

LAND EAST OF WOODGATE LANE,
WOODGATE
DESIGN AND ACCESS DOCUMENT

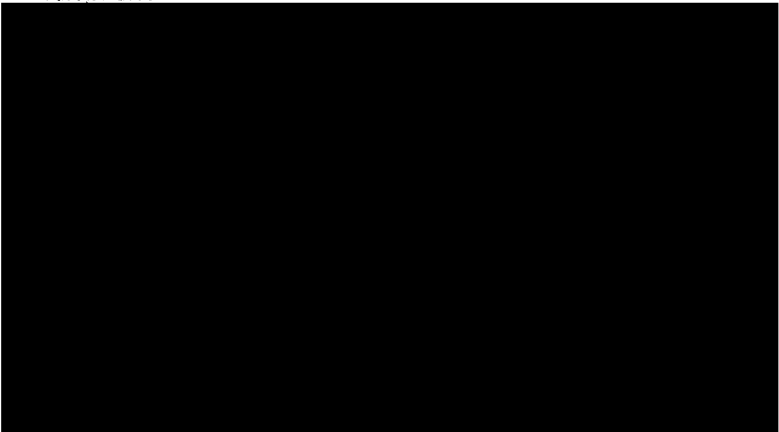
ECE Architecture

Brooklyn Chambers
11 Goring Road
Worthing
West Sussex
BN12 4AP

75 Great Suffolk Street
London
SE1 0BL

St Nicholas House
31-34 High Street
Bristol
BS1 2AW

Telephone



Revisions

Revision	Notes	Issue Date	By	Checked By
P1	DRAFT Issue	04.12.20	LT	KE
P2	Issue	02.03.21	PS	LT
P3	Draft Planning Issue	01.02.21	LT	KE
P4	Planning Issue	06.08.21	LT	
P5	Revision to Ecology Section	12.08.21	LT	KE



Charles & Associates



ECE Architecture

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1.0 INTRODUCTION

1.1 INTRODUCTION

INTRODUCTION

This document has been prepared by ECE Architecture on behalf of PYE Homes Ltd to support the Full Planning Application for development on the Land East of Woodgate Lane, Woodgate. The application seeks approval for a residential development, comprising of 180 new private, affordable and shared ownership homes on the 7.25 hectare site.

This Design and Access Statement should be read in conjunction with the drawings and other supporting documents from the project consultants.

LOCATION

The application site is positioned to the west of Woodgate and south of Westergate. Woodgate is comprised predominantly of residential housing with several local amenities such as a Aidingbourne Primary School, a pub and a village store. Larger supermarkets and wider travel services can be found in nearby areas such as Barnham located 2.6 miles east of the site and Arundel 6.7 miles to the northeast of the site.

The proposed application site forms part of the strategic allocation SD5 around Barnham, Eastergate and Westergate (BEW). As a result, the areas to the north and east of the site are allocated to come forward as developments, along with new infrastructure and services set to be introduced to the area.



Site Location Plan



Site Images



2.0 THE SITE

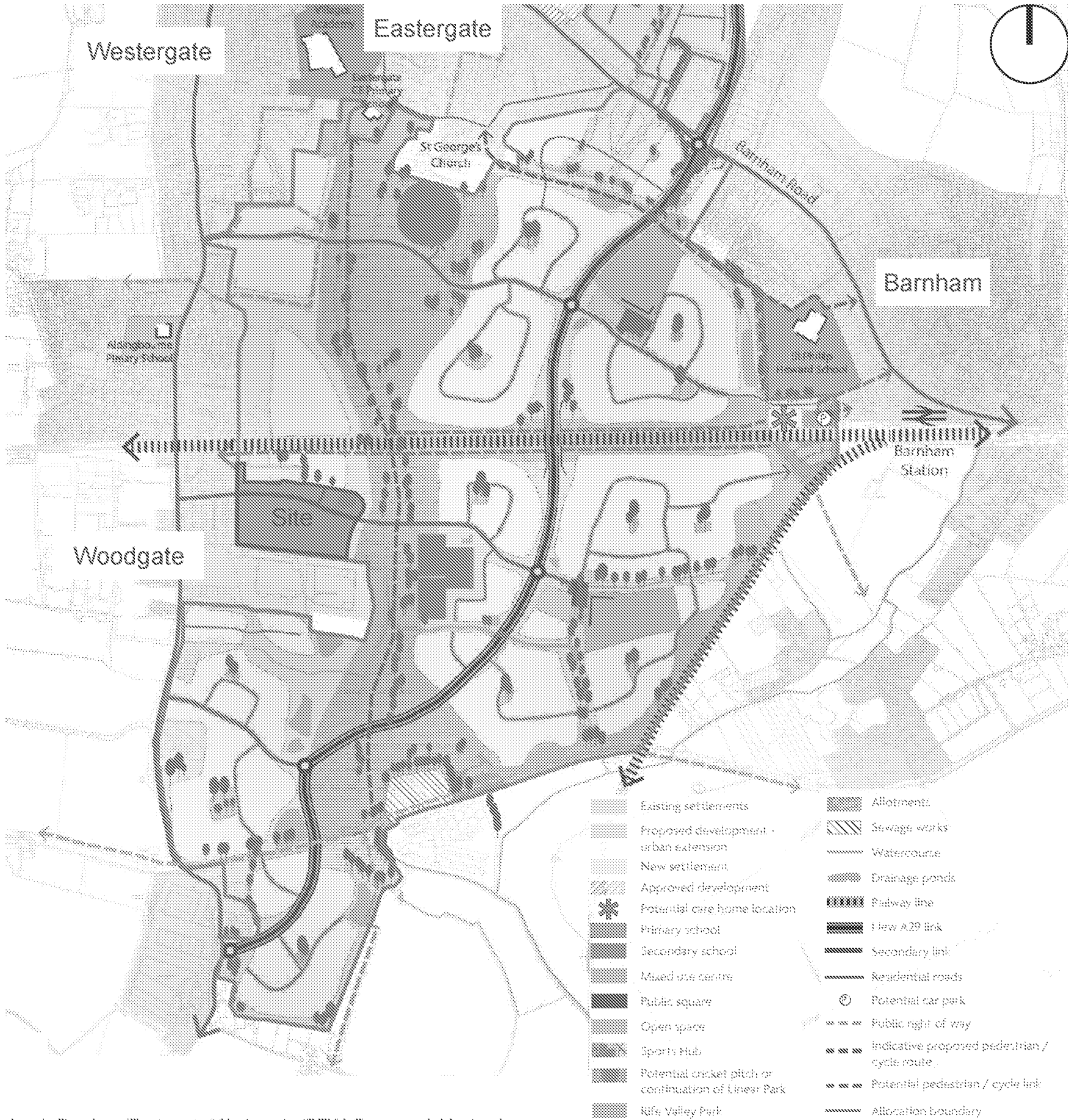
2.1 BEW MASTERPLAN CONTEXT

BEW MASTERPLAN CONTEXT

The proposed application site forms part of the wider strategic allocation for the Barnham, Eastergate and Westergate (BEW) masterplan.

The proposed site occupies an area designated in the masterplan as the 'Woodgate Equestrian' (pg.21 BEW Framework Masterplan) which is characterised as a collection of barns and sheds with horse paddocks and associated equestrian structures.

The proposed application site sits on the western edge of the master plan boundary and centrally along its north/south axis. The eastern boundary of the proposed site adjoins what will become the central Lidsey Rife linear walk, which is set to be the defining landscape and ecological feature within the allocation, providing a significant area of amenity space and recreation facilities.



Extract from Arun's Barnham/Eastergate/Westergate (BEW) Framework Masterplan

2.2 PLANNING GUIDANCE

The proposal has been developed in line with the principles set in the following design guidance:

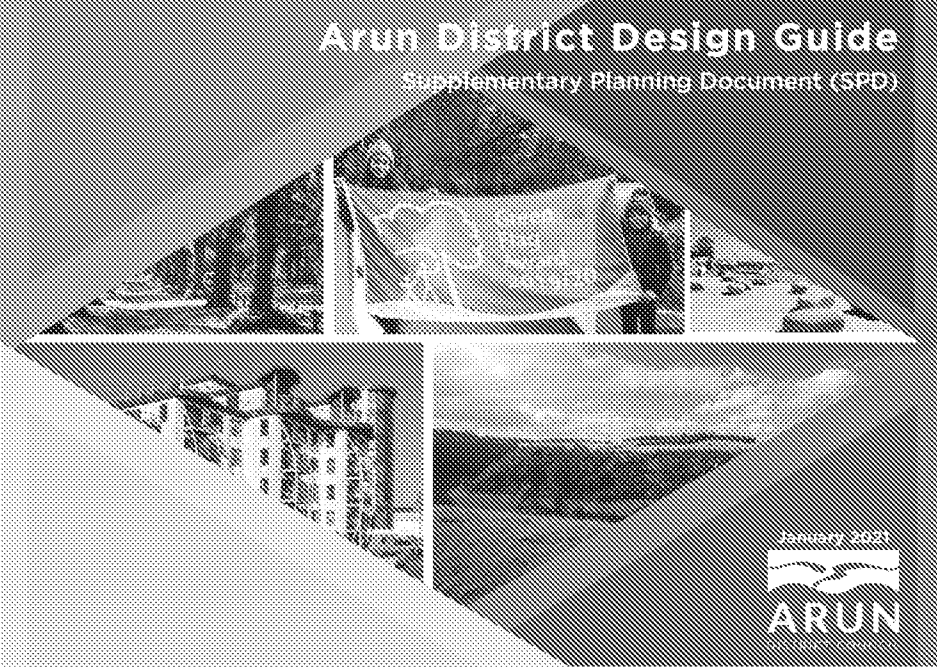
- Aldingbourne Neighbourhood Plan
- Arun District Design Guide (2021)
- National Planning Policy Framework (2019)
- Nationally Described Space Standards (2015)
- National Design Guide (2021)

The Arun District Design Guide (2021) has been one of the key documents in helping to formalise the design of the proposal on this site. Various guidelines and principles have been used to help determine the design.

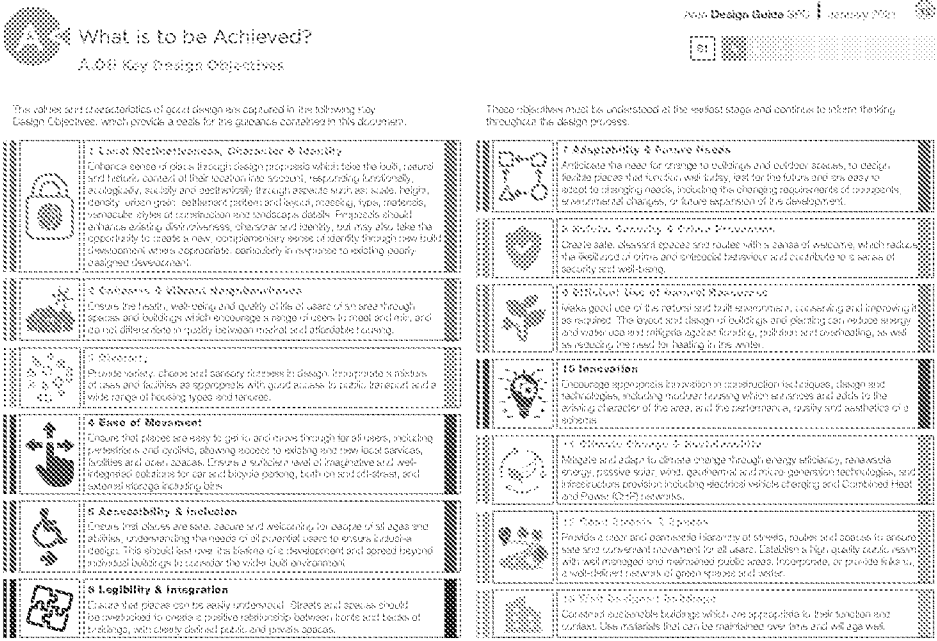
'Arun District is distinctive for its historic environment, built form and landscape character. Planning policy and guidance must seek to conserve and enhance these assets while providing for the housing, recreation and employment needs of the local population.'

It is considered that the overall scheme responds positively and in compliance with the relevant sections of the guide, creating a proposal that is well considered, sited appropriately, and provides frontages and key elevations of the highest architectural quality.

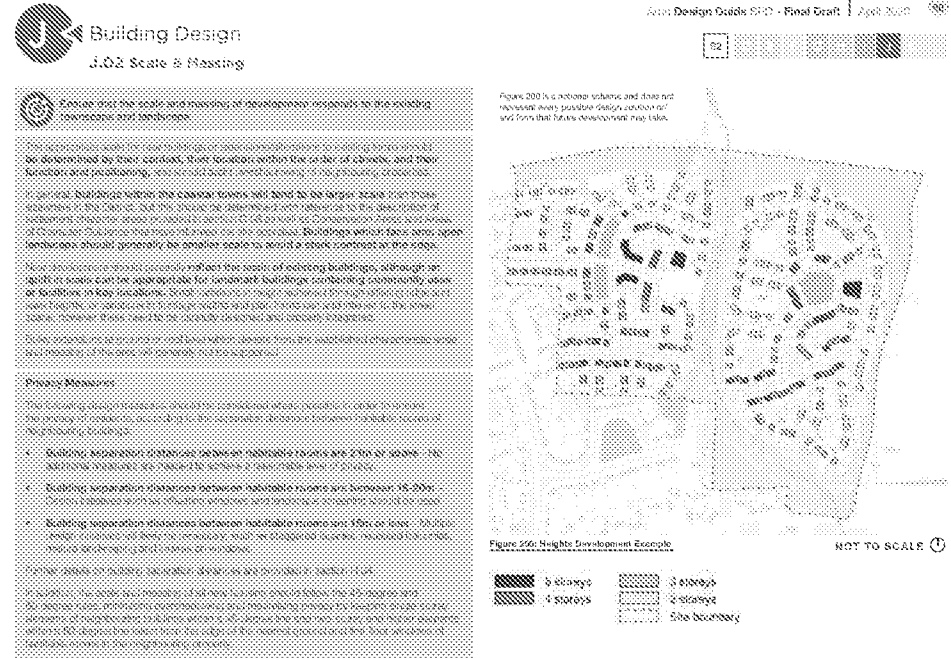
Throughout the guide, there are a variety of tick lists focusing in detail on different design areas such as; Site appraisal, Biodiversity, Density, Open Spaces, Parking, Character and many more. Throughout the design development process, these lists have been referred to create a well-integrated development, that is cohesive with the existing character of the village, community and surrounding landscape.



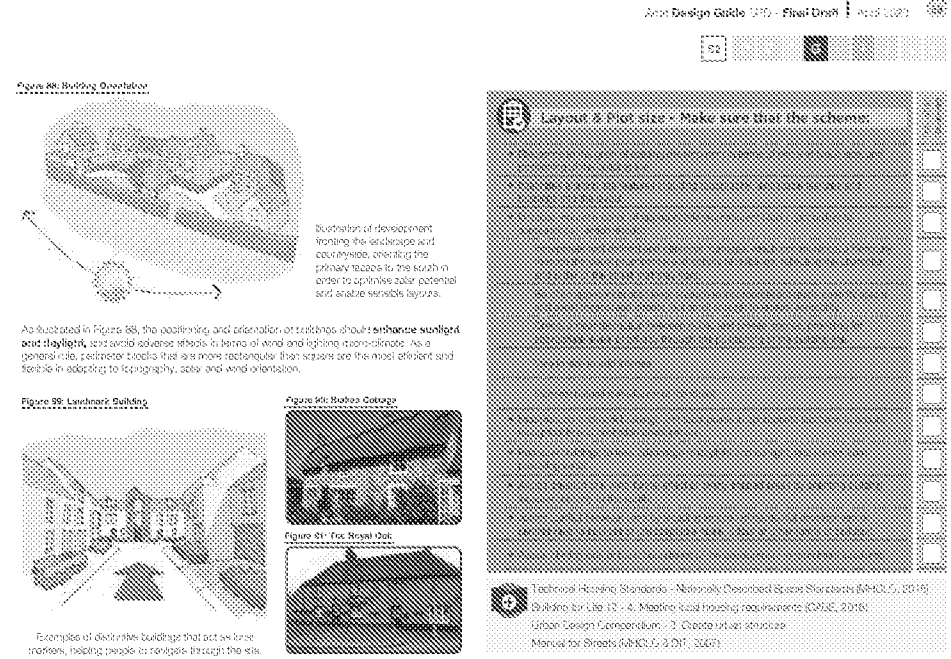
Front Cover - Arun Design Guide 2021



Key Design Objectives - Arun Design Guide 2021



Design Guidance



Typical Checklist Guide

2.3 SITE LOCATION

CONTEXT

The proposed application site is located to the east of Woodgate, a inland village within the Arun District of West Sussex. The village is located 3.0km from the A27 and 7km east of Chichester and 4km north of Bognor Regis. Westergate is 1km to the north and Barnham is 2km to the east of the site.

The site is approximately 7.25 heclares in area and is currently accessed via a track along Oak Tree Lane. Woodgate Road meets the western boundary and leads onto Lidsey Road (A29).

The site is currently occupied by a mix use premises collectively called the Woodgate Centre. This comprises of several small businesses based in poor quality buildings and horse stables with a number of paddocks around the site.

The northern and eastern boundaries of the site are bordered by farmland. Directly to the north, there is a railway line connecting into Barnham station.

To the western boundary, there are several single storey bungalows that have rear gardens adjoining the site. To the south of the site, there is the Willows Caravan Park where a number of park homes border the site.

The surrounding land to the south and west of the site predominantly comprises of residential dwellings that vary between one and two storeys in scale.

The site topography falls from the west with a level of +0.28 AOD at the entrance of the site falling to +1.10 AOD along the eastern boundary where the site meets the Lidsey Rife watercourse. This naturally low setting results in 20% of the site lying within a Flood Zone to the east.



2.4 SITE IMAGES



01 - View towards northern boundary with the adjoining dwelling



02 - View along northern boundary



03 - View towards western boundary and Woodgate Road



04 - View into the centre of the site looking at the central Oak Trees

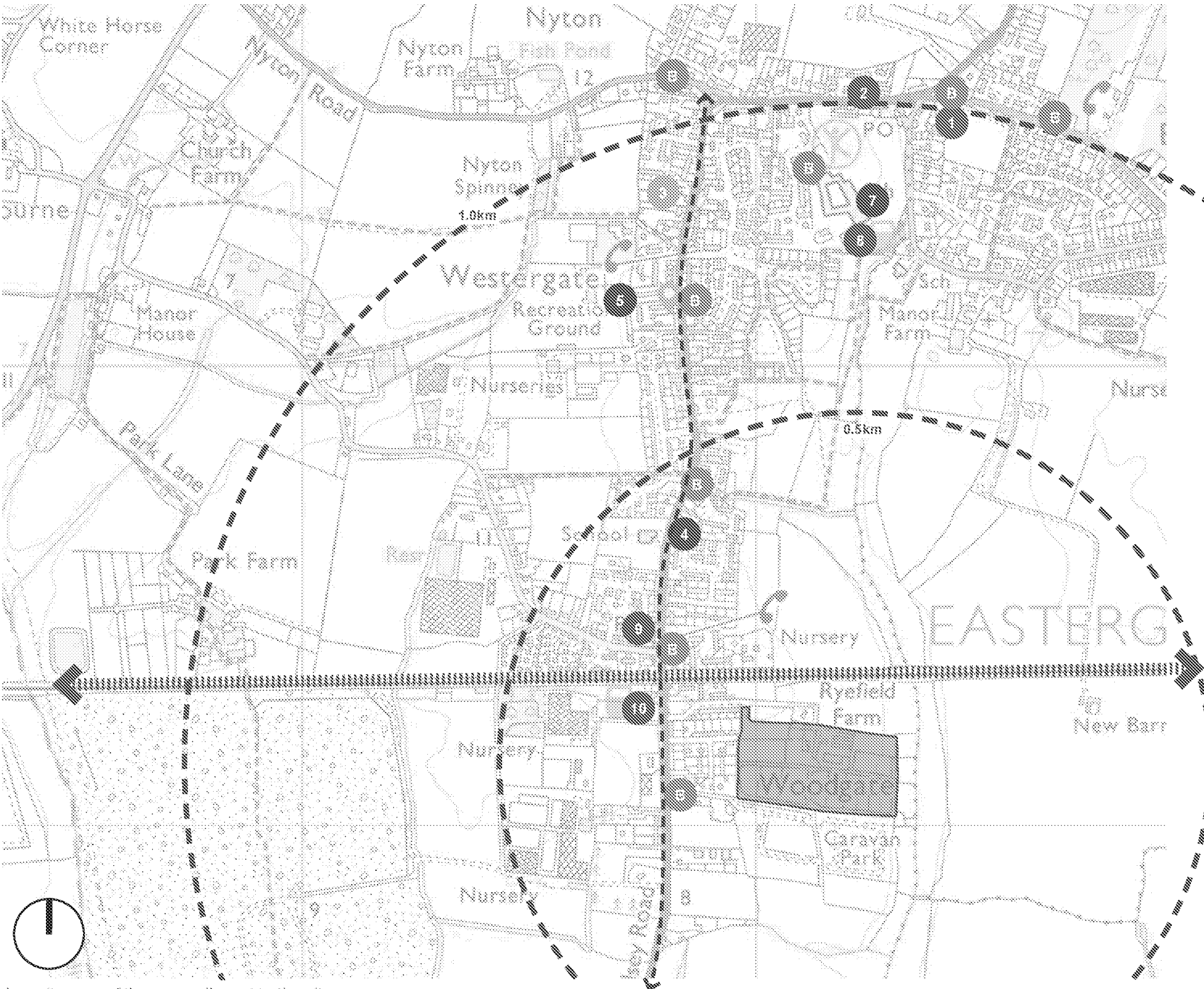


05 - View from the centre of the site towards southern boundary



06 - View along the southern boundary with the Willows Caravan Park

2.5 LOCAL AMENITIES



Amenity map of the area adjacent to the site.

LOCAL AMENITIES

Any development proposed within the site will seek to complement the specific qualities of Woodgate and the wider area, but also look to maximise the landscape potential of the site.

There are several facilities within a 15 minute walking distance from the site such as, a local pub, village store and Aldingbourne Primary School. The surrounding villages of Westergate, Eastergate and Barnham also have many amenities available such as several pubs, 2 primary schools (Eastergate CofE Primary School and Barnham Primary School), a Doctors Surgery (The Croft Surgery), Dental Surgery (Chantry House Dental Surgery), several Post Offices/Village Shops, two Secondary Schools (Ormiston Six Villages Academy and St. Philip Howard Catholic School) and a range of other facilities.

The site also has access to good transport links. The A29 Lidsey Road runs through Woodgate, providing access to the A27 to the north and Bognor Regis to the south. There is a bus route running through the village with the No.66 & 85 services providing links to Bognor Regis, Arundel and Chichester. In addition the site is 7 minutes by car from Barnham Railway Station which provides links to Chichester, Brighton and London Victoria.

Key

- | | |
|--|-------------------------------|
| 1 Post office | ← - - - - - → A29 Lidsey Road |
| 2 Petrol Station | ← - - - - - → Railway Line |
| 3 Westergate Methodist Church | Bus Stop |
| 4 Aldingbourne Primary School | |
| 5 Aldingbourne Community Sports Centre | |
| 6 Croft Surgery | |
| 7 Ormiston Six Villages Academy | |
| 8 Bright Starts Day Nursery | |
| 9 Aldingbourne Village Stores | |
| 10 Prince of Wales Pub | |

2.6 HISTORY AND HERITAGE

HISTORY AND HERITAGE

Woodgate village can be seen as an expansion of the village of Westergate to the north. Whilst the village of Woodgate is largely defined by 20th century residential properties there are several locally listed buildings located approximately 1km north of the site that are mainly situated around the centre of Westergate and Eastergate villages. There are approximately 20 listed buildings in the surrounding villages, which are generally large residential dwellings dating between the 17th and 19th century.

There are also 2no. designated Conservation Areas locally, one is the Church Lane Eastergate Conservation Area, which contains the Grade II* listed St George's Church and Grade II listed Eastergate House. The Eastergate Square Conservation area is located further to the north and also contains Grade II listed buildings.

The proposed scheme will have no impact on the Eastergate Conservation Areas or any of the Listed Buildings within the local area.



St George's Church, Eastergate



Local Listed Buildings

2.7 ACCESS

EXISTING ACCESS

The proposed application site is currently accessed from Oak Tree Lane, a single track road leading from a new build housing estate. There is currently a subsidiary access with Woodgate Road on the western boundary that leads to the A29 Lidsey Road.

The A29 provides connections from Bognor Regis in the south and to the A27 at Fontwell which in turn provides access onto the wider strategic network and local centres such as Arundel, Chichester and Portsmouth. The site is therefore considered to be well placed within the strategic network.

The site presents opportunities for leisure walking and cycling, given that the site is well positioned at the edge of rural countryside, only 15 miles from the South Downs National Park. The eastern boundary of the site adjoins the Lidsey Rife and as the BEW masterplan is developed, the Lidsey Rife Park corridor will be delivered which will provide the site with direct access to newly established cycle and pedestrians routes. In addition, there is potential for the site to provide an east/west link that can connect to the new A29 by-pass proposed as part of the BEW masterplan.

The site is within close proximity to local amenities within Westergate, Barnham and Eastergate which include, local schools, retail stores, convenience stores, a pharmacy and various eateries. A wide array of services are also available within Chichester city centre, which is c.17km to the northwest of the site. Chichester City Centre is accessible within a 30 minute bus journey, with services including a bus station, train station, eateries, pharmacies/hospital, supermarkets, banks and retail stores.

The closest bus stop is located 100m west of the site on Lidsey Road, where the No.66 route provides frequent services to Barnham and Bognor Regis. The No.85 route in Westergate can be taken to gain onward access to Chichester bus station which provides access to destinations further afield through National Express and Stagecoach services which operate into Portsmouth, Southampton and Gatwick Airport amongst other destinations.

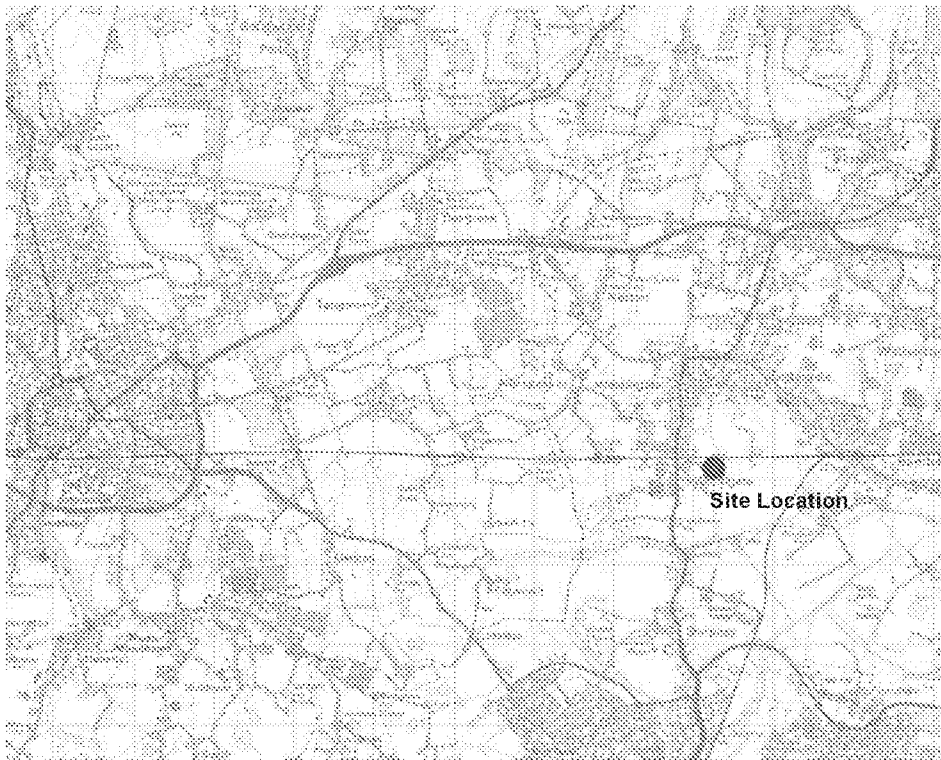
Barnham Train Station (1.2km) is accessible by a 7-minute drive or a 13-minute cycle. Trains departing from this station provide access to destinations including; London Victoria(90mins), Bognor Regis(7mins), Southampton Central(60mins), Brighton(45mins), Portsmouth Harbour(40mins) and Littlehampton(11mins). It is therefore considered that the site presents a good opportunity to encourage the uptake of sustainable transport modes.

PROPOSED ACCESS

As part of the proposed development, a new vehicular access will be created for the site to the end of Woodgate Road which meets the western boundary of the site and connects to Lidsey Road (A29) via a T-Junction. Currently, this junction is a simple priority T-junction. It is intended that this junction will be upgraded to include a right turn ghost island arrangement. This will not only minimise delays for the through traffic heading north but will also improve highway safety associated with the vehicles waiting to turn right from the A29. The proposals include 3m wide lanes for both the through and right turn traffic.

It is proposed that a shared footway/cycleway will be provided along Woodgate Road, on the northern side and this continues along the A29, heading north towards the local facilities, on the eastern side of the road which later crosses over to the western side just before the level crossing. The provision continues up to the Hook Lane junction. This will connect with the shared footway/cycleway provision proposed within the site and ensures that the site is accessible on foot and cycle.

The exiting access from Oak Tree Lane will be used to provide an alternate emergency access into the site. This access will be restricted to emergency vehicles and will have a bollard or gated entry. Please refer to the supporting transport statement for further information.



Location to Strategic Network



View towards junction of Woodgate Road and Lidsey Road



View towards the proposed site access to the end of Woodgate Road.

2.8 HYDROLOGY AND ECOLOGY

HYDROLOGY

The site topography naturally drains to the Lidsey Rife that runs in a valley north to south along the eastern boundary of the site.

The majority of the site is within Flood Zone 1, although the lower areas of the site falling towards the Lidsey Rife sit in Flood Zone 2 & 3. As shown below, around 5,000sqm (8%) of the site is within Flood Zone 3, whilst around 7,000sqm (12%) is within Flood Zone 2. As a result, only certain types of development are permitted within each different zone, with Flood Zone 1 being most appropriate for residential development.

Surface and groundwater levels will be carefully considered during the design process to develop a sustainable drainage system and to mitigate surface water runoff throughout the proposed scheme.

The proposed scheme will look to introduce sustainable drainage measures such as attenuation ponds, permeable paving and swales that are integrated into the landscape framework of the proposal.

ECOLOGY

The existing site is dominated by expanses of grassland that are currently used to serve the equestrian facility. There is a large area of hard standing to the northern and central parts of the site which serve the collection of farm and industrial structures. The site boundaries are defined with hedgerows and scattered trees and there are several established trees within the centre of the site. The plant species on site are believed to be common and widespread species with no rare or unusual species recorded.

ENHANCEMENTS & CONSIDERATIONS

The design of the proposed development will consider ecological enhancements for the benefit of wildlife in line with the National Planning Policy Framework and Local Planning Policy. Recommendations for ecological enhancements that could be considered as part of the development proposals include:

- The use of flowering plants as listed within the RHS 'Perfect for Pollinators' plant list to provide year-round interest for invertebrates;
- The provision of nesting boxes for a variety of bird species within trees / the northern aspects of the new buildings;
- The use of bug hotels such as the NHBS Bee and Bug Biome to provide additional habitat for invertebrates;
- Integrated bat boxes could be incorporated into the southern aspect of the new buildings;
- Enhance existing/plant new native species rich hedgerows to the boundaries of the site with ground flora seeded with a suitable wildflower seed mix e.g. Emorsgate Seeds EH1;
- The use of wildflower grassland within areas of public open space, with a suitable management regime to maximise diversity;
- Re-enforcement of existing boundary vegetation and new hedgerow planting with species rich hedgerow;
- Hedgehog friendly gravel boards incorporating 13x13cm gap to allow movement of hedgehogs around the site;
- Retention and sensitive management of the existing mature trees on site.

A detailed landscaping scheme and ecology report will be submitted to accompany the application.



KEY
Flood zone 3
Flood zone 2
Main river

EA Flood Map

2.9 ARBORICULTURE

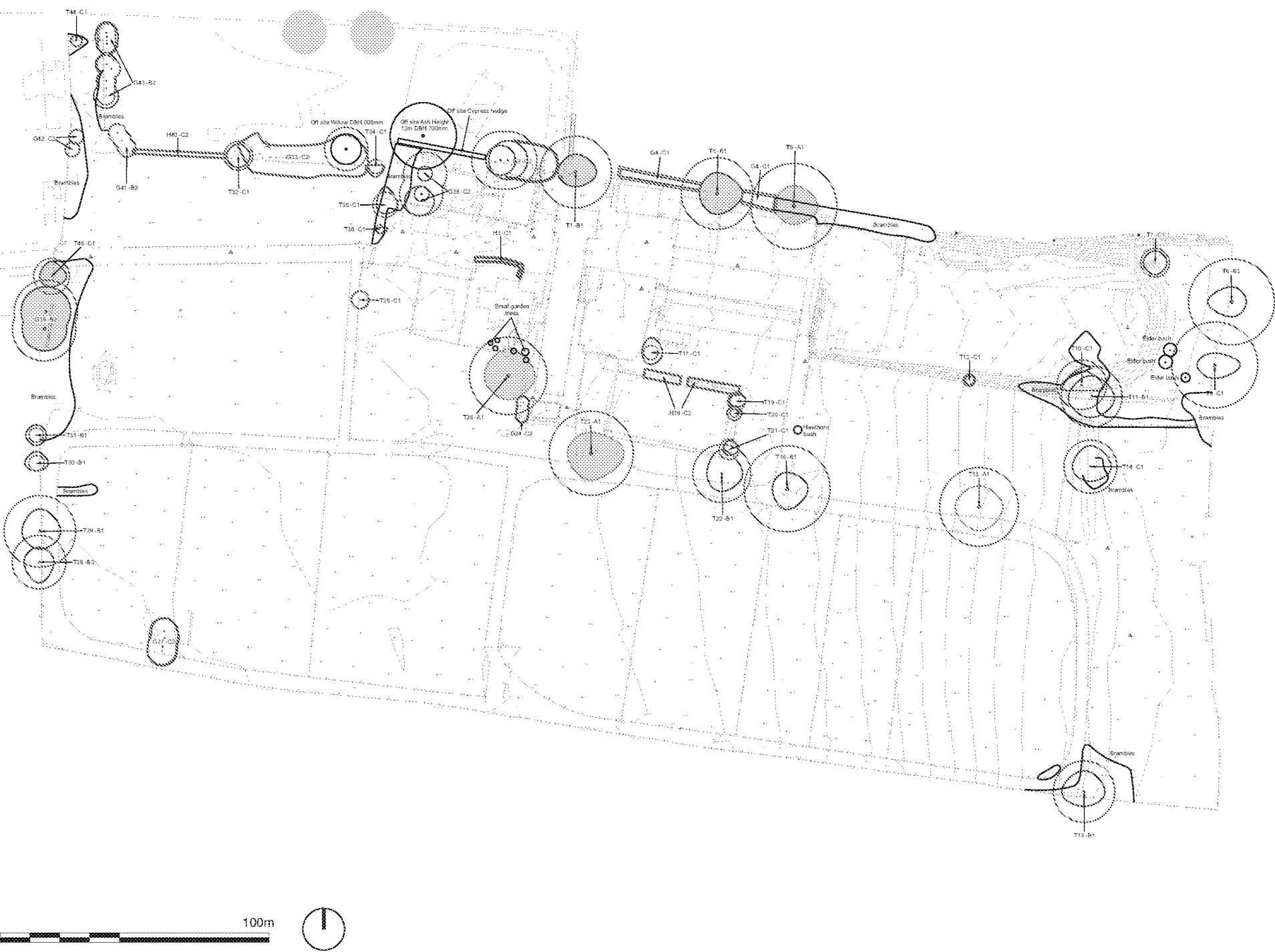
EXISTING TREES AND HEDGEROW

A detailed tree survey has been carried out by LandArb Solutions and significant trees and hedgerows have been identified within the site. The majority of the trees within the site are to the north, east and west boundaries with five interior large oak trees, therefore the site can be considered relatively open.

Of these trees, there are three clusters that are subject to Tree Preservations Orders. One sits to the northern boundary, another being the oaks to the centre of the site and the last being a group on the eastern boundary.

The key high value trees and hedgerows on the site are proposed to be retained and will provide focal points within the landscape strategy of the proposed scheme. These retained trees and their associated root protection areas will need to be considered within the proposed layout. If any planting is required to be removed to facilitate development this will be replaced with suitable species to promote biodiversity.

Please refer to the Arboricultural Method Statement produced by LandArb Solutions for further information.



Tree Survey

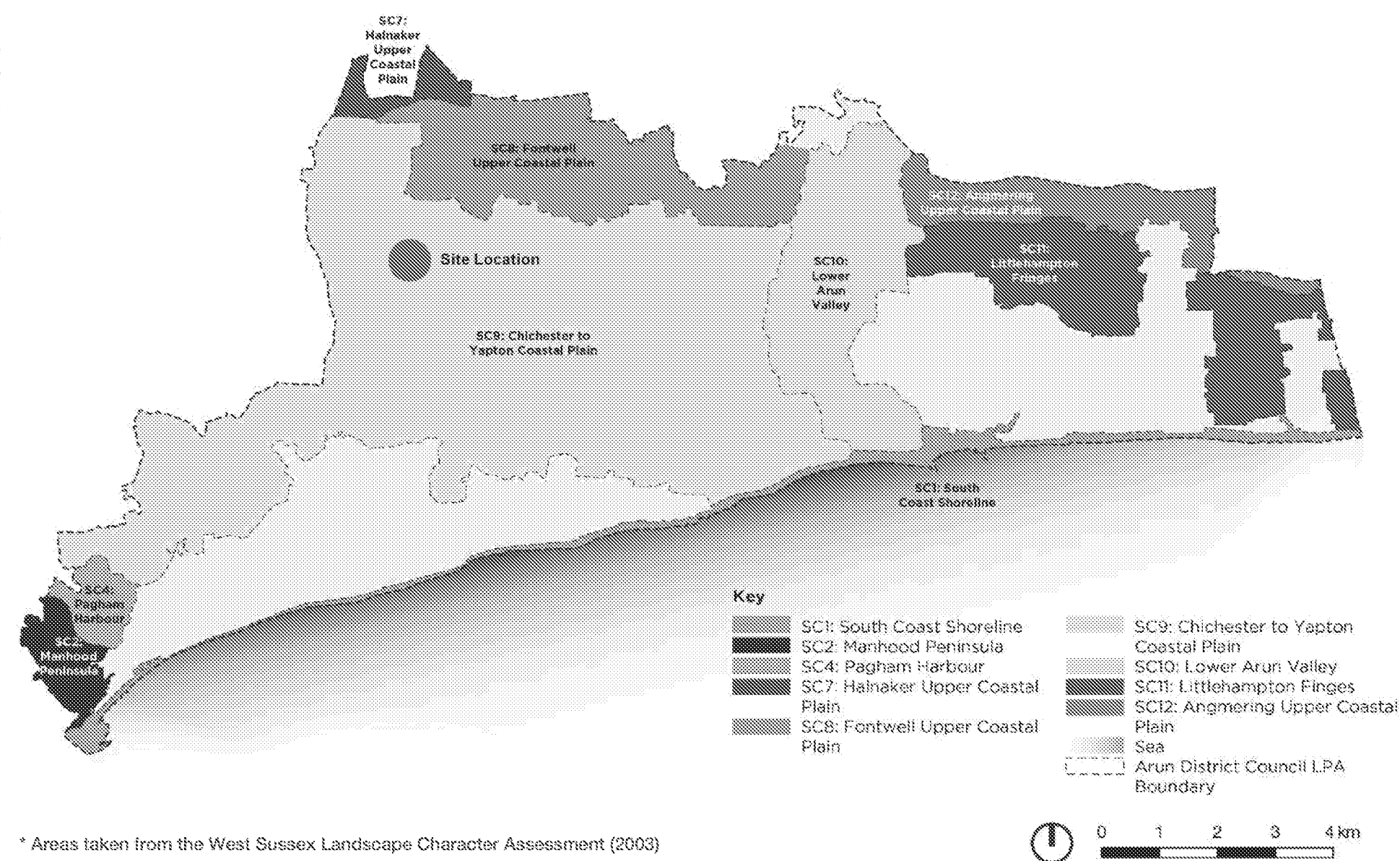
2.10 DESIGNATIONS AND LANDSCAPE CHARACTER

DESIGNATIONS AND LANDSCAPE CHARACTER

Residential use is well established in the vicinity of the site, with Willows Caravan Park to the south, dwellings along Woodgate Road, Woodgate Close and new build dwellings on Oak Tree Lane. The land to the east is predominantly agricultural land.

In landscape terms, the site lies in the Chichester to Yapton Coastal Plain Landscape Character Area (SC9). This is characterised by low lying, flat landscape with fertile soils which provide a rural and open character to the villages such as Woodgate. It is stated that there is a notable lack of trees and hedgerows which as part of the Arun Design Guide, must be preserved where existing. With this in mind, the proposed application site can be considered fairly unique in the fact there are several high value trees within the site. This presents an opportunity to capitalise on the natural setting of the site and use the exiting trees to enhance its natural character.

The South Downs National Park lies approximately 18km away to the north of the site and will not affect views to the site or from it. Residential development on the site will have no adverse effects on the local landscape/ecology designations.



* Areas taken from the West Sussex Landscape Character Assessment (2003)

2.11 PLANNING APPRAISAL

PLANNING APPRAISAL

This Design and Access Statement and supporting plans have been prepared in line with, and with reference to, both local and national planning policy and guidance. The following section details a summary of the policy and guidance that has influenced the design of the development.

National Planning Policy Framework (NPPF)

The NPPF (2019) is a key consideration during the progression of design development for the proposals for the Woodgate Centre. The Supporting Planning Statement identifies the themes against which schemes should be assessed, that are of relevance to this proposal. These include, sections 5, 6, 9, 11, 12, 14, 15 and 16 of the NPPF. As demonstrated within the Planning Statement, in consideration of these sections, the proposals accord with these overarching objectives set out within the NPPF (paragraph 8).

In particular, the proposals have sought to achieve “good design” with “high quality buildings and places” to ensure the proposed development will “add to the overall quality of the area” in accordance with paragraphs 126 and 127 of the NPPF.

Local Plan: Barnham/Eastergate/Westergate Allocation

The site forms part of the ‘SD5: Barnham/Eastergate/Westergate’ (BEW) allocation within the Adopted Arun Local Plan 2011-2031 (July 2018), for the delivery of up to 2,300 dwellings over the plan period, and 3,000 in total.

Policy H SP2c of the Adopted Local Plan states that development proposals must demonstrate compliance with a number of design and infrastructure requirements pertaining to the separate identities of Barnham, Eastergate and Westergate, using green infrastructure as a tool to secure “continuity between the existing landscape setting and villages”. Further requirements include the consideration of the presence of the railway line and Linear Park which cross and run along the BEW site.

BEW Framework Masterplan

The BEW Framework Masterplan (2020) provides key design concepts which underpin the design development, ensuring that high quality design and placemaking are upheld throughout. The application has, therefore, been designed in line with these principles.

A broad summary of principles, which are set out in Section 2 of the BEW Framework Masterplan are as follows:

- Access & Movement referred to in section 2.7 of this document
- Landscape & Green Infrastructure referred to in sections 2.9 and 2.10 of this document
- Community referred to in section 4.1 of this document
- Built Form referred to in sections 4.1 and 4.2 of this document
- Sustainability referred to in section 4.3 of this document, and
- Technology

Arun District Design Guide (2021)

Throughout the progression of design proposals, consideration has been paid to the Arun District Design Guide which was adopted in 2021. It seeks to enhance and conserve the distinctive historic environment, built form, and landscape character of the district as a whole and sets out a series of themes to guide design development. The proposals have focused on encapsulating the values and characteristics captured within the 13 key design objectives which set out below:

Residential development is well established in the vicinity of the site and therefore, the objective of **Cohesive & Vibrant Neighbourhoods** is upheld as well as the **Local Distinctiveness, Character & Identity** of the existing site, through the proposals apparent consideration and retention, of the sites natural landscape.

The establishment of new access points, and the close proximity to newly developed cycle and pedestrian routes, promote **Ease of Movement, Accessibility & Inclusion**, and **Legibility** throughout the site, and subsequently enhanced integration with encompassing newly arising settlements.

Adaptability is exhibited throughout the proposals through the flexibility of outdoor spaces that are prudently designed to expand for future development and cater to a **Diverse** demographic. These proposals have been prepared with **Safety** as a key consideration, which is demonstrated through the orientation of dwellings which overlook the site boundaries and open spaces, to deter anti-social behaviour and contribute towards a sense of security.

Although the Design Guide has only been introduced in early 2021, objectives such as, **Efficient Use of Natural Resources**, **Innovation**, **Climate Change** and **Sustainability** have all been understood and implemented within the design proposals as described in section 2.9, 4.8 and 4.9 of this report.

This can be observed in the built form which has been positioned to frame existing trees and focal points of the site, and the sustainable drainage scheme which is to be integrated into the POS; prioritising biodiversity and the natural environment.

Good Streets & Spaces and Well-Designed Buildings are a fundamental aspect of the scheme, and as illustrated throughout the DAS and accompanying Planning Statement the development is designed in accordance with the BEW Masterplan Framework to fully integrate with the local community. The design of buildings reflect the materials and style traditionally used within the local area, through buildings which incorporate elements of symmetry across the street scene.



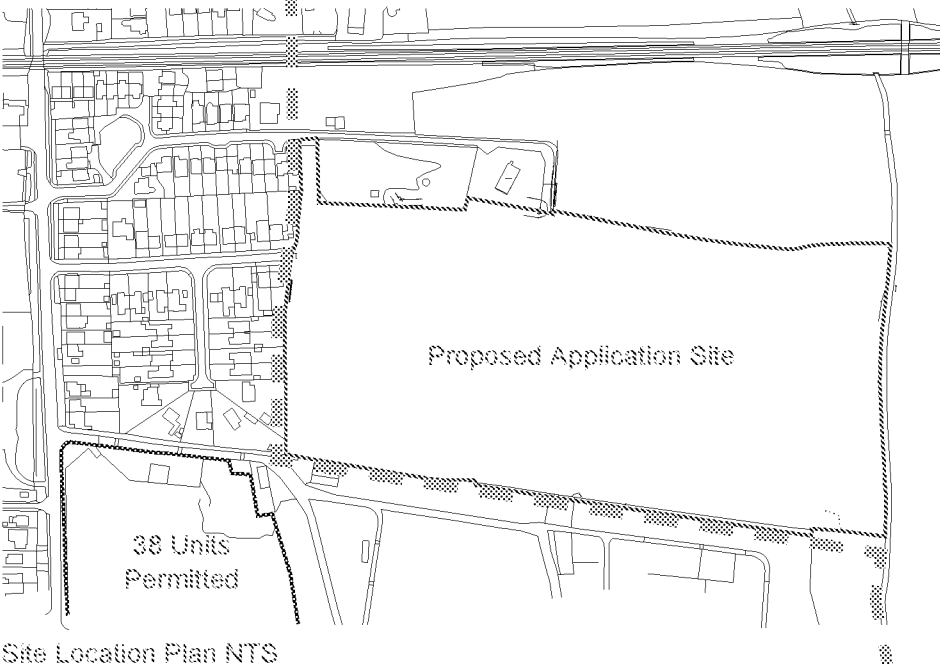
Extract from the Arun District Local Plan Policy Map

- | | |
|----------------------------|--|
| 1 Housing Allocation (SD5) | 4 Eastergate Church Lane Conservation Area |
| 2 Built-up Area Boundary | 5 Safeguarded route for new link road |
| 3 Local Green Space | 6 Portsmouth - Arundel Canal Conservation Area |

2.12 PLANNING CONTEXT

PLANNING CONTEXT

In October 2020 Outline planning permission was permitted on a neighbouring site for 38 dwellings, application ref. no. AL/21/20/OUT. The approved scheme consisted of 5 no. 4-Bed Houses, 14 no. 3 Bed Houses & 19 no. 2 Bed Houses, along with a communal work hub and associated parking. This development site sits outside of the allocation SD5:Barnham/Eastergate/Westergate, but was considered to be in a sustainable location.

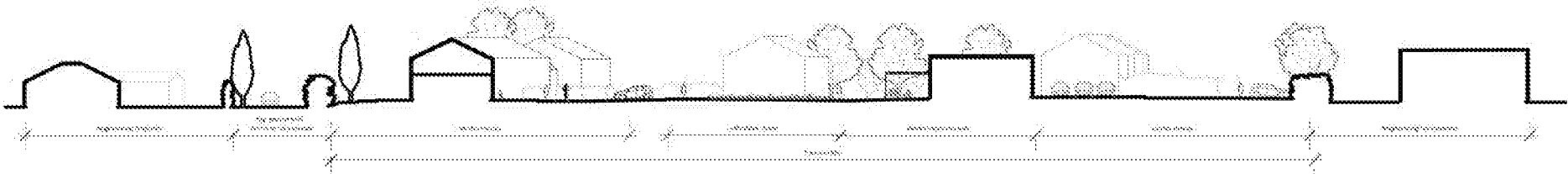


KEY

- Site Boundary
- Neighbouring scheme boundary
- BEW Masterplan Boundary



AL/21/20/OUT Approved Site Layout



Sketch section submitted as part of application

2.13 CONSTRAINTS PLAN

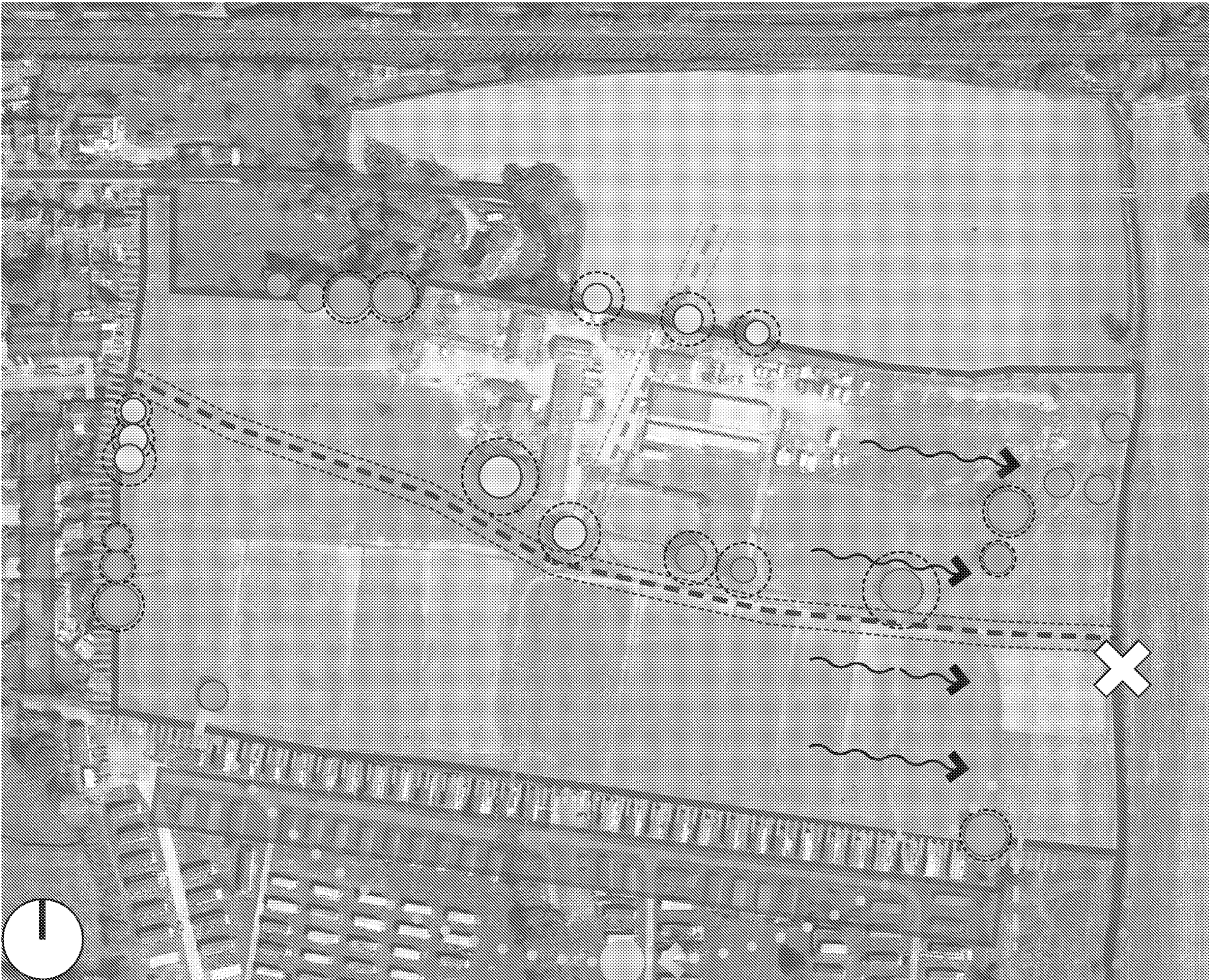
KEY CONSTRAINTS

As part of the design process, the opportunities and constraints of the site have been analysed. Key constraints include:

- Several established trees within the site that are subject to TPO's, will need consideration when developing the layout to appropriately respond to their designated Root Protection Areas.
- The proposed development will need to appropriately address the single storey dwellings to the southern and western boundaries, particularly the park homes within Willows Caravan Park.
- Careful spatial planning will be required to address the proximity of any proposed built form to the flood zones
- The existing access point with Woodgate Road will need to be reviewed to establish its suitability to form the new site access.
- There are two service mains, drainage and water running through the centre of the site each with an associated easement. These will need to be considered when planning built form within the layout to ensure no encroachment into easements.
- Consideration will need to be paid to the sloping nature of the site. The site's topography falls towards the Lidsey Rife watercourse. This may mean that the proposed built form will be required to step.
- As part of the BEW masterplan, there is a designated connection point for the E/W link on the eastern boundary.

KEY

- | | | | |
|---|------------------------------|---|-------------------------|
|  | Existing Trees |  | Root Protection Areas |
|  | Trees subject to a TPO |  | Flood Zone 2 & 3 |
|  | Existing residential context |  | Railway Line |
|  | Existing vehicle access |  | Lidsey Rife Watercourse |
|  | Secondary vehicle access |  | Sloping topography |
|  | Existing drainage route |  | Single storey scale |
|  | Existing water main |  | BEW Connection |



2.14 OPPORTUNITIES PLAN

KEY OPPORTUNITIES

As part of the design process, the opportunities have been analysed in conjunction with the previous constraints. Key opportunities include:

- The main access road is suited to following the existing drainage route running through the site to ensure no built form sits within the easements.
- Secondary and tertiary roads can be used along the western and southern boundaries to aid the separation of built form from the existing residential context.
- The central high value trees can be retained and accentuated to form a key focal point within a central public open space.
- POS is proposed to sit within the flood zones, where natural paths, areas of play and attenuation features could be introduced.
- As part of the BEW Masterplan, the proposed layout has the potential to provide a future East/West link into the wider allocation.
- The topography of the site lends itself to an attenuation pond being introduced to the northeast corner of the site.
- Opportunity to create an attractive street scene to address the eastern boundary with the Lidsey Rife Park.

KEY

- | | | | |
|---|--|---|--|
|  | Existing Trees |  | Proposed residential areas |
|  | Proposed site access |  | Residential frontages |
|  | Existing hedgerow |  | Proposed open space |
|  | Residential interface |  | Proposed main spine road |
|  | Countryside interface |  | Proposed secondary road |
|  | Future Lidsey Rife Park walk |  | Proposed tertiary road |
|  | Key views into site |  | Attenuation Pond |
|  | Possible future link into the wider BEW Masterplan |  | Proposed communal and recreation areas |
|  | Potential for increased scale | | |



3.0 CONSULTATION

3.1 CONSULTATION

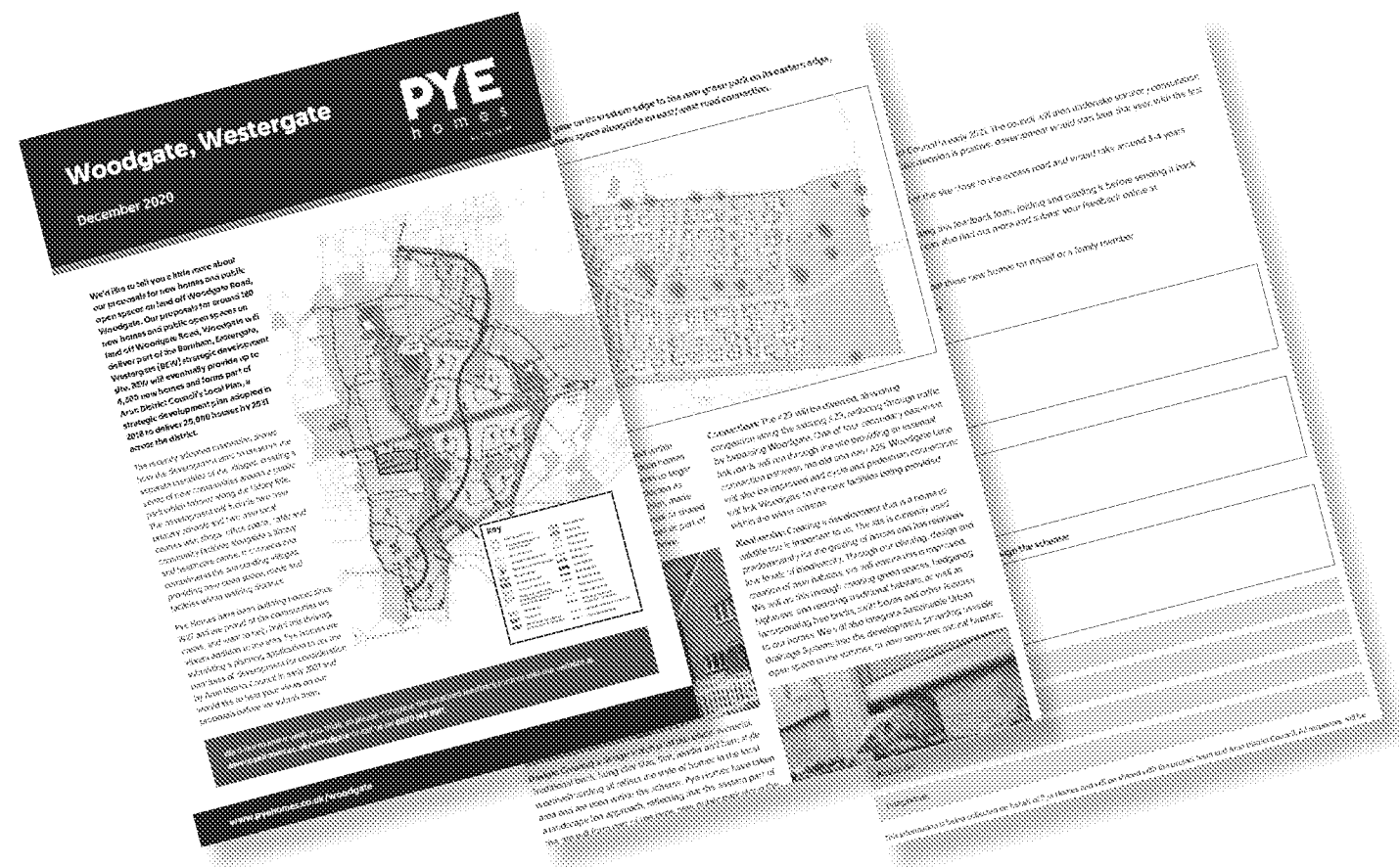
CONSULTATION

PYE Homes have adopted a comprehensive consultation and community involvement strategy from the outset of this project. This has involved liaising directly with the council, local residents, WSCC and representatives from the BEW Advisory Group.

The COVID-19 pandemic and subsequent government action presents unprecedented challenges for the whole of society. Current circumstances mean that traditional methods of consultation such as face-to-face meetings, events and presentations are unable to take place. Pye Homes have instead sought to use innovative methods of consultation, to ensure that all members of the community are able to respond to the proposals.

Pre application advice was sought from Arun DC with two meetings having being held to date. Formal designs for the site were first discussed on 4th December 2020 where a scheme for 166 dwellings was presented and generally well received with comments made regarding the exploration of increased density and scale across the site. A second pre-application meeting was held on the 7th January 2021, where a scheme for 179 dwellings was presented. Again, generally the layout design and proposed dwelling mix were well received.

Below sets out a time line of consultation held to date, please see the supporting Statement of Community Involvement for further information.



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Consultation Timeline

