REDACTED]

From: C Brown
To: [REDACTED]
Subject: [REDACTED]
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

[REDACTED]

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!!

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

[REDACTED]

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

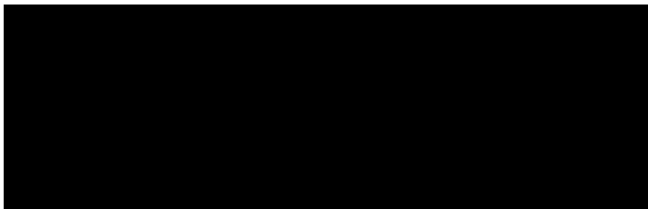
URL of page containing form: <http://www.your-views.co.uk/angmering>

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.



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

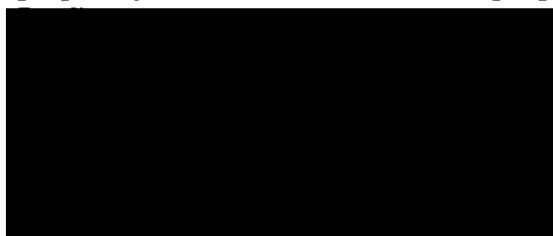
Your server: www.your-views.co.uk

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.



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.

[REDACTED]