reside.

RESIDE DEVELOPMENTS
LAND AT BAYARDS, EASTERGATE
STATEMENT OF COMMUNITY INVOLVEMENT
AUGUST 2021

ARUN DISTRICT COUNCIL AL/113/21/OUT

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Project Name: Land at Bayards, Eastergate

Location: Eastergate, Arun District

Client: Reside Developments Ltd

EXECUTIVE SUMMARY

Reside Developments has undertaken a programme of public consultation to outline and shape their plans for up to 69 new homes, reduced from 75, on Land at Bayards, south of Level Mare Lane in Eastergate, in the district of Arun.

Pre-application public consultation activity for the proposals has included:

- distribution of 1,118 leaflets to households and businesses around the proposed development site, to make residents and business owners aware of the proposals, to invite them to share their views with the project team and to provide them with a hard-copy response form;
- provision of Freephone number 0800 25 45 185, dedicated project email address consultation@askeastergate.co.uk and Freepost address *Freepost Middlemarch Consultation* to enable various two-way communication channels for the public so they could provide feedback free of charge to them, either digitally or through traditional means;
- a project website, www.askeastergate.co.uk, outlining the proposals and providing contact details as well as an online feedback form and a number of Frequently Asked Questions arising from the consultation responses; and
- following up letters and emails to questions and comments received throughout the public consultation process.

Contact was made with Aldingbourne Parish Council, as host parish, and – since the project is situated adjacent to the parish boundary – with Barnham & Eastergate Parish Council, with the aim to discuss the plans. A meeting is planned with Aldingbourne Parish Council on 7th September 2021. The various feedback channels, both traditional and digital, remain in place to provide members of the public with the opportunity to comment and ask questions throughout the planning process.

At the time of writing, 23 individual responses have been received, of which 14 hard copy response forms and 1 letter sent to the Freepost address, 4 project website feedback forms and 4 emails.

The main issues raised focus on the village not having sufficient facilities and infrastructure to sustain any further growth and the perceived impact on traffic and local road capacity. Respondents also feel that there is no need for more homes, the plans are not in the Neighbourhood Plan, there are concerns about utility/sewer capacity, flooding, the lack of public transport and the use of agricultural land. In response to the question how CIL funding could be best used locally, among other causes, respondents suggested improvements to the local GP surgery capacity, more foot- and cycle paths and better path maintenance.

The proposed scheme has evolved over time. In response to consultation, including feedback from the Council's arboriculture officer, the number of households has been reduced from the initial 75 dwellings down to the current 69. A vehicular access has been incorporated from Level Mare Lane, serving 6 dwellings. A proposed foot- and cycle path connects to this access, providing increased pedestrian and cycle links through the development. The proposed layout has been designed to preserve mature trees and hedges, and as part of this the public open space has been moved to the north western corner of the site in order to incorporate a large protected tree.

The project team has considered comments received and is working to ascertain where and how comments can be taken on board. Throughout the planning process the team will continue to answer questions and feedback from the local community.

1. INTRODUCTION

1.1 Community consultation is an important part of Reside Developments' approach to housebuilding, not only at the pre-application stage, but for the duration of the project. This document outlines the consultation that has been undertaken prior to the submission of the planning application, the feedback received and how responses have been considered by the project team.

1.2 Reside Developments' public consultation programme was informed by the Statement of Community Involvement (SCI) of Arun District Council, which embraces public engagement and provides general principles for how public consultation ought to be undertaken.

1.3 Arun District Council's SCI (November 2018) encourages applicants to carry out pre-application consultation with the local community and provides a variety of engagement tools and methods that may be used to maximise opportunities for people to influence the proposals. Reside Developments has looked to carry out their consultation programme in line with these principles whilst also taking Covid-19 limitations into consideration.

2. CONSULTATION ACTIVITIES

Project website

2.1 To utilise the opportunity to establish an ongoing presence for the development online, a dedicated project website was set up: www.askeastergate.co.uk. The website provides an overview of the proposals and details on how visitors can engage with the consultation. The website provides an online feedback form as well as a contact form representing two of the means of feedback which has informed this SCI.

2.2 The website was advertised on the leaflets that were distributed in the local area. The website content can be viewed in appendix 1.

Freephone, project email and Freepost

2.3 To ensure that stakeholders can easily get in touch with Reside's project team about any matters relating to the proposed development, a number of free-of-charge communication channels have been provided (apart from the project website); Freephone number 0800 25 45 185, dedicated email address consultation@askeastergate.co.uk and Freepost address FREEPOST MIDDLE-MARCH CONSULTATION.

2.4 These communication channels were advertised through the consultation leaflet and the project website.

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Consultation leaflet

2.5 The leaflet for the proposed development is a double-sided A3 size full colour document that is designed to inform local residents about the proposals and to invite them to provide feedback. It provides a site map in order for residents to understand which parcel of land is referred to, as well as contact details should they wish to get in touch and a feedback form to respond to the consultation through regular post (at no cost to them).

2.6 The consultation leaflet was circulated around the proposed development site, to 1,118 addresses in the Eastergate village area. The leaflet can be viewed in appendix 2.

Frequently Asked Questions (FAQ)

2.7 A Frequently Asked Questions document has been put together providing answers to questions asked and issues raised, which is available on the project website as well as available in hard copy on request for those who are not online but wish to engage in the consultation exercise. The FAQ document can be viewed in appendix 3.

Meeting with the local Parish Council

2.8 In order to inform local Parish Councillors of the proposals and to provide an opportunity for feedback at an early stage, Reside contacted both Aldingbourne Parish Council, which is the host Parish for the proposed development, and Barnham & Eastergate Parish Council, due to the project being situation directly adjacent to the parish boundary. Aldingbourne Parish Council has accepted Reside's request for a meeting and the team will meet with Councillors at their full council meeting scheduled for 7th September 2021. Barnham & Eastergate Parish Council has notified the project team that a meeting is not of interest. On 7 September the team may present to Councillors followed by a question & answer session, however the exact format is yet to be agreed.

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3. SUMMARY OF CONSULTATION FEEDBACK

Overall responses

3.1 At the time of writing this report, 23 individual responses have been received through the various feedback channels, 14 of which are hard copy response forms and 1 letter sent to the Freepost address, 4 project website feedback forms and 4 emails.

3.2 Copies of the submitted feedback forms and emails can be found in appendix 4. Identifying details have been removed in accordance with GDPR guidance.

3.3 Comments on the same key issues in the feedback received from the consultation exercise were clustered into categories. They are presented in the table below, in order of frequency of reference by individual respondents.

Table 1: Questions and comments raised about the proposals

	Topic	Number of responses	%
1	Questions and comments about local services, facilities and infrastructure	11	22%
2	Questions and comments about traffic and road capacity issues	6	12%
3	Questions and comments about there not being a need for more homes	3	6%
4	Questions and comments about the site not being in the Neighbourhood Plan	3	6%
5	Questions and comments about the lack of public transport	3	6%
6	Questions and comments about flooding	3	6%
7	Questions and comments about the use of agricultural land	3	6%
8	Questions and comments about pressure on utilities / the sewer network	3	6%
9	Questions and comments about the loss of village character	2	4%
10	Questions and comments about density	2	4%
11	Questions and comments about overpopulation	2	4%
12	Questions and comments about the loss of greenspace	2	4%
13	Questions and comments about the new homes not being affordable for local people	2	4%
14	Questions and comments about noise and air pollution	2	4%
15	Question/comment about access	1	2%
16	Question/comment about whether the development would be carbon neutral	1	2%
Total		49	100%

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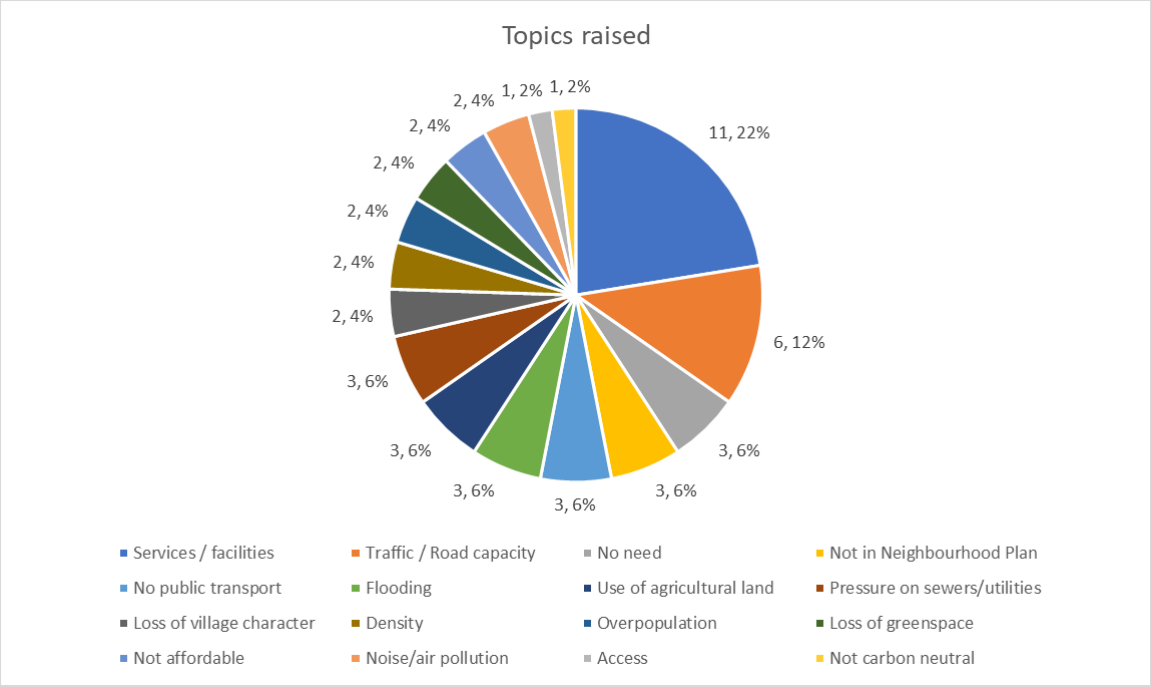
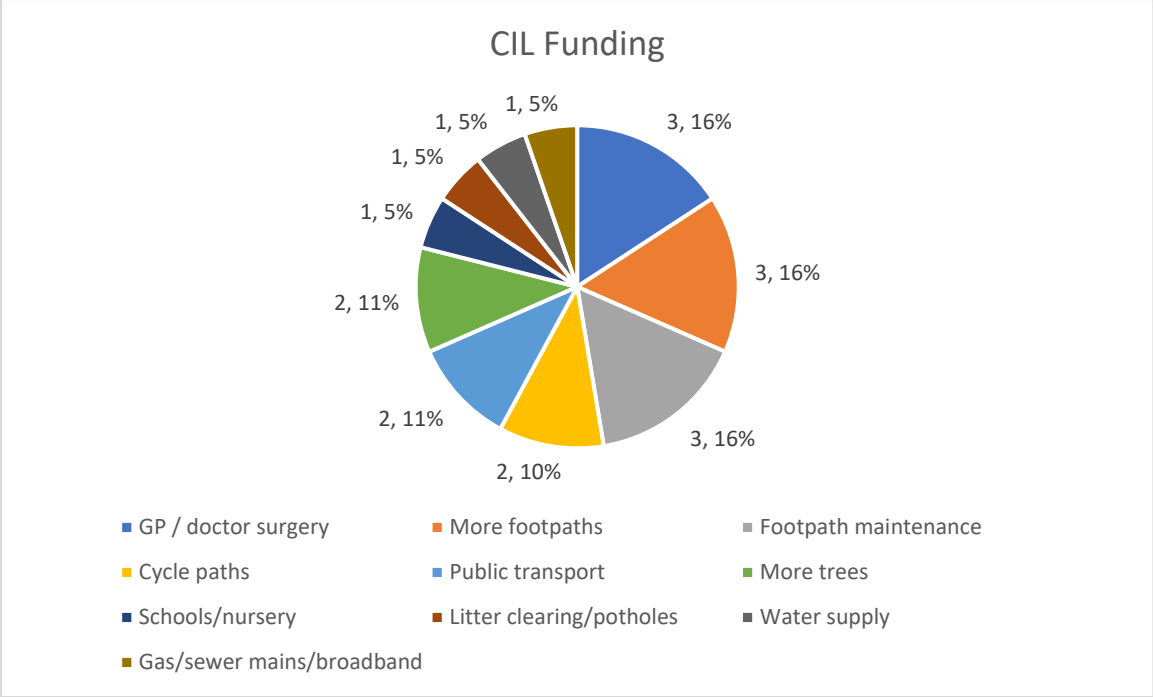
Figure 1 Topics raised about the plans



3.4 The two topics that are most frequently raised by respondents include the pressure on local services and amenities, and perceived issues with traffic and local road capacity. Combined these topics were mentioned 17 times, representing 34% of comments made and questions asked about aspects of the proposed development.

3.5 There were 19 suggestions made for how CIL funding would be spent best in the local area, demonstrated in the graph overleaf. The top three were improvements to the GP surgery, more footpaths and the maintenance of existing footpaths, which some say are overgrown.

Figure 2: Suggested CIL funding



3.6 7 respondents answered the question which elements they felt were most important to be incorporated into a new development. 3 mentioned pathways linking to open space and the village centre, 2 chose parking outside/adjacent to the property, 1 opted for affordable housing and 1 ticked the 'EV charging points' box.

3.7 4 respondents have expressed their wish to be kept informed on the proposals and receive updates. None of the respondents have indicated interest in a property in the new development.

4. RESPONSE TO CONSULTATION FEEDBACK

4.1 Below is a summary of the consideration given the points raised by the local community:

Table 2: Consideration in relation to comments

Topic	Project Team Response
Local services and facilities	Arun District Council's Planning Department has not raised local services and infrastructure capacity as a concern in relation to this site. All relevant professional bodies will be consulted during the planning process, including the NHS for health care provision and West Sussex County Council in respect of road capacity and education. At this time, it is not anticipated that the future residents of the proposed development will cause the existing network, or facilities such as schools, GP surgeries or dentists, to reach capacity. However, Reside will provide Community Infrastructure Levy (CIL) funding to the Council which can be used for any improvements to local services should they be required.
Traffic and road capacity	By arranging the primary site access through the adjacent, consented housing development to the east, known as Land West of Fontwell Avenue, which provides a safe junction onto Fontwell Avenue, traffic pressure on Level Mare Lane will be avoided. A secondary access connects to Level Mare Lane, only serving the six most northern dwellings. By linking a foot- and cycle path to this access, pedestrian and cycle access from and to the development is improved. Reside Developments has instructed independent transport consultants to assist with the traffic and access aspects of the proposed development, which are regarded as vital for the delivery of a high-quality scheme. They have worked closely with Arun District Council as the Local Planning Authority and West Sussex County Council as the Highway Authority. Initial traffic survey results indicate that the local road network will be able to accommodate the site's traffic. The increase in traffic flow will not be significant and will not have an adverse impact on the surrounding local road network. Local amenities and services are situated closely enough for future residents to walk or cycle, further limiting the number of vehicle movements coming from and going to the site. A full transport assessment will be submitted alongside the planning application.
Need for development	There is a pressing need in Arun District for high-quality housing on sites that are deemed suitable for development, which includes Land at Bayards. The need for additional housing is district-wide and delivery is lagging behind. The site has been assessed by Arun District Council for housing development in the Housing and Employment Land Availability Assessment (HELAA), part of the Local Plan Review (2020) as 'developable'. Reside Developments are proposing a development of not more than 69 homes, down from the initial 75, taking all constraints into consideration. The proposals would form a natural extension to the consented site to the east. Professional consultants have undertaken assessments and are proposing mitigations for any potential impacts on

	the landscape, wildlife, traffic, drainage and other aspects of the proposed development. Beyond just mitigation, the project team have proposed measures that will enhance and improve the site, for example by improving connectivity for active travel (walking and cycling) and habitats for local wildlife. The environmental assessments and proposals supporting the planning application will be available for viewing on Arun District Council's planning portal in due course. All applications for housing developments are judged on their own merits and it is the planning system's task to ensure only the best proposals come forward.
Local policy support	In response to the current shortfall in housing delivery, Arun District Council has adopted an interim policy (the Interim Position Statement for Housing), which sets out a number of criteria for sites coming forward for residential development. At present, the district needs to deliver 1,310 new homes per annum, up from 1,120 since April 2021, to meet Government requirements. Reside's plans for Land at Bayards would contribute up to 69 new homes towards this target, reduced from the initial 75. The site meets the policy criteria. Arun District Council cannot demonstrate a 5 year housing land supply which is required by the Government. In this situation, the Neighbourhood Plan for Aldingbourne Parish allows for schemes on non-allocated sites. Certain criteria are to be met, and the proposed development is in line with these criteria.
Flooding and drainage	The site is situated in Flood Zone 1, which is land with the least likelihood of flooding. There has historically been some surface water flooding affecting Fontwell Avenue, but not for some time. The consented development adjacent to Land at Bayards, known as Land west of Fontwell Avenue, will include a sustainable drainage scheme to control surface water in the area. The drainage strategy for Land at Bayards is to restrict and control flows from the site to ensure that flood risk downstream is at least not increased, but even reduced. Surface water storage will be provided on-site in the shape of ponds which will store run-off water on-site and restrict the flow into the local drainage system, controlling the outflow. Also, permeable paving will be used in the built-up areas of the proposed development and all roofs will be drained to cellular crates located in rear gardens/open spaces. The storage area will store run-off water and improve water quality as well. In line with current guidance, storage allowance is being put forward to accommodate the impacts of climate change. The drainage consultant is liaising closely with West Sussex County Council as the relevant authority for this particular technical aspect. Details of the proposed development and the associated flows have been provided to Southern Water. Fees paid under the infrastructure charges are deemed to cover any network upgrades.
Density	With proposals of up to 69 homes on a 2.3 hectare / 5.7-acre site, the plans are of moderate density (30 dwellings per hectare), which is in keeping with the surrounding area whilst also making an effective use of the available land. The initial plans were for 75 dwellings, however due to consultation responses the total number has been reduced to 69. Reside's plans allow for policy compliant levels of open greenspace, including a combined area for play, partly with and without play equipment (known in planning as a LEAP and a LAP) now located to the north west of the site to avoid the loss of a protected tree (which has a Tree Protection Order

	(TPO) on it), in response to consultation feedback from the Council's arboriculture officer. Green buffers around the site boundary will screen the development from outside views. Generous gardens and amenity spaces are provided, in keeping with what would be expected in a village / semi-rural setting.
Loss of open greenspace	Reside's proposed development is planned for a site that adjoins a consented housing scheme to the east and would make a natural fit with this project when it comes forward. The role of the planning system is to find the right balance between the need for more housing and development on the one hand and the protection of landscapes and greenspace on the other. In populated areas such as Arun District, this can present a real challenge, however it is felt that this particular site can accommodate up to 69 homes, reduced from the initial 75, without the balance being compromised. The proposals incorporate generous open greenspace areas and will be sensitively fitted into their wider surroundings by making best use of existing on-site screening provided by mature hedgerows and trees. Following consultation with the Council's tree officers, Reside has adjusted the proposed layout of the proposed development to accommodate existing tree cover. A large part of the public open space for Land at Bayards was moved to the north western part of the site, ensuring adequate buffers to a protected tree.
Use of agricultural land	The use of agricultural land for the proposed development needs to be considered in the context of the need for land to accommodate housing, which is significant in the District at present. Furthermore, the site area that comprises agricultural land amounts to just 2.5 hectares which would not be able to support viable agricultural activities in isolation. Arun District benefits from having a high proportion of land that falls within the best and most versatile classification grades (1-3a) so the development of the site would represent an insignificant reduction in land area in overall terms.
Public transport	The site is situated on Fontwell Avenue with numerous local facilities available within a 20-minute walk or 10-minute cycle and bus stops nearby. Barnham Railway Station is located approximately 2.7km from the site and is a c.11-minute cycle journey (attractive for multi-modal commuting). Station facilities include bicycle parking with 62 spaces, ticket office and machines, toilets, refreshment facilities and waiting rooms. Direct destinations from Barnham Railway Station include Southampton Central (1 hour), London Victoria (1h 30m), Brighton (45 minutes), Portsmouth & Southsea (35 minutes), Bognor Regis (7 minutes) and Littlehampton (10 minutes). Further to this, the cycle route to the Rail station would be even more attractive following the implementation of the A29 realignment scheme, with the proposed footway/cycleway accessible in less than a 1-minute cycle of the development. To further encourage a sustainable development, it is proposed that travel vouchers worth £150 will be provided to the first occupants of each unit. Residents would be able to choose from a cycle, bus or WSCC cycle training voucher.

4.2 Responses are being sent to those who asked questions during the consultation process. Where possible responses are sent electronically in order to reduce the use of paper.

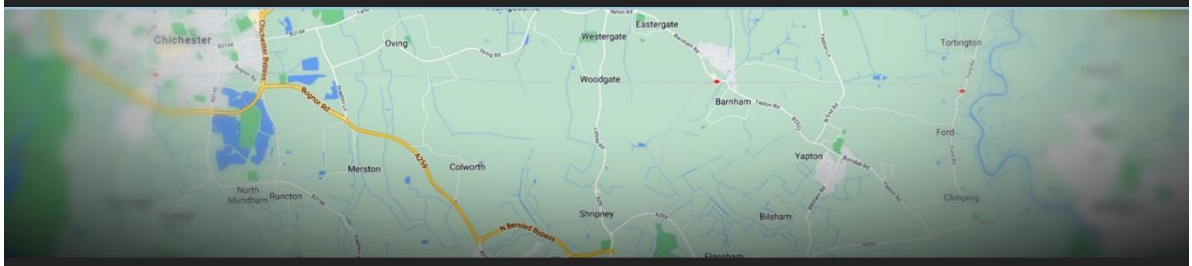
4.3 Reside Developments will ensure that local residents and stakeholders who have asked to be kept updated about the project continue to be involved in the process and are kept informed of the proposals' progress through the planning system.

APPENDICES

Appendix 1

Project website content

Ask? Eastergate



Welcome

Welcome to the consultation website regarding proposals for a high quality housing development on land at Bayards, Level Mare Lane, Eastergate.

The District of Arun has a pressing need for new homes, having identified a shortfall in its housing delivery and supply. The District Council has commenced a review of the Local Plan to ensure the homes that need to be built for local people are being delivered, and the Council is currently utilising an 'Interim Housing Statement', which was approved in March 2021. This aims to speed up decision making, and invites suitable sized housing and place-making applications on sites

Ask? Eastergate

This website aims to share information with you and provides an opportunity to contact us. We actively encourage members of the local community to provide feedback, ask us any questions and share their ideas, using the feedback form on this website or any of the other consultation channels.

Consultation Process

Reside is keen to hear from the local community to help shape the plans for this site. This website provides channels to get in touch with us, ask questions and provide comment.

- Use this website's Feedback or Contact Form
- Email us at consultation@askeastergate.co.uk
- Phone us at Freephone 0800 25 45 185
- Write to us at Freepost Middlemarch Consultation (no further address details or stamps required)

Ask? Eastergate

The team

The Developer

reside.

Reside Developments, The Dutch House, 132-134 High Street, Dorking RH4 1BG

The Consultant Team

CLAGUE ARCHITECTS

fabrik

paulbasham associates

rps MAKING COMPLEX EASY

LIZARD

Ask? Eastergate

Planning history

The site falls within the administrative areas of Arun District Council and West Sussex County Council and at a Parish level the site is within the Aldingbourne Parish, with access gained from within Barnham and Eastergate Parish. The Development Plan for Arun currently comprises the Arun Local Plan, adopted in 2018.

- The Local Plan, the document in which the Council sets out where in the district new housing is planned to come forward, is being reviewed and the Council is working for this to be ready for adoption in 2023.
- Arun has an identified a lack of housing supply, and as such the Council has implemented an 'Interim Housing Statement'. This allows sites to come forward subject to being deliverable and meet a checklist based around local and national policy considerations. This assessment demonstrates that the site is suitable.
- The site has been assessed by the Council within their Housing and Employment Land Availability Assessment ('HELAA') (2020) and was deemed as developable with a potential yield of 57 dwellings (reference 19AL1). This is a generic density; detailed site surveys commissioned by Reside demonstrate that the site can comfortably accommodate up to 75 new homes.
- The Aldingbourne Neighbourhood Development Plan was 'made' by Arun District Council in October 2016. The Parish Council are currently undertaking a review of the Plan, having submitted the Submission Neighbourhood Plan (Regulation 15) to Arun District Council on 21 December 2020. The Examiner's Report was published on 27 May 2021, recommending minor modifications.
- Policy EH1 (BUAB) of the Submission Neighbourhood Plan states that where there is a demonstrable shortfall of housing land supply, development proposals located outside of the Built Up Area Boundary must demonstrate that they meet six criteria. The proposed site meets the required level of criteria.

The Site

Ask? Eastergate

Development proposal

Reside aims to put quality and sustainability at the centre of this scheme whilst considering the constraints and opportunities of the site. The company is working on a proposed layout for up to 75 homes in consultation with Arun District Council and West Sussex County Council.

Constraints and Opportunities

The site is well enclosed by existing trees on all boundaries. The site is a predominantly flat piece of land comprising agricultural pasture used for grazing horses in association with the private equestrian use at Bayards.

The ecological value of the site, including the presence of bats will be improved and enhanced as part of the proposals.

A safe highways and pedestrian access is proposed, gained from the adjacent site to the east and Level Mare Lane to the north. Further opportunities to improve connectivity to the surrounding area are currently being explored.

The sketch layout demonstrates the site can accommodate up to 75 homes, comprising a mixture of one, two, three and

Ask? Eastergate

Influencing Factors

Local Amenities

The site is located to the south of Level Mare Lane in an accessible location and within walking distance of local amenities and facilities. Bus stops, a shop/post office and doctor's surgery are all located an 800m or 10 minute walking distance from the site. The proposed site benefits from regular bus services and rail services from Barnham Station, allowing for both local travel and further afield, reducing the reliance on a car.

Access

Proposed vehicular access will be gained through the consented scheme to the east (ref: BN/50/20/PL) with additional pedestrian access onto Level Mare Lane.

The project team's transport consultants have engaged with West Sussex County Council as the local highway authority regarding the access arrangements and traffic movements associated with the development plans. They are satisfied with the principle of the proposed arrangement. The highways impacts will be subject to further review which will form part of the Transport Statement and Travel Plan submitted in support of the planning application submission.

Parking Provision

Ask? Eastergate

Feedback

Reside Developments is keen to hear your thoughts on the proposed plans.

If you have any questions or comments to make, please let us know by using the feedback form or any of the details below. We look forward to hearing from you.

Freepost: Middlemarch Consultation (no further address details or stamps required)
Freephone: 0800 25 45 185
Email: consultation@eastergate.co.uk

Name

Address

Phone

Email

Your age:

- Under 18
- 18-35
- 36-55
- 56-70
- Over 70
- Prefer not to say

Are you a:

- Local resident
- Councillor
- Community Group Representative
- Business Representative
- Prefer not to say

What do you think of the draft development proposals?

How would you like to see the Community Infrastructure Levy funds spent in Eastergate to benefit the local community?

Do you think the scheme proposed is in-keeping with the local area?

Freepost: Middlemarch Consultation (no further address details or stamps required)
Freephone: 0800 25 45 185
Email: consultation@askeastergate.co.uk

First Name

Last Name

Email *

Subject

Send us a message...

SEND

Appendix 2

Consultation leaflet

Proposals for new homes at Land at Bayards, Level Mare Lane, Eastergate

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View across the proposed site looking towards south east, with Eastergate in the background

Introduction

In response to the need for new homes in Arun District, Reside Developments, part of the Reside Group, is investigating land at Bayards, south of Level Mare Lane in Eastergate for a development of up to 75 high-quality homes. As part of this process Reside is seeking the local community's views on their proposals. This leaflet aims to provide you with information on the plans and ways to get in touch with the project team. For more information, please get in touch or visit the project website: **www.askeastergate.co.uk**.

About Reside Developments

Reside Developments is a multi-disciplined company with the clear objective of being recognised for both the precision and innovation behind its property designs and its ability to provide a 'one brand' solution for all aspects of land acquisition and build.

The Company, which was established in 2004 and has to date developed a collection of well thought out properties across the South East, is renowned for its skill in adding value to sites through its extensive knowledge of the planning system.

Widely recognised for its high standards and the quality of its developments, Reside is proud to have won the following awards:

- The Evening Standard New Homes Award
- The Godalming Trust Civic Design Award
- The Mayor's Award at The Surrey Property Awards
- The Guildford Design Award

As an independent developer, we listen to your opinions and decisions are made with the wider community in mind.

Your input will help to shape and form this development for the benefit of the community. Further details can be found about Reside at **www.residedevelopments.co.uk**.

About the site

The site is situated south of Fontwell Park racecourse and Level Mare Lane, immediately adjacent to Land West of Fontwell Avenue, a 42-home scheme (ref: BN/50/20/PL) submitted by Reside that secured unanimous approval from Arun District Council's Planning Committee in November 2020. The site, known as Land at Bayards, measures circa 2.3ha (5.7 acres), and is a predominantly flat piece of land comprising agricultural pasture used for grazing horses in association with the private equestrian use at Bayards. It has been assessed by the Council within the Housing and Employment Land Availability Assessment (HELAA), part of the Local Plan Review (2020) as 'Developable'.

The site is situated in Flood Zone 1, which is land with the lowest chance of flooding. Due to the use of the site for horses, the site is relatively species-poor from a biodiversity perspective. As part of any development proposal, Reside will submit plans to the Council for the substantial enrichment of local biodiversity, which can be achieved through sustainable drainage, creating ponds and planting of native species in existing hedgerows, resulting in a biodiversity net gain.

The site is in a sustainable location, with the village's facilities and local public transport, such as the shop, post office, the GP surgery and bus stops, within a walkable and cycling distance.

Proposed site layout

Local Policy: Arun District's need for housing

The district of Arun has a pressing need for new homes and Arun District Council is currently reviewing the Local Plan to ensure that the homes that need to be built for local people are being delivered. While their Local Plan is progressing through the development plan process, and in response to the current shortfall in housing delivery, the Council has adopted an interim policy (the Interim Position Statement for Housing), which sets out a number of criteria for sites coming forward for residential development. At present, the district of Arun needs to deliver 1,310 new homes per annum (up from 1,120 since April 2021) to meet Government requirements. Reside's plans for Land at Bayards would contribute up to 75 new homes towards this target.

Key features of the development

Up to 75 new and sustainable homes

Access taken from the adjoining consented housing development to the east, Land West of Fontwell Avenue

A mix of 1-, 2-, 3- & 4-bedroom dwellings to meet housing need in the area

30% of the new homes would be affordable, in line with policy

Easy cycle and walking connections to local facilities and amenities

Adequate parking for residents and visitors

Biodiversity net gain on site through native hedgerow planting and pond creation

A landscape-led development, utilising and improving the existing trees and hedges around the site

Promotion of sustainable modes of travel, including vouchers towards bike equipment, bus passes and electric vehicle charging provision

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Feedback Form

Name

Address

Phone

Email

What do you think about our plans for the development?

How would you like to see the Community Infrastructure Levy funds spent in Eastergate to benefit the local community?

Which of the following do you consider to be the most important element to be included at the new development? *Please tick just one response.*

- ☐ Parking outside/adjacent to the property
- ☐ Electric charging points
- ☐ Pathways that link to open space/village centre
- ☐ Cycle stores
- ☐ Affordable housing
- ☐ Street lighting

Would you like to receive updates about this project? ☐ Yes ☐ No

Are you interested in buying a property at this development? ☐ Yes ☐ No

Contact

Freepost:

Freepost Middlemarch Consultation

(No further address details or stamps required)

Freephone:

0800 25 45 185

Email:

consultation@askeastergate.co.uk

Website:

www.askeastergate.co.uk

DATA PROTECTION: Data will be collected and held securely by Cratus Communications Ltd on behalf of Reside Developments in accordance with the latest GDPR standards. Anonymised comments will be provided to the Council as part of a future planning application.

Appendix 3

Frequently Asked Questions (FAQs)

FAQs for Land at Bayards, Eastergate, Arun District

Question	Answer
Will the local road network be able to accommodate the increase in traffic?	By arranging site access through the adjacent, consented housing development to the east, known as Land West of Fontwell Avenue, which provides a safe junction onto Fontwell Avenue, traffic pressure on Level Mare Lane will be avoided. Further to this, the layout has evolved since the consultation leaflet was issued and a second vehicular access point will be taken from Level Mare Lane, serving the 6 most northern units only. Reside Developments has instructed independent transport consultants to assist with the traffic and access aspects of the proposed development, which are regarded as vital for the delivery of a high-quality scheme. They have worked closely with Arun District Council as the Local Planning Authority and West Sussex County Council as the Highway Authority. Initial traffic survey results indicate that the local road network will be able to accommodate the site's traffic. The increase in traffic flow will not be significant and will not have an adverse impact on the surrounding local road network. Local amenities and services are situated closely enough for future residents to walk or cycle, further limiting the number of vehicle movements coming from and going to the site. A full transport assessment will be submitted alongside the planning application.
How will local services cope with new residents coming in?	Arun District Council's Planning Department has not raised local services and infrastructure capacity as a concern in relation to this site. All relevant professional bodies will be consulted during the planning process, including the NHS for health care provision and West Sussex County Council in respect of road capacity and education. At this time, it is not anticipated that the future residents of the proposed development will cause the existing network, or facilities such as schools, GP surgeries or dentists, to reach capacity. However, Reside will provide Community Infrastructure Levy (CIL) funding to the Council which can be used for any improvements to local services should they be required.
Why more housing? There are other developments coming in already, so there is no need for more?	There is a pressing need in Arun District for high-quality housing on sites that are deemed suitable for development, which includes Land at Bayards. The need for additional housing is district-wide and delivery is lagging behind. The site has been assessed by Arun District Council for housing development in the Housing and Employment Land Availability Assessment (HELAA), part of the Local Plan Review (2020) as 'developable'. Reside Developments are proposing a development of not more than 69 homes, down from the initial 75, taking all constraints into consideration. The proposals would form a natural extension to the consented site to the east. Professional consultants have undertaken assessments and are proposing mitigations for any potential impacts on the landscape, wildlife, traffic, drainage and other aspects of the proposed

	development. Beyond just mitigation, the project team are proposing measures that will enhance and improve the site, for example by improving habitats for local wildlife. The environmental assessments and proposals supporting the planning application will be available for viewing on Arun District Council's planning portal in due course. All applications for housing developments are judged on their own merits and it is the planning system's task to ensure only the best proposals come forward.
What will the impact be on local wildlife and their habitats?	Professional ecologists have assessed the proposals and are putting forward mitigation measures for any potential impacts on wildlife, as part of the documentation accompanying the planning application. Beyond just mitigation, the project team are proposing measures that will enhance and improve the site, for example by improving habitats for local wildlife. Examples of such measures are the careful planting of native species in the site's hedgerows and retaining and improving on-site mature trees. The aim is to achieve Biodiversity Net Gain on the site. The site is currently used for grazing horses and is therefore relatively species-poor.
Will the increase in traffic have an impact on road safety?	Road safety issues are investigated thoroughly as part of the application process. The increase in traffic associated with up to 69 homes, down from 75, is not considered to impact the local road network to capacity. The consented junction onto Fontwell Avenue through the consented housing development and secondary access from Level Mare Lane are considered safe and appropriate.
Is this site supported in local development policy?	In response to the current shortfall in housing delivery, Arun District Council has adopted an interim policy (the Interim Position Statement for Housing), which sets out a number of criteria for sites coming forward for residential development. At present, the district needs to deliver 1,310 new homes per annum, up from 1,120 since April 2021, to meet Government requirements. Reside's plans for Land at Bayards would contribute up to 69 new homes towards this target, reduced from the initial 75. The site meets the policy criteria. Arun District Council cannot demonstrate a 5 year housing land supply which is required by the Government. In this situation, the Neighbourhood Plan for Aldingbourne Parish allows for schemes on non-allocated sites. Certain criteria are to be met, and the proposed development is in line with these criteria.
How will flooding and drainage be managed?	The site is situated in Flood Zone 1, which is land with the least likelihood of flooding. There has historically been some surface water flooding affecting Fontwell Avenue, but not for some time. The consented development adjacent to Land at Bayards, known as Land west of Fontwell Avenue, will include a sustainable drainage scheme to control surface water in the area. The drainage strategy for Land at Bayards is to restrict and control flows from the site to ensure that flood risk downstream is at least not increased, but even reduced. Surface water storage will be provided on-site in the shape of ponds which will store run-off water on-site and restrict the flow into the local drainage system, controlling the outflow.

	Also, permeable paving will be used in the built-up areas of the proposed development and all roofs will be drained to cellular crates located in rear gardens/open spaces. The storage area will store run-off water and improve water quality as well. In line with current guidance, storage allowance is being put forward to accommodate the impacts of climate change. The drainage consultant is liaising closely with West Sussex County Council as the relevant authority for this particular technical aspect. Details of the proposed development and the associated flows have been provided to Southern Water. Fees paid under the infrastructure charges are deemed to cover any network upgrades.
Would the site not be overdeveloped?	With proposals of up to 69 homes on a 2.3 hectare / 5.7-acre site, the plans are of moderate density (30 dwellings per hectare), which is in keeping with the surrounding area whilst also making an effective use of the available land. Reside's plans allow for policy compliant levels of open greenspace, including a combined area for play, partly with and without play equipment (known in planning as a LEAP and a LAP) now located to the north west of the site to avoid the loss of a protected tree (which has a Tree Protection Order (TPO) on it), and green buffers around the site boundary, screening the development from outside views. Generous gardens and amenity spaces are provided, in keeping with what would be expected in a village / semi-rural setting.
What about the impact on the countryside?	Reside's proposed development is planned for a site that adjoins a consented housing scheme to the east and would make a natural fit with this project when it comes forward. The role of the planning system is to find the right balance between the need for more housing and development on the one hand and the protection of landscapes and greenspace on the other. In populated areas such as Arun District, this can present a real challenge, however it is felt that this particular site can accommodate up to 69 homes, reduced from the initial 75, without the balance being compromised. The proposals incorporate generous open greenspace areas and will be sensitively fitted into their wider surroundings by making best use of existing on-site screening provided by mature hedgerows and trees.
How about public transport?	The site is situated on Fontwell Avenue with numerous local facilities available within a 20-minute walk or 10-minute cycle and bus stops nearby. Barnham Railway Station is located approximately 2.7km from the site and is a c.11-minute cycle journey (attractive for multi-modal commuting). Station facilities include bicycle parking with 62 spaces, ticket office and machines, toilets, refreshment facilities and waiting rooms. Direct destinations from Barnham Railway Station include Southampton Central (1 hour), London Victoria (1h 30m), Brighton (45 minutes), Portsmouth & Southsea (35 minutes), Bognor Regis (7 minutes) and Littlehampton (10 minutes). Further to this, the cycle route to the Rail station would be even more attractive following the implementation of the A29 realignment scheme, with the proposed footway/cycleway accessible in less than a 1-

	minute cycle of the development. To further encourage a sustainable development, it is proposed that travel vouchers worth £150 will be provided to the first occupants of each unit. Residents would be able to choose from a cycle, bus or WSCC cycle training voucher.
Why is the development proposed on good agricultural land?	The use of agricultural land for the proposed development needs to be considered in the context of the need for land to accommodate housing, which is significant in the District at present. Furthermore, the site area that comprises agricultural land amounts to just 2.5 hectares which would not be able to support viable agricultural activities in isolation. Arun District benefits from having a high proportion of land that falls within the best and most versatile classification grades (1-3a) so the development of the site would represent an insignificant reduction in land area in overall terms.

Appendix 4

Feedback received

[redacted]

Feedback Form

Name

Address

Phone

Email

What do you think about our plans for the development?

THE HOUSING DENSITY OF 13/ACRE IS NOT IN LOCAL KEEPING. LOWER DENSITY WOULD BE PREFERABLE, ESPECIALLY SINCE LOCAL INFRASTRUCTURE + AMENITIES ARE ALREADY STRETCHED. LACK OF DOCTORS AND PUBLIC TRANSPORT ARE PRIME CONCERNS.

How would you like to see the Community Infrastructure Levy funds spent in Eastergate to benefit the local community?

IMPROVE CROFT SURGERY

MORE CYCLE PATHS

FOOTPATH MAINTENANCE

Feedback Form

Name

Address

Phone

Email

What do you think about our plans for the development?

I'M not happy that more & more houses are being built and that there are less & less ~~houses~~ places to walk.
The traffic has increased so much and noise pollution is increasing - hearing sirens regularly are heard. Traffic queues are a normal occurance. All as a result of over population.
I don't believe 'adequate' parking for cars is enough. cars are always parked on the pavements in these type of developments.

How would you like to see the Community Infrastructure Levy funds spent in Eastergate to benefit the local community?

- Nursery Schools added to schools.
- A larger, ~~better~~ better equipped health centre
- Planting trees - more trees.
- To contribute to a schools budget to enable them to provide for the children in an enriched way.

DISTRICT COUNCIL AL/113/21/OUT

Feedback Form

Name

Address

Phone

Email

What do you think about our plans for the development?

I do not support this development. I think that this development and the one adjacent are spoiling the rural environment of the village and the sole purpose is to create large profits for the developers.

How would you like to see the Community Infrastructure Levy funds spent in Eastergate to benefit the local community?

To protect the local green spaces.

Feedback Form

Name

Address

Phone

Email

What do you think about our plans for the development?

The access onto an arterial 'A' Road or is a much higher level of risk than onto Level Mare Lane.

There needs to be greater infrastructure in the village to support all of the additional housing

The housing will increase the loading on the Sewer system detrimentally.

How would you like to see the Community Infrastructure Levy funds spent in Eastergate to benefit the local community?

Provision of Public Transport

Feedback Form

Name

Address

Phone

Email

What do you think about our plans for the development?

YOUR BUILDING HOMES ON GOOD QUALITY AGRICULTURAL LAND, WHICH BECAUSE IT IS ON/CLOSE TO A FLOOD PLAIN. WILL HAVE FLOODING IN THE LOCALITY OR WILL DAMAGE NATURAL WATER COURSES, CAUSING FLOODING IN OTHER PLACES. THERE IS NO MENTION OF INFRASTRUCTURE IMPROVEMENTS IN REGARDS TO SCHOOLS, EXTRA G.PS. OR ROAD IMPROVEMENTS.

How would you like to see the Community Infrastructure Levy funds spent in Eastergate to benefit the local community?

Feedback Form

Name

Address

Phone

Email

What do you think about our plans for the development?

ABSOLUTELY APPALLING. TOO HIGH DENSITY OF OVERPRICED HOMES. ONLY PERSONS TO BENEFIT FROM THIS IS LAND OWNER & DEVELOPER NOT RESIDENTS. NOT ENOUGH DOCTORS TO SUPPORT AND BUS SERVICE ONLY TWICE A DAY.

How would you like to see the Community Infrastructure Levy funds spent in Eastergate to benefit the local community?

PLANS NOT IN KEEPING WITH LOCAL 'VILLAGE' ENVIRONMENT. PLANNERS TOO STUPID AND WEAK TO DO ANYTHING ABOUT

DISTRICT COUNCIL AL/13/21/OUT

Feedback Form

Name

Address

Phone

Email

What do you think about our plans for the development?

I THINK IT'S UGLY.

PLEASE STOP DESTROYING OUR VILLAGES & COMMUNITIES WITH FORMULAIC HOUSING DEVELOPMENTS THAT SHOW NO RESPECT FOR THE LOCAL VERNACULAR & PUT FURTHER STRAIN ON POOR LOCAL INFRASTRUCTURE.

How would you like to see the Community Infrastructure Levy funds spent in Eastergate to benefit the local community?

REPAIR WHAT'S THERE.

SAFEGUARD THE COUNTRYSIDE & WILDLIFE FOR THE FUTURE.

DISTRICT COUNCIL AL/113/21/OUT

reside.

Feedback Form

Name

Address

Phone

Email

What do you think about our plans for the development? NOT APPROVED

NB Mendaced interventions

Not impressed as too near A29 + Lady Mare is only a narrow lane adding further concession in/out of Eastergate which has significantly these past 7 yrs along A29 increased 100 or more fold by travellers, delivery lorries numerous in numbers + other, etc., adding flame to fire.

Shops :- There is only one at Tonkwell round-a-bout WAITROSE

- ONE in EASTERGATE approx 1½ miles away from site

The present schools were built too near Main A29 road, hence children when embarking to + fro block pavements + roads in animal droves not paying any attention to incoming/outgoing traffic along the main road in Eastergate. Most children think they own right of way + walk along in crowd(ed) positions completely oblivious to other users along the fairway, having personally witness many near misses aggrevated by unconcerned juveniles flowing along the way.

No houses/dwellings should be built along ANY main road owing to inconceivable traffic clustering + queues abound mounted notwithstanding accidents yet to happen.

THE COUNCILS HAVE NOW PRODUCED, THROUGH PLANNING, NEW TOWNS, EXTINGUISHING VILLAGE LIFE AS WE ALL ONCE KNEW

Which of the following do you consider to be the most important element to be included at the new development? *Please tick just one response.*

A29 is now to become a DANGEROUS restricted area - pierfoo...

- [ ] Parking outside/adjacent to the property of TRAFFIC PROPORTIONS
- [ ] Cycle stores
- [ ] Electric charging points
- [ ] Affordable housing
- [ ] Pathways that link to open space/village centre
- [ ] Street lighting IN MAIN ROAD A29

Would you like to receive updates about this project? [ ] Yes [x] No

Are you interested in buying a property at this development? [ ] Yes [x] No

Contact

Freepost:

Freepost Middlemarch Consultation

(No further address details or stamps required)

Freephone:

0800 25 45 185

Email:

consultation@askeastergate.co.uk

Website:

www.askeastergate.co.uk

DATA PROTECTION: Data will be collected and held securely by Cratus Communications Ltd on behalf of Reside Developments in accordance with the latest GDPR standards. Anonymised comments will be provided to the Council as part of a future planning application.

reside.

Feedback Form

Name

Address

Phone

Email

How about building on brownfield sites & building an entire village inc Docs, Schools, Dentist?, Shops, Pub?
Look at the old Airfields for inspiration instead of trashing every field in sight!

What do you think about our plans for the development?

Creating a pond, having 1 car space per house, no cycle paths, no bus stops, no easy way to walk on that side of the road without dangerous crossing??? Fontwell Ave either 50-60mph or gridlocked. Quite frankly it's like living in suburbia with all these developments coming and lack of facilities. Crazy.

How would you like to see the Community Infrastructure Levy funds spent in Eastergate to benefit the local community?

Cycle lanes/paths & clearing of existing public footpaths. Most are overgrown.
Public transport improvements
Better surgery access - overloaded
On the number of pot holes
On the community centers to offer more activities/facities - under used
Better road management.

NONE OF THE OPTIONS!

Which of the following do you consider to be the most important element to be included at the new development? *Please tick just one response.*

GARDEN / OUTDOOR SPACE

- [ ] Parking outside/adjacent to the property
- [ ] Electric charging points
- [ ] Pathways that link to open space/village centre — What open space? You just built on it!
- [ ] Cycle stores — No cycle lane / pointless
- [x] Affordable housing — NOT SHARED OWNERSHIP
- [ ] Street lighting — taken as given surely?

Would you like to receive updates about this project? [x] Yes [ ] No

Are you interested in buying a property at this development? [ ] Yes [x] No

Especially not cheap, wooden framed, no parking, facilities, cycle paths, bus stops, doctors, school spaces

Contact

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ARUN DISTRICT COUNCIL AU/13/OUT

To Developers, MIDDLEMARCH CONSULTATION 7th July 2021

Dear Sirs,

Re: Proposed Development of Bayard Stables, Fontwell.

I feel that the Fontwell Avenue will be over developed in respect of the amount of houses being proposed for the land and all the extra burden it will have on the surrounding area and services.

It will add so much more traffic in an area that cannot cope. Each house will have at least 2 cars, maybe more and the roads in this area cannot cope. That is why we are having the A27 redeveloped. Fontwell Avenue as it stands at the moment is a nightmare getting out on to the A27 and with the houses already being currently built I don't think the roads can take anymore volume.

The area will also lose the trees which we are even being told by The Queen to go and plant more trees! The question of rain water and run off should also be addressed. When the grass and soft landscaping goes, when the concrete and tarmac take over the rain water has no where to go. The drains are blocked and then this will lead to yet flooding in the area. On the subject of water we are always being put on water shortages so where will all the extra water needed to supply the houses come from?

Are the schools, Doctor Surgeries and other services, library, and hospitals going to cope.

Where do these extra people find jobs? They will I am afraid be yet another burden on the NHS, fire service etc. I do not see the occupants putting into the area only taking out and over-stressing already over-stressed services in the area.

Please re-consider and let us have some green space to take away the pollution in the area and do not add to it. I thought Government Policy was to build on brown land and not prime agricultural land needed for crops so also to reduce air-miles on our food.

Arundel is an AONB – where over development is not permitted which protects some land but why does the rest of West Sussex have to suffer.

I know I don't live next to the site I do feel very strongly about the area and have lived here all my life, so will be objecting to Arun District Council

Don't ruin our beautiful countryside anymore!!

Yours faithfully,

ARUN DISTRICT COUNCIL AL/113/21/OUT

What do you think about our plans for the development?

AS A RESIDENT HERE FOR TWENTY YEARS I HAVE CONFDENCE IN THE ALDINGBORNE, BARNHAM, EASTERGATE (ABE) COALITION TO PLAN FOR THE FUTURE. THEY UNDERSTAND THE NEEDS AND WISHES OF THE RESIDENTS AND THE ENVIRONMENTAL ISSUES.
THERE IS NO NEED OF AN OUTSIDER.

How would you like to see the Community Infrastructure Levy funds spent in Eastergate to benefit the local community?

Which of the following do you consider to be the most important element to be included at the new development? *Please tick just one response.*

- ☐ Parking outside/adjacent to the property
- ☐ Cycle stores
- ☐ Electric charging points
- ☐ Affordable housing
- ☐ Pathways that link to open space/village centre
- ☐ Street lighting

Would you like to receive updates about this project? ☐ Yes ☐ No

Are you interested in buying a property at this development? ☐ Yes ☐ No

What do you think about our plans for the development?

ABSOLUTELY HORRIFIED.

How would you like to see the Community Infrastructure Levy funds spent in Eastergate to benefit the local community?

IT DOESN'T MATTER, BECAUSE IF YOU GET PERMISSION, ONCE AGAIN ALL RESIDENTS LIFE IS POORER FOR IT.

I REALLY HOPE (BUT DOUBT) THAT YOU ARE TURNED DOWN. KGS

Which of the following do you consider to be the most important element to be included at the new development? *Please tick just one response.*

- [ ] Parking outside/adjacent to the property
- [ ] Cycle stores
- [ ] Electric charging points
- [ ] Affordable housing
- [ ] Pathways that link to open space/village centre
- [ ] Street lighting

Would you like to receive updates about this project? [X] Yes [ ] No

Are you interested in buying a property at this development? [ ] Yes [X] No

What do you think about our plans for the development?

I OBJECT.

NO MORE HOUSES ARE NEEDED. YOU SHOULD FOCUS ON CONVERTING EXISTIN COMMERCIAL STOCK INTO HOUSING + APART

YOU ARE NOT BUILDING FOR THE LOCAL NEED WHICH IS AFFORDABLE HOUSING FOR FIRST TIME BUYERS.

How would you like to see the Community Infrastructure Levy funds spent in Eastergate to benefit the local community?

Which of the following do you consider to be the most important element to be included at the new development? *Please tick just one response.*

- [ ] Parking outside/adjacent to the property
- [ ] Cycle stores
- [ ] Electric charging points
- [ ] Affordable housing
- [ ] Pathways that link to open space/village centre
- [ ] Street lighting

Would you like to receive updates about this project? [ ] Yes [ ] No

Are you interested in buying a property at this development? [ ] Yes [ ] No

What do you think about our plans for the development?

- OVERINTENSITY OF PREVIOUS AGRICULTURAL LAND.
- INCREASED INTENSITY OF TRAFFIC ON ALREADY BUSY MAIN ROAD.
- OVERLOADING OF EXISTING UTILITY PROVISION.
- INCREASED PRESSURE ON LOCAL SERVICES INCLUDING GP SURGERY.
- PRESSURE ON FOUL DRAINAGE SYSTEMS
- EFFECTS ON WATER RUN OFF.

How would you like to see the Community Infrastructure Levy funds spent in Eastergate to benefit the local community?

- NEW GP PROVISION AS EXISTING HAS REACHED CAPACITY.

Which of the following do you consider to be the most important element to be included at the new development? *Please tick just one response.*

- [ ] Parking outside/adjacent to the property
- [ ] Electric charging points
- [x] Pathways that link to open space/village centre
- [ ] Cycle stores
- [ ] Affordable housing
- [ ] Street lighting

Would you like to receive updates about this project? [ ] Yes [x] No

Are you interested in buying a property at this development? [ ] Yes [x] No

Contact

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just submitted your form: Eastergate Feedback Form

on askeastergate

Message Details:

Name:

Address:

Phone: -

copy of Email:

What do you think of the draft development proposals?: -

How would you like to see the Community Infrastructure Levy funds spent in Eastergate to benefit the local community?: -

Do you think the scheme proposed is in-keeping with the local area?: -

If not, please could you tell us what you would you like to see?: The CLT notes that this proposal is contrary to the approved Aldingbourne Neighbourhood Plan. If, however, the propsal should proceed the CLT requests early discussion about affordable housing. Please reply to the above email address to confirm that the role of the CLT in this regard is understood.

Your age:: Prefer not to say

Are you a:: Community Group Representative

Which of the following do you consider to be the most important element to be included at the new development? Please tick just one response.: Affordable housing

---

- On behalf of elderly parents in Fontwell just submitted your form: Eastergate Feedback Form

on askeastergate

Message Details:

Name: - On behalf of elderly parents in Fontwell

Address:

Phone: -

copy of Email:

What do you think of the draft development proposals?: Yet another step towards the end of the villages and the birth of a "New Town". Whilst it's nice that you've set up an "ask Eastegate", it is highly unlikely that the proposal will not happen. WSCC are more than happy to ignore existing reisdents and agree everything in their quest to overpopulate the area. Where are all the people coming from to fill these houses going up in the area? The Council/ Government bang on about climate change and environmental issues yet thousands of houses and new roads are going ahead. Climate crisis when it suits? Certainly not going to reduce pollution, emissions etc no matter how many times you mention the latest buzz words in literature ("sustainable enrichment of local biodiversity" - which means what???) or promise to rebuild the obliterated green space and animal habitats (species poor? Yeah right). At the end of the day, it's about money so all the companies in "your team" can all make a nice sum (you build houses - fair enough) and the council can get their grubby hands on all that income from council tax so, you'll be given the go ahead regardless of what residents say (Ref: "A29 Byfarce").

How would you like to see the Community Infrastructure Levy funds spent in Eastergate to benefit the local community?: An Infrastructure. There is very little to support the wave of new houses currently. The GP surgery can't cope as it is. Litter dealt with and pot/drain holes repaired.

Do you think the scheme proposed is in-keeping with the local area?: Pointless question if you already have acquired the site. But, as there are so many new developments going up in the area, it kind of blends into the overall and rapid urbanisation.

If not, please could you tell us what you would you like to see?: Green space, no A29 "byfarce", lno destruction of wildlife ecosystem, eave the villages alone and go build somewhere else. Arun District Council state on their website that there are "more than 700,000 empty properties throughout the UK". Go utilise those instead.

Your age:: Prefer not to say

Are you a:: Prefer not to say

Which of the following do you consider to be the most important element to be included at the new development? Please tick just one response.: Parking outside/adjacent to the property/s

---

just submitted your form: Eastergate Feedback Form

on askeastergate

Message Details:

Name:

Address:

Phone:

copy of Email:

What do you think of the draft development proposals?: Not in favour of the proposal. They do not address the impact to local roads, particularly the use of Level Mare Lane out to the A27 Westbound. The lack of acceleration/deceleration lanes on the A27 at the Level Mare Lane egress.

How would you like to see the Community Infrastructure Levy funds spent in Eastergate to benefit the local community?: Supply gas and sewer mains all along Level Mare Lane. Supply hi-speed fiber optic broadband all along Level Mare Lane. We have none of these.

Do you think the scheme proposed is in-keeping with the local area?: No. The housing density is much greater than other homes along Level Mare Lane - it is not in-keeping in any way.

If not, please could you tell us what you would you like to see?: Much lower housing density. Infrastructure upgrades to Level Mare Lane and A27.

Your age:: 36-55

Are you a:: Local resident

Which of the following do you consider to be the most important element to be included at the new development? Please tick just one response.: Electric charging points

---

just submitted your form: Eastergate Feedback Form

on askeastergate

Message Details:

Name:

Address:

Phone:

copy of Email:

What do you think of the draft development proposals?: Appalling speculative non-plan led development on a greenfield countryside location, outside of the settlement boundary and contrary to Local Plan and Neighbourhood Plan policies.

How would you like to see the Community Infrastructure Levy funds spent in Eastergate to benefit the local community?: The project is not in Eastergate. It lies in the Parish of Aldingbourne.

Do you think the scheme proposed is in-keeping with the local area?: No, and nor is it in keeping with the made Neighbourhood Plan for Aldingbourne or the emerging Plan for Barnham and Eastergate

If not, please could you tell us what you would you like to see?: Leave it as open countryside

Your age:: 56-70

Are you a:: Community Group Representative

Which of the following do you consider to be the most important element to be included at the new development? Please tick just one response.: -

From
Date: Fri, 9 Jul 2021 at 17:30
Subject: PROPOSAL FOR NEW HOMES AT LAND AT BAYARDS, LEVEL MARE LANE, EASTERGATE.
To: consultation@askeastergate.co.uk <consultation@askeastergate.co.uk>

Sir,
Yet another "glossy" for another unwanted development adjacent to the A29.
Yet another carefully designed series of biased questions, in favour of the developer.

WHAT DO YOU THINK ABOUT OUR PLANS FOR THE DEVELOPMENT?
I think nothing about your development other than "DON'T".
We already have 442 houses being developed adjacent to the A29 and Level Mare Lane without counting this development and the one adjacent to the Eastergate War Memorial Junction. Enough is enough.

HOW WOULD YOU LIKE TO SEE THE COMMUNITY INFRASTRUCTURE LEVY FUNDS SPENT IN EASTERGATE TO BENEFIT THE LOCAL COMMUNITY.
With the amount of housing being developed on the A29 and the Barnham to Yapton road {B2233} already I wonder who will be paying for safer roads-flood defences-smaller class sizes-hospitals and a plethora of health and care services. Park improvements (green fields with houses!), Green spaces (we had those), Leisure Centres (likewise we have those in the area).
With the increase in the number of road junctions on the A29 alone and the increase in traffic I think road safety might come high on the list.

With regard to your other questions I have no comments as I do not wish to appear to support this development in any way other than to be kept updated about your project. NO I am not interested in buying a property on this development.

Many thanks

From:
Date: Thu, 8 Jul 2021 at 15:16
Subject: My feedback on your proposals for new homes in the area
To: consultation@askeastergate.co.uk <consultation@askeastergate.co.uk>

I've read the information you had put through the door.

I am very disappointed that developers like yourselves do not seem to be making any contribution to mitigate against Climate Change.

There's nothing in your details about building to be carbon neutral, and yet these houses will need to be made carbon neutral very soon, if they're going to exist at least 30 years, and its much more expensive to retro fit changes than to build appropriately in the first place.

Other industries are taking steps to change their working methods, but it appears the building industry is waiting until forced by legislation.

I hope you can tell me I'm wrong, that you are aiming to build carbon neutral property, in which case brag about it, what a good sales pitch that would be.

From:
Date: Mon, 5 Jul 2021 at 09:25
Subject: Feedback
To: Consultation@askeastergate.co.uk <Consultation@askeastergate.co.uk>

I have grave concerns over the traffic as a result of this and the adjacent development for the already rediculously busy a29.

From:
Date: Sat, 3 Jul 2021 at 10:37
Subject: Reside housing proposals
To: <consultation@askeastergate.co.uk>

When, are you capitalistic, money motivated despicable people going to understand that we like our villages exactly as they are - as villages. There is no infrastructure, no need and definitely no want for the housing you are proposing.

If Arundel council want to build these things, then build them in Arundel. Not our villages!

RESIDE DEVELOPMENTS

The Reside Group is a multi-disciplined, privately owned and funded company with the clear objective to be recognised for both the precision and innovation behind its property designs and its ability to provide a ‘one brand’ solution for all aspects of land acquisition, planning and construction.

Established in 2004 the company has to-date built a number of award winning developments, in addition to acquiring land and gaining planning on many sites throughout the south-east. The business also currently controls in excess of 30 strategic sites, which are being brought through the planning system. Widely recognised for its high standards and the quality of its developments, Reside is proud to have won the following awards:

- The Evening Standard New Homes Award
- The Godalming Trust Civic Design Award
- The Mayor's Award at The Surrey Property Awards
- The Guildford Design Award

The Reside team has a diverse range of professional experience which it uses constructively to harness relationships with: private landowners, banks, investors, consultants, agents, architects and a multitude of other professional partners. Founder Directors, Richard West and Brett Hamblin, bring years of land buying, development and construction experience to the business and have been joined by other Directors and key personnel to ensure their exacting standards are upheld across the core disciplines of the business. The lively personalities thrive on challenges, are motivated by personal ambition and are driven by success.

The Reside Group also incorporates Reside Construction, which further enhances the company’s ability to provide a full suite of professional services: from land acquisition, through to planning, design and construction - the Reside brand is a beacon of excellence.

‘Our mission is to think creatively, to deliver solutions and provide superb properties in sustainable locations that demonstrate energy efficiency and innovation on all levels’.