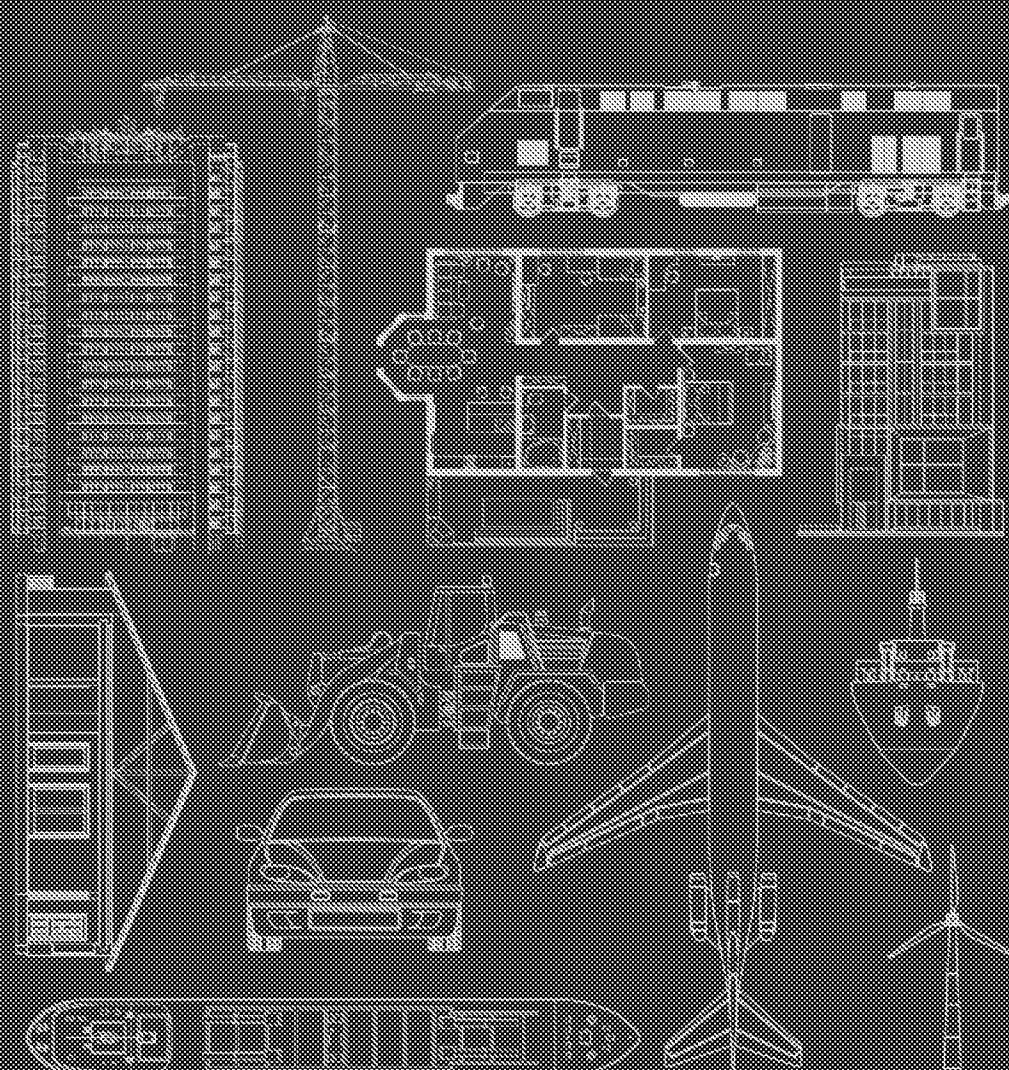


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Statement of Community Involvement

Land adjacent to Woodgate Nurseries, Woodgate

Prepared for Hanbury Properties

August 2021

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Executive summary

Hanbury Properties (Hanbury) is committed to consulting with the local community regarding the proposals to develop land adjacent to Woodgate Nurseries, Woodgate, with a high-quality residential scheme, public open space, and associated infrastructure.

Residents and stakeholders were given the opportunity to give feedback regarding the proposals via a host of different channels. A website, freephone information line, and project email address were made available throughout the process for interested parties to receive further details and to provide feedback.

Due to the ongoing Covid-19 pandemic, on behalf of Hanbury, BECG deployed alternative methods to continue consulting the community regarding the proposals. A virtual exhibition replaced direct face-to-face contact, whilst still ensuring a robust consultation. The virtual consultation was held between Monday 9th August 2021 – Monday 23rd August 2021.

An invitation (newsletter) was sent to circa 685 stakeholders and residents on Friday 6th August 2021, providing information about the plans as well as advising them of the consultation period, and how to access the exhibition.

Paper copies of the plans, feedback forms, and prepaid return envelopes were offered, to ensure the consultation was inclusive.

During the consultation period, and despite more than 600 stakeholders and residents being invited to comments on the emerging proposal, only 2 responses were received regarding the proposed development of land adjacent to Woodgate Nurseries, Woodgate.

Comments raised by these respondents included a concern relating to the need for new homes; a concern relating to the provision of school and GP services; a concern relating to the loss of a view; and a concern relating to the potential for habitat loss.

Hanbury has carefully reviewed all the feedback received to date, and the main comments raised by the local community have been addressed within this document and the wider material submitted as part of the application.

Hanbury is committed to engaging with the local community and, following the submission of the application, will ensure that interested parties and key stakeholders remain informed and updated regarding the proposals.

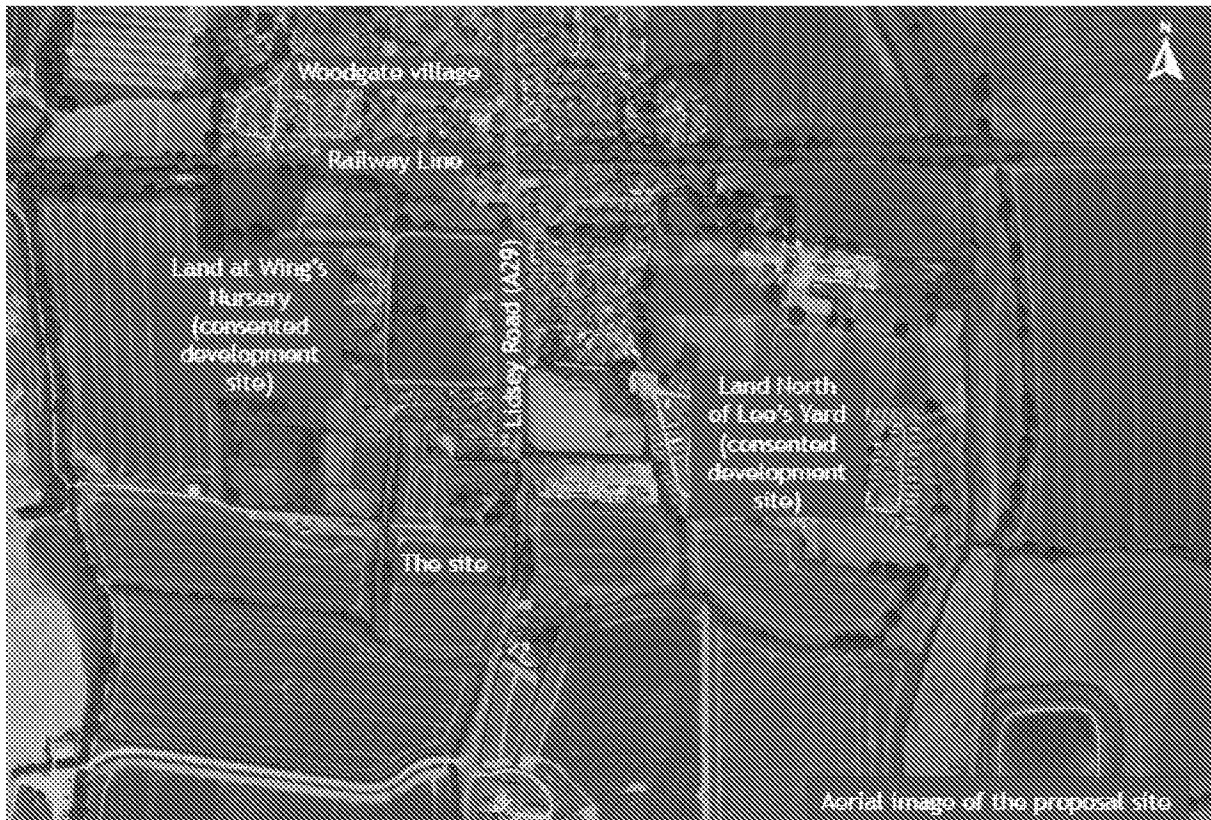
This document provides a chronological account of the pre-application consultation undertaken and a review of the feedback received.

1. Introduction

- 1.1 Hanbury Properties (Hanbury) is proposing to develop the site with a high-quality residential scheme featuring up to 95 new homes, public open space, and associated infrastructure.
- 1.2 Hanbury is committed to consulting local stakeholders and the local community about its planning applications. Hanbury has a strong track record of consulting and communicating with members of the local community, community groups, local councillors, and other relevant third-party stakeholders.
- 1.3 This document has been produced with the aim of clearly and concisely highlighting the community consultation undertaken by Hanbury in respect of its proposal for the site.
- 1.4 This document provides a chronological account of the consultation activity that has been undertaken within the pre-application stages of the planning application and the activity that Hanbury proposes to undertake post application.
- 1.5 In order to assist with the community consultation and communication, Hanbury appointed BECG, a specialist communications consultancy, to form part of its wider project team for the proposed development of land adjacent to Woodgate Nurseries, Woodgate.
- 1.6 All comment providing feedback on the proposals is accounted for and represented within this document.

2. Background

2.1 Proposal Site



Aerial view of the site

- 2.1.1 Land adjacent to Woodgate Nurseries is a c.3.5ha site of broadly flat topography located on the southwestern edge of Woodgate. It is bounded by residential development to the north, Lidsey Road and Woodgate House to the east, and Woodgate Nurseries to the north-west.
- 2.1.2 The site is in a sustainable location for residential development, given its proximity to a range of local facilities and services. The site is also located close to two sites – Land at Wings Nursery and Land North of Lee's Yard – which were both given planning consent for residential development by Arun District Council.
- 2.1.3 The residential development of the site offers an opportunity to deliver a sensitive and sustainable extension to the built form of Woodgate village that follows the pattern of linear development along the A29 Lidsey Road.

2.2 Proposals

- 2.2.1 In developing these proposals Hanbury has also been mindful of other development sites proposed in the nearby area, as well as the emerging BEW strategic allocation.
- 2.2.2 Hanbury's plans propose a broad housing mix that meets the varying needs of the local community. The proposals will comprise:

- Up to 95 new homes, of which a policy-compliant 30% would be designated as Affordable Housing;
- A mixture of detached, semi-detached, and terraced houses, as well as some apartments;
- A good range of sizes, including 1-, 2-, 3-, and 4-bedroom homes;
- A high-quality, sympathetic design that sensitively references the semi-rural character of the local vernacular;
- Extensive new landscaping and planting, including new public open space;
- New play facilities, including a locally equipped area of play (LEAP);
- Delivery of Biodiversity Net Gain through planting new native hedgerows and trees, providing
- green wildlife corridors and wetland features that enhance ecology within the site;
- A new access onto Lidsey Road;
- The provision of a new footway along the western side of Lidsey Road that will link to existing and consented footways north and south of the site, providing safe pedestrian access to Woodgate and Westergate;
- Car and cycle parking provision in line with adopted standards, including electric vehicle charging facilities; and
- Integrated use of sustainable drainage systems, including a new swale, to manage surface water drainage.



Proposed illustrative site plan, as displayed in the Virtual Exhibition

3. Community Engagement

3.1 Statement of Community Involvement

3.1.1 The Localism Act 2011

Section 122 of the Localism Act 2011 outlines that a person proposing to make a planning application on land in England should carry out consultation on the proposed application. This should include publicity considered likely to bring the application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land.

3.1.2 National Planning Policy Framework (2021)

The National Planning Policy Framework (NPPF) sets out the Government's policies for England and outlines how these policies should be applied.

3.1.3 Hanbury has had regard to the NPPF at Paragraph 39 when it states that *“early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties.”*

3.1.4 The NPPF goes on to highlight at Paragraph 40 that *“Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.”*

3.1.5 Paragraph 41 outlines that the Local Planning Authority should encourage other parties to take maximum advantage of the pre-application stage, noting that *“the more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits.”*

3.1.6 Arun District Council

Arun District Council's SCI provides the following advice to developers, landowners, and applicants on the approach they should take to pre-application consultation with the community:

“The Council recommends that developers adopt at least one of the consultation methods listed in Table 5 below [see page 25 of document] in advance of submitting planning applications for both minor and major applications. The type and nature of this consultation however will vary depending on the complexity and scale of the development proposed. The appropriate level of consultation will be discussed with the applicant at the pre-application meeting.

“It should be noted that the Council can only request that applicants carry out pre-application consultation. The Council cannot refuse to accept planning applications because an applicant has not to undertaken pre-application consultations. However, the submission of a planning application following pre-application advice will ensure that it receives priority checking. Detailed pre-application guidance notes are available for viewing on the Council's website at www.arun.gov.uk.”

“It is envisaged that any legitimate concerns raised as part of the undertaking of the pre-application consultation methods outlined above would then inform planning applications.”

3.1.7 Therefore, in conjunction with developing the plans, Hanbury undertook a detailed programme of community engagement, as outlined in this document.

3.2 Engagement with Officers

3.2.1 Before the indicative plans were shared with the community, appropriate steps were taken to seek views on the principle of development with ADC Council Officers. Their response was received on 27th August 2021. The detail of this is set out in further application documents.

3.3 Initial Stakeholder Meetings

3.3.1 Hanbury felt that it was important to discuss the early proposals for the site's redevelopment with local stakeholders in advance of the wider community consultation.

3.3.2 An invitation email was distributed to all identified interested stakeholders on Friday 28th July 2021. The following stakeholders were invited to attend a one-to-one meeting with the wider project team, to receive a briefing on the early proposals:

- ✦ Relevant Members of Arun District Council's Cabinet
- ✦ Members of Arun District Council's Development Control Committee
- ✦ Ward Members for Barnham ward on Arun District Council
- ✦ Aldingbourne Parish Council

3.3.3 The initial correspondence outlined the proposals for the redevelopment of the site and invited recipients to attend a virtual one-to-one meeting. It also included details of the freephone information line number and project email address. A copy of this email has been included in the Appendices.

3.3.4 No responses were received requesting a meeting with the project team or Hanbury.

3.4 Virtual Public Exhibition

3.4.1 To ensure that Hanbury could provide a safe and inclusive consultation in the light of the Coronavirus pandemic, a virtual public exhibition displayed the proposals for two weeks on a dedicated project website, hosted at woodgate.consultationonline.co.uk. This allowed the local community to explore the initial proposals in detail and respond to them with their views, comments, and suggestions.

Scope of Consultation

3.4.2 The purpose of the virtual exhibition was to present the proposals to the wider community and gain additional feedback prior to submitting a full planning application.

3.4.3 An invitation newsletter was distributed to circa 685 local households and businesses on Friday 6th August 2021, advising them of the proposals and the forthcoming virtual public exhibition. The following map illustrates the distribution area.



A map depicting the virtual consultation invitation distribution area

3.4.4 The invitation newsletter contained the following:

- ✦ Background to the site
- ✦ An aerial view and details of the site
- ✦ Details of the virtual public exhibition
- ✦ An overview of the proposals
- ✦ Benefits of the proposals
- ✦ How to provide feedback

3.4.5 A copy of the invitation newsletter can be found in the Appendices.

3.4.6 The invitation also displayed details of Hanbury's freephone information line and the project's dedicated email address, and website address to allow people to request further information.

3.4.7 The website included:

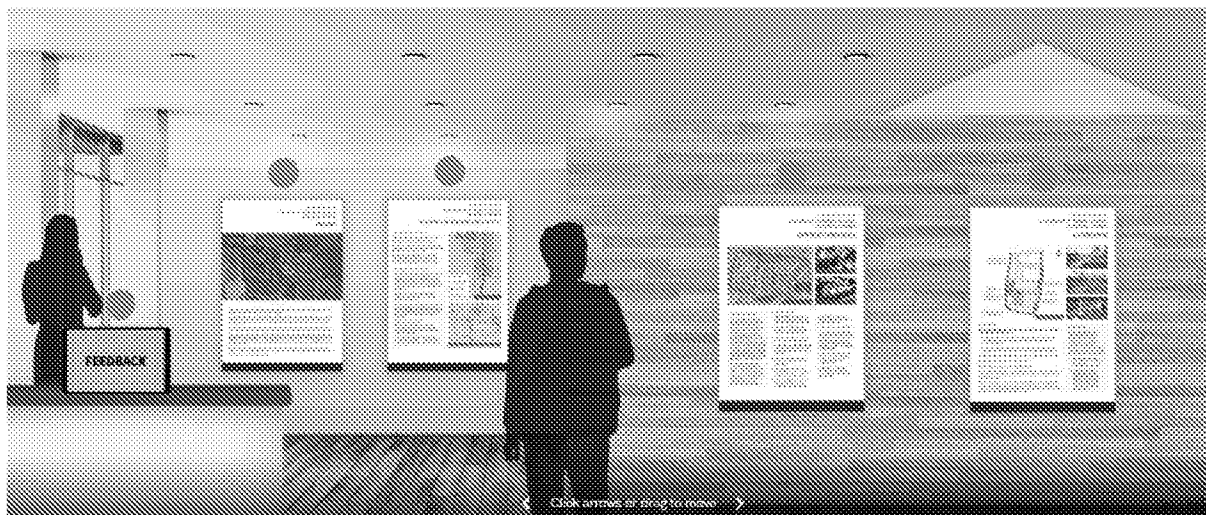
- ✦ Welcome and information about the site
- ✦ An overview of the proposals
- ✦ A virtual exhibition, including links to the virtual exhibition boards
- ✦ An online feedback form and a downloadable paper feedback form (a copy of the paper feedback form has been included in the Appendices).
- ✦ Details of the freephone information line number and project email address

3.4.8 The virtual public exhibition was open for comments on the project's website between Monday 9th August 2021 and Monday 23rd August 2021 and in that time was viewed 35 times.

3.4.9 The virtual public exhibition displayed details about the proposal, including information about:

- ✦ Welcome and purpose of the event
- ✦ Site background and Planning context
- ✦ An overview of the draft proposals

- ✦ The initial design approach
- ✦ Landscaping
- ✦ Highways, access, and traffic
- ✦ Drainage and flood risk
- ✦ Timescales of the proposals
- ✦ Benefits of the proposals
- ✦ Details on how to provide feedback



An example of a Virtual Exhibition Display

3.4.10 Copies of the virtual exhibition display boards can be found in the Appendices.

3.4.11 Local residents could provide feedback by submitting the feedback form on the project website, emailing our project team via feedback@consultation-online.co.uk with comments or questions, or calling the freephone information line on 0800 298 7040.

3.4.12 To ensure that as many members of the community could provide feedback as possible, the project team also offered for the virtual exhibition materials and a paper feedback form to be posted alongside a pre-paid envelope to provide comments on the plans.

3.4.13 A copy of the feedback form is included within the Appendices.

3.5 Post-Paid And 0800 Comment Facility

3.5.1 During and after the consultation, access to a freephone telephone information line was offered to those who wished to find out more about the proposals, or to register their comments via the telephone.

3.5.2 The telephone number used (0800 298 7040) was in operation Monday-Friday between the hours of 9.00am and 5.30pm. A message facility was available for voicemails to be left and responded to at the earliest opportunity to ensure information was readily available and that queries or concerns were addressed.

3.5.3 Information was given to callers where possible and, if questions were of a technical nature, these were passed on to project team members.

3.5.4 A freepost envelope was available, on request, alongside paper copies of the virtual consultation boards and a paper feedback form.

4. Review of Comments

4.1 Overall Feedback Received

- 4.1.1 A deadline of Monday 23rd August 2021 was set for feedback. This Feedback Analysis reviews all feedback received at the time of writing this report, up to 23rd August 2021.
- 4.1.2 During the consultation period, and despite more than 600 stakeholders and residents being invited to comments on the emerging proposal, only 2 responses were received regarding the proposed development of land adjacent to Woodgate Nurseries, Woodgate.

Supportive	Supportive with reservations	Object	Unsure	No view	Total
0	0	2	0	0	2
0%	0%	100%	0%	18%	100%

- 4.1.3 Both respondents (i.e. 100%) indicated their opposition to the principle of this development. An analysis of the comments raised by each can be found below:

Constructive comments and reservations	Road
Concern relating to the need for the new homes <i>"With up to 4000 homes being considered directly to the east of this site across the A29, why do we need these proposals?"</i>	Woodgate Close
Concern relating to the provision of school and GP services <i>"Your application will need to consider the fact that the 3 nearest schools and the doctor's surgery are over-subscribed. Where will children from this development go to school?"</i>	Woodgate Close
Concern relating to the loss of a view <i>"I have spent the last 45 years working to achieve what we now have that's sharing our home with some of my children and Grandchildren. We purchased this property for two reasons: one the large plot; and the second and most important the view over a working farm and spent many years turning this into a property I am very proud of then this small piece of paper comes thru the post and our future is turned upside down."</i>	Address not disclosed

Concern relating to the fear of habitat loss

"I do not want to be the person that tells my 6-year-old granddaughter that she will not see the new family of deer we have every year on the farm and in our garden.

"I am driven by doing the best for my family unlike some that are driven by money at the expense of others I will save the environmental costs and amazing wildlife that visits our garden from the farm most of which are protected that will be destroyed if your plan goes ahead for the decision makers."

Address not disclosed

5. Response to Comments

- 5.1.1 All feedback comments received have been reviewed by the project team. Many of the issues raised are covered in the application documents which accompany this response.
- 5.1.2 During the consultation feedback review period, Hanbury's project team responded directly to two specific enquiries and questions relating to the proposals and individual responses were drafted and issued.
- 5.1.3 The issues which arose during the pre-application consultation process and Hanbury's response to each are detailed below:

Concern relating to the need for the new homes

Hanbury's response: *There is a significant need for new homes in the Arun District. The Local Plan outlines a need for 1,310 dwellings per annum between 2021 and 2026. In 2021, ADC introduced an Interim Housing Statement encouraging landowners to bring forward sites that could help deliver housing over this period.*

Development of the proposed site would therefore make a meaningful contribution towards meeting the objectively assessed housing needs in Arun, as well as delivering significant community benefits.

Concern relating to the provision of school and GP services

Hanbury's response: *As part of its commitment to the local community, and in line with local and national planning obligations, Hanbury will provide appropriate financial contributions under the recently introduced Community Infrastructure Levy to Arun District Council and West Sussex County Council, should its development be approved. The use of this funding would be allocated by the local authorities in accordance with their priorities, but these could include local community facilities and social infrastructure, such as school places or GP services.*

Concern relating to the loss of a view

Hanbury's response: *Although the loss of a private view is not in itself a material planning matter, Hanbury has worked hard to ensure that its proposals enhance the appearance of the proposal site.*

Our landscaping proposals will be landscape-led, working with the existing landscape framework through the retention of existing trees and hedgerows (wherever possible), the planting new native

hedgerows, and the delivery of soft landscaping, and integrating it into the semi-rural character of the edge of Woodgate. Equally, our scheme will incorporate a high-quality and sympathetic design that sensitively references the semi-rural character of the local vernacular.

Concern relating to the fear of habitat loss

Hanbury's response: *Hanbury's expect to improve the ecological site baseline by delivering a net gain in biodiversity. These proposals informed by comprehensive ecological survey work, and these its proposals will actively improve biodiversity on the site by:*

- » *Retaining and enhancing existing habitats and features of ecological importance*
- » *Providing new habitats, including native species hedgerows, wildflower-rich grassland within the open space, and wetland areas as part of the sustainable drainage system.*

6. Post-Application Consultation

6.1 On-going Stakeholder Engagement

- 6.1.1 Given the interest shown by residents and stakeholder in the proposals, Hanbury will ensure that information continues to flow through existing channels to interested parties.

6.2 Letters to Interested Parties

- 6.2.1 A communication will be sent to the following groups and individuals informing them that the application has been submitted, alongside addressing the main comments raised throughout the consultation:
- » Relevant Members of Arun District Council's Cabinet
 - » Members of Arun District Council's Development Control Committee
 - » Ward Members for Barnham ward on Arun District Council
 - » Aldingbourne Parish Council
- 6.2.2 Those who requested further information by telephone, letter or email will be responded to in the most appropriate manner.

7. Appendices

- Copy of the one-to-one stakeholder meeting invitation letter
- Copy of the virtual exhibition invitation newsletter
- Copy of the virtual exhibition boards
- Copy of the paper feedback form

From: James Warner

Sent: 28 July 2021 14:42

Subject: Proposed new homes at land adjacent to Woodgate Nurseries, Lidsey Road, Woodgate

Freephone information line: **0800 298 7040**

28th July 2021

Dear Councillor,

Proposed new homes at land adjacent to Woodgate Nurseries, Lidsey Road, Woodgate

I am writing on behalf of our client Hanbury Properties who intend to seek planning permission on the above site for a high-quality residential scheme of c.95 units.

The land adjacent to Woodgate Nurseries is a 3.5-hectare site located on the southern edge of Woodgate. Bounded by residential development to the north, Lidsey Road and Woodgate House to east, and Woodgate Nurseries to the north-west, the site forms a natural extension to the built form of the village and the recently approved residential planning applications for Wings Nursery and Lees Yard. The site itself is not subject to any heritage or environmental designations and offers very few constraints which can be readily managed. Importantly our proposals would make a significant contribution to housing supply in your local area, and secure much needed additional housing, which includes provision of affordable homes.

The site is in a sustainable location for residential development, given its proximity to a range of local facilities and services. Aldingbourne Primary School, for example, is just 800m away, while the Prince of Wales public house, Hirange Supermarket, Aldingbourne Community Sports Centre, and Croft Surgery are all located within 2.5km from the site. Equally, Barnham Train Station, with its onward connectivity via Southern Railway, is less than ten minutes' drive away.

As part of our commitment to community consultation, we will shortly be undertaking a virtual public consultation on the emerging proposals. This will run over a 14-day period and invite local people to leave their feedback and comments on its proposals. Hanbury has engaged us (BECG), as a specialist communications consultancy, to help it deliver this important consultation with the community.

Given your role in the local community, we would welcome the opportunity to meet with you via videoconference before the launch of our public consultation, to introduce ourselves and to outline our vision for the site in more detail and answer any questions you may have. We wish to gain a better understanding of local aspirations and to discuss the wider benefits that could be offered to the community as part of the proposed development.

In the coming days, a member of the BECG team will contact you in the hope we can arrange a convenient time to meet. If you would like to contact the project team in the meantime, please do not hesitate to do so by calling our freephone information line – [REDACTED] – or by emailing [REDACTED]

Yours sincerely,

James Wood

For and on behalf of Hanbury Properties

Invitation to our public consultation

Proposals for Land adjacent to Woodgate Nurseries, Woodgate



Aerial image of the proposal site

Welcome

Hanbury Properties are bringing forward proposals to develop the above site with a high-quality residential scheme.

Our team are committed to listening and responding to the views of local residents and stakeholders. We have circulated this leaflet to encourage you to take part in an online public consultation on our draft plans, prior to the submission of an outline planning application to Arun District Council.

If you have any questions about our emerging proposals or how to take part in the public consultation, please contact us via feedback@consultation-online.co.uk or freephone 0800 298 7040.

About the site & background to our proposals

The proposal site is located on the southern edge of Woodgate. It is bounded by residential development to the north, Lidsey Road and Woodgate House to the east, and Woodgate Nurseries to the north-west.

The site is in a sustainable location for residential development, given its proximity to a range of local facilities and services. The site is also located close to two sites - Wings Nursery and Lee's Yard - which were both recently given planning consent for residential development by Arun District Council.

The residential development of the site offers an opportunity to deliver a natural, sensitive, and highly sustainable extension to the built form of Woodgate village that follows the pattern of linear development along the A29 Lidsey Road.

Our emerging proposals feature circa 95 new homes, including much-needed affordable homes, together with new public open space.



How to get involved in our consultation

To ensure we can provide a safe and inclusive consultation within the current Coronavirus restrictions, we are undertaking an online public exhibition of our draft proposals. The online exhibition allows you to explore our initial proposals in detail and respond to them with your views, comments and suggestions.

The virtual public exhibition will be open for comments:

At: www.woodgate.consultationonline.co.uk

Between: 9th and 23rd August 2021.

Once you have reviewed the information provided, you can submit feedback on the proposals in writing by completing an online feedback form (available via the website) or by emailing the project team via feedback@consultation-online.co.uk.

If you have any questions, you can contact us via 0800 298 7040 and we will endeavour to respond as soon as possible.

If you do not have access to the internet, please contact us via the details listed above and a member of our project team will post the exhibition materials and a feedback form out to you, enabling you to view and comment on our draft plans.

Key benefits



Delivery of much-needed new housing with approximately 95 homes, helping support the District Council with their housing requirement



A sustainable and deliverable location



30% Affordable Housing, helping people with a local connection get on to the 'housing ladder'



Funding for local community facilities and social infrastructure, to be allocated by Arun District Council



Biodiversity creation and enhancement, including new landscaping and new wildlife habitats



New areas of on-site public open space, including informal greenspaces and good quality equipped play areas



Employment opportunities for local people created on site during the construction process

Development proposals for
Land adjacent to Woodgate Nurseries,
Lidsey Road, Woodgate

WELCOME



Thank you for visiting our virtual public exhibition and viewing our draft proposals for development at land adjacent to Woodgate Nurseries, Lidsey Road, Woodgate.

Our proposals would deliver a high-quality residential scheme comprising of approximately 95 new homes, new public open space, a new vehicular access from Lidsey Road and supporting local infrastructure. Our proposals would help support Arun District Council (ADC) in meeting its housing supply requirement and provide much-needed affordable homes.

This virtual exhibition has been arranged to provide you with an opportunity to review our draft plans for the site and seek your feedback on the proposals prior to the submission of an outline planning application to Arun District Council.

This virtual consultation explains matters relating to the principle of development and the access proposed. Detailed matters such as design and layout are emerging and are likely to be considered through a subsequent stage (known as Reserved Matters). Further consultation would take place again at that later stage, and in the meantime Arun District Council would consult the local community and key statutory consultees as part of any planning application.

Please provide your feedback by 23rd August by either completing the feedback form available on our project website - woodgate.consultationonline.co.uk - or emailing your comments to feedback@consultation-online.co.uk.

We look forward to receiving your comments.

Development proposals for
Land adjacent to Woodgate Nurseries,
Lidsey Road, Woodgate

PLANNING BACKGROUND AND CONTEXT

Housing in the Arun District

There is a significant need for new homes in the Arun District. The Local Plan outlines a need for 1,310 dwellings per annum between 2021 and 2026.

In 2021, ADC introduced an Interim Housing Statement encouraging landowners to bring forward sites that could help deliver housing over this period.

Development of the proposed site would therefore make a **meaningful contribution towards meeting the objectively assessed housing needs in Arun**, as well as delivering significant community benefits.

Immediate Planning Context

Land adjacent to Woodgate Nurseries is a 3.5-hectare site located on the southern edge of Woodgate. Bounded by residential development to the north, Lidsey Road and Woodgate House to the east, and Woodgate Nurseries to the north-west, the site has a broadly flat topography that is **highly suitable for new homes**.

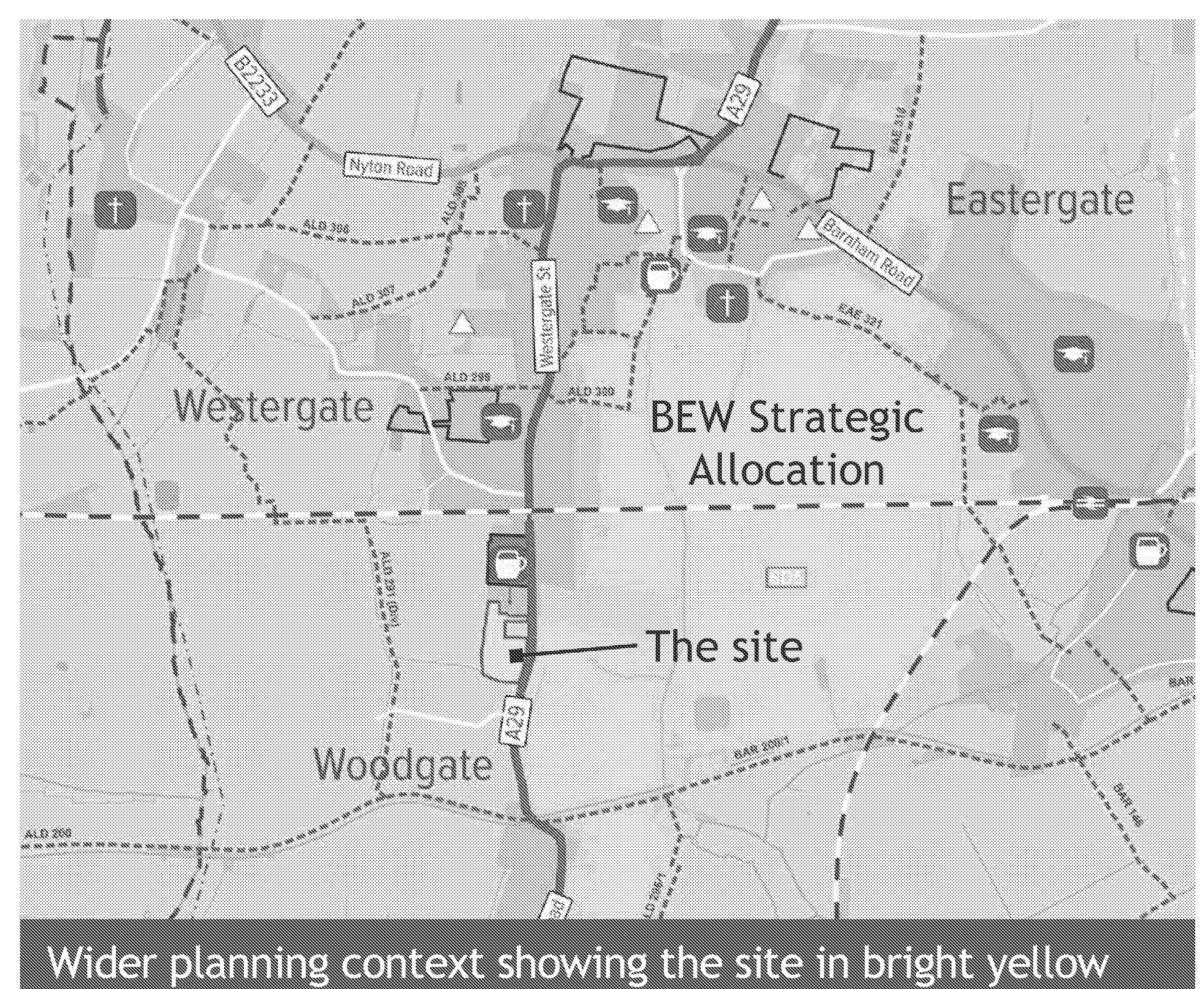
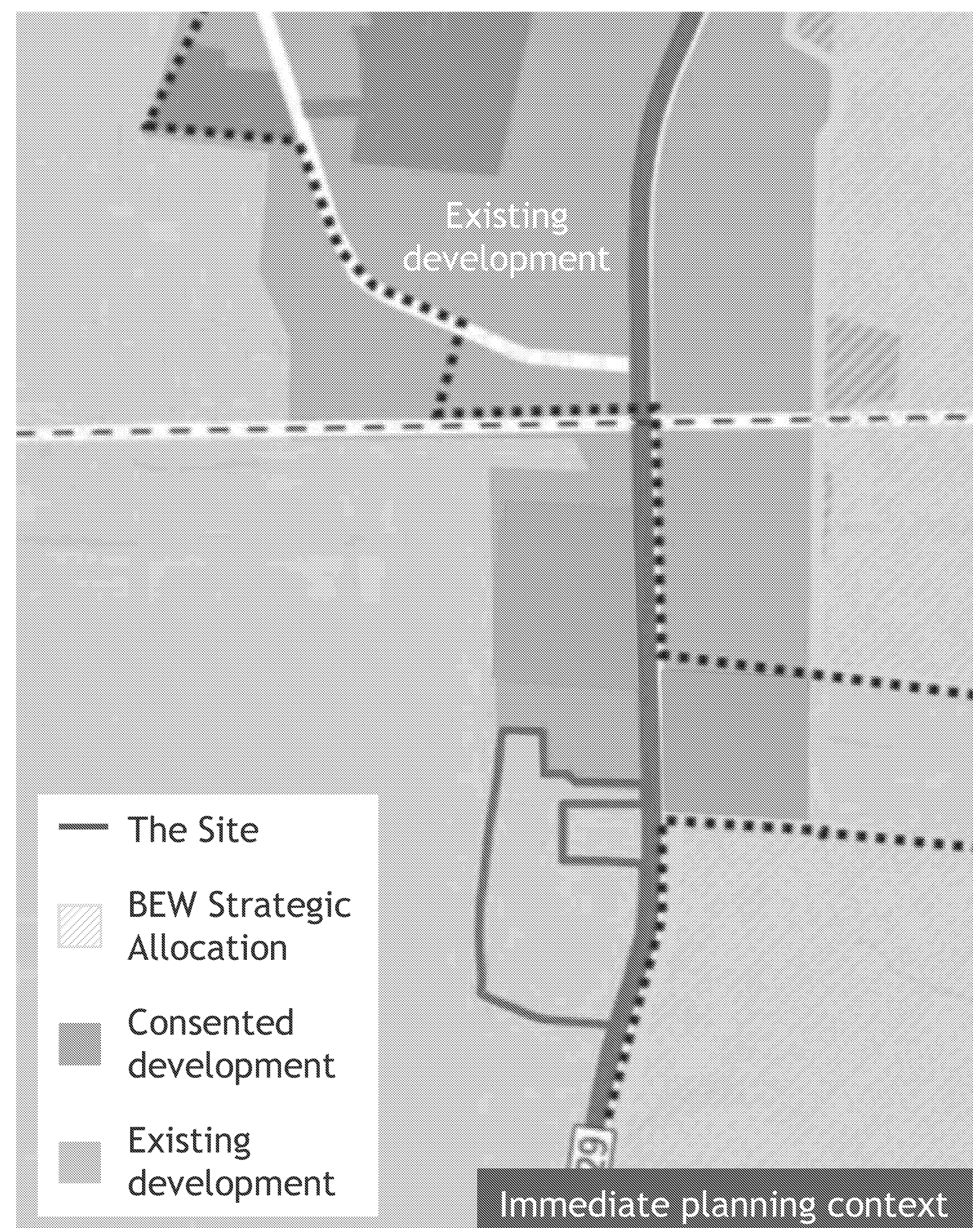
The site is located close to two sites - Land at Wings Nursery and Land North of Lee's Yard - that already have planning permission for housing, both granted by Arun District Council.

As a result, residential development of the proposed site offers an opportunity to deliver a **natural, sensitive, and highly sustainable extension to the built form of Woodgate village that follows the pattern of linear development along the A29 Lidsey Road**.

Wider Planning Context

The site itself is not subject to any sensitive environmental designations and is **recognised by Arun District Council as a site where housing would be 'deliverable'**.

The land is situated to the south west of the major Barnham / Eastergate / Westergate (BEW) Strategic Housing Allocation contained in the 2018 Arun Local Plan.



Development proposals for
Land adjacent to Woodgate Nurseries,
Lidsey Road, Woodgate

OUR DRAFT PROPOSALS



Our Draft Proposals

We are working towards the submission of an Outline planning application for this site. As such, our proposals would seek approval from Arun District Council for the principle of developing this site with new homes and the access for the scheme. Other detailed elements, such as the design and layout of the homes, would be dealt with by a subsequent Reserved Matters planning application at a later stage. Further consultation would take place, before that time.

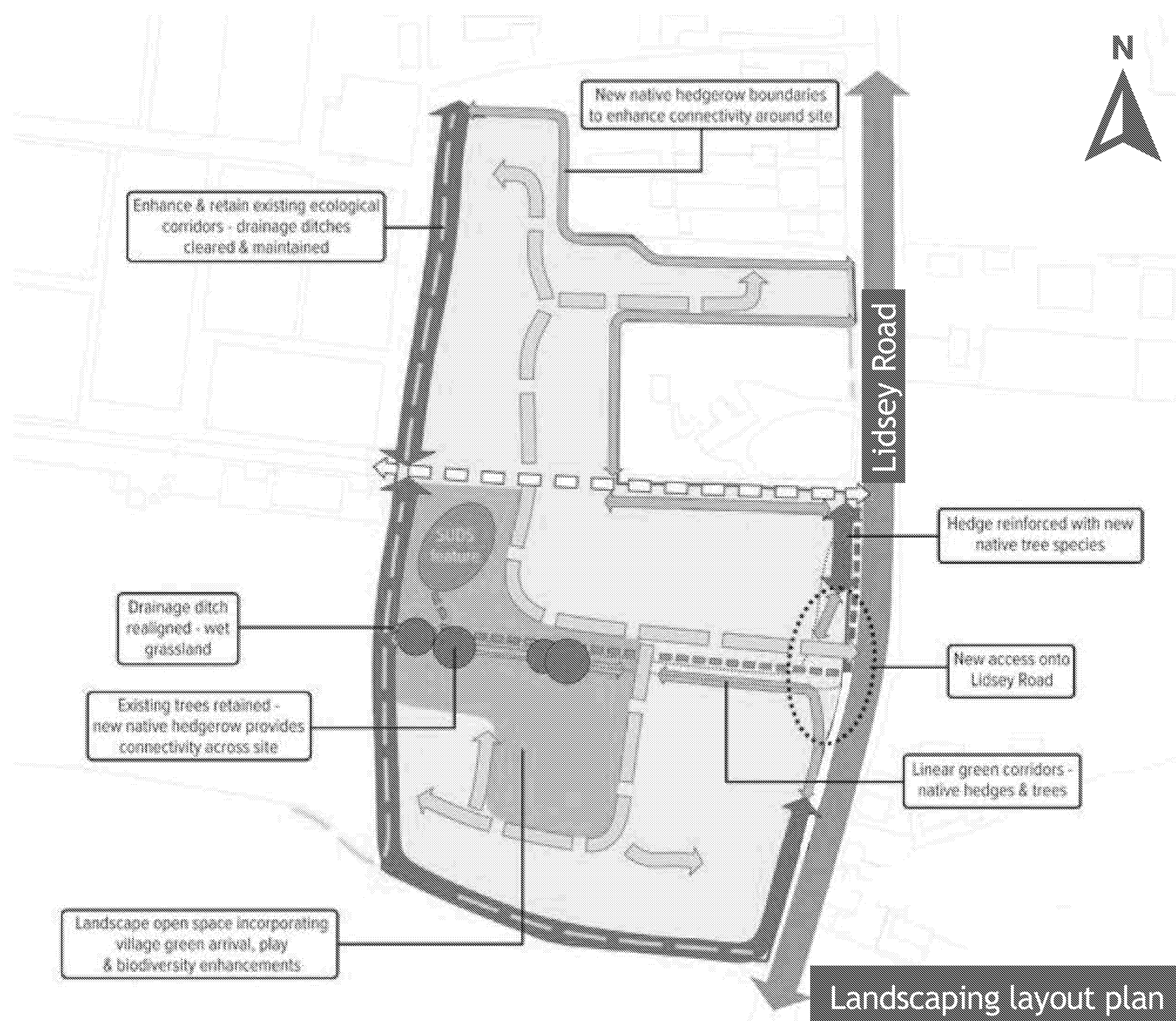
Our emerging concept (see Illustrative site layout plan) has sought to respect the site's local features, such as its topography, existing mature field boundaries, and hedgerows, as well as providing a variety of new housing to meet local needs.

Our proposals include:

- **Approximately 95** new homes, of which a policy-compliant **30%** would be designated as affordable;
- A mixture of detached, semi-detached, and terraced houses, as well as some apartments;
- A good range of sizes, including 1-, 2-, 3-, and 4-bedroom homes;
- A high-quality, **sympathetic design** that sensitively references the **semi-rural character** of the local vernacular;
- Extensive new landscaping and planting, including **new public open space**;
- Approximately 500 sqm of new play facilities, including a locally equipped area of play (LEAP);
- Delivery of Biodiversity Net Gain through planting new native hedgerows and trees, providing green wildlife corridors and wetland features that enhance ecology within the site;
- A new access onto Lidsey Road;
- The provision of a **new footway** along the western side of Lidsey Road that will link to existing and consented footways north and south of the site, providing **safe pedestrian access to Woodgate and Westergate**;
- Car and cycle parking provision in line with Council standards, including **electric vehicle charging facilities**; and
- Integrated use of sustainable drainage systems, including a new swale, to manage surface water drainage.

Development proposals for Land adjacent to Woodgate Nurseries, Lidsey Road, Woodgate

LANDSCAPING



Landscaping

Our landscaping proposals would provide a range of character, recreational, and biodiversity benefits, with;

- Development that works with the existing landscape framework and is landscape led (e.g. by retaining existing trees and hedgerows wherever possible)
- New native hedgerows promoting wildlife connectivity around the site and integrating it into the semi-rural character of the edge of Woodgate
- Soft landscaping will be delivered to soften the appearance of the scheme
- Existing ecological corridors will be enhanced

Public Open Space and Play Facilities

A new area of informal, public open green space will be delivered as part of the development, which will be positioned to offer a verdant village green arrival from the new access.

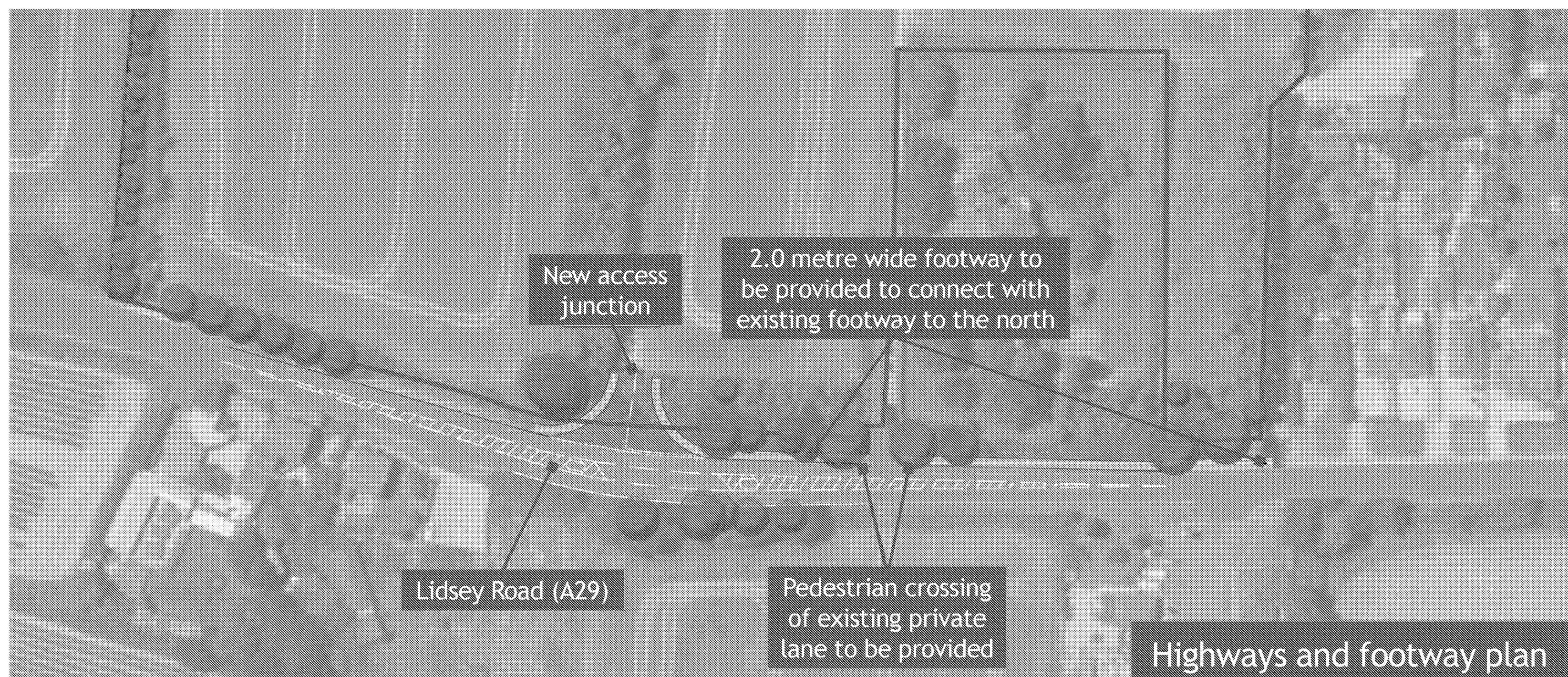
The new open space will feature approximately 500 sqm of new play facilities, including a combined local area of play and locally equipped area of play for children and families to enjoy. Play equipment will be chosen that offers exciting play experiences and close connections to nature.

Biodiversity

We are expecting to improve the ecological environment by delivering a net gain in biodiversity. These proposals informed by comprehensive ecological survey work, and these landscaping proposals will actively improve biodiversity on the site by:

- Retaining and enhancing existing habitats and features of ecological importance
- Providing new habitats, including native species hedgerows, wildflower-rich grassland within the open space, and wetland areas as part of the sustainable drainage system.

HIGHWAYS, ACCESS, AND TRAFFIC



Vehicular Access

Vehicular access to the proposed development would be provided via a new junction onto Lidsey Road.

Appropriate measures can be implemented to ensure that the existing private lane is not used for residential traffic.

Highway Capacity

The traffic impact of these proposals along with potential highway enhancements, will be set out within the Transport Assessment submitted and consulted on as part of a planning application. This would assess the existing road network, as well as identify necessary improvements, to support the homes for this site.

Consideration has also been given to waste and recycling collection, with suitable turning facility provided for refuse vehicles.

Car Parking

Car parking provision would:

- Meet with the Council's adopted standards
- Deliver a range of parking including driveways, garages and allocated parking bays
- Include off-street visitor parking
- Ensure robust parking availability within site

Sustainable Transport

The site is regarded as being in a sustainable location for residential development, given its proximity to a range of local facilities and services, including Aldingbourne Primary School, the Aldingbourne Community Sports Centre, Croft Surgery, the Prince of Wales public house, bus stops, and Barnham Train Station.

As part of our commitment to delivering a shift to greener, more sustainable transport, Hanbury's proposed development includes:

- Provision of electric vehicle charging facilities
- Extensive cycle storage on-site, including garages large enough to accommodate both bicycles and a car, as well as undercover cycle stores for dwellings without a garage

Pedestrian Connectivity

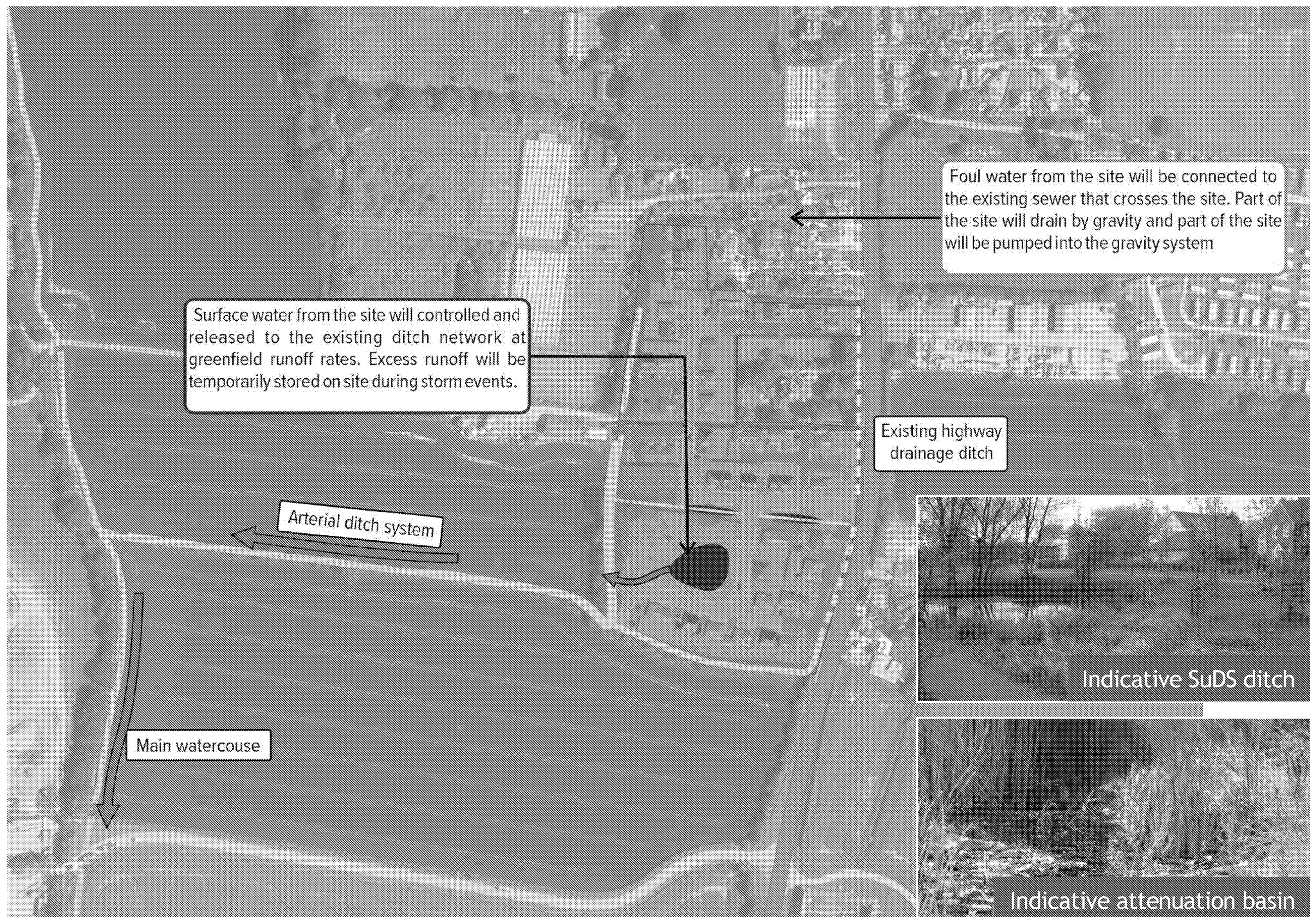
Our proposals include the creation of a new footway along the western side of Lidsey Road - from the new site access as far as Lee's Yard.

This new footway will connect to existing and recently consented footways along Lidsey Road, including on the eastern side between Wing's Nursery and Lee's Yard and on the western side between Willow's Caravan Park and the Prince of Wales public house.

The development will complement safe pedestrian connectivity to local services and amenities.

Development proposals for
Land adjacent to Woodgate Nurseries,
Lidsey Road, Woodgate

DRAINAGE AND FLOOD RISK



Flood Risk and Surface Water Drainage

Our drainage proposals will support the new homes as follows:

- **Flood Risk** - The site is located within Flood Zone 1, which means that it is not at risk of flooding from rivers or the sea.
- **Surface Water Drainage** - The proposed solution to surface water run-off from the developed site is to use integrated **Sustainable Drainage Systems (SuDS)**, featuring an attenuation basin, ditches, filter strips and swales, that will:
 - Capture surface water before releasing it at a rate that reflects natural runoff
 - Control the water at source, reducing flood risk elsewhere
 - Offer opportunities to deliver landscaping and wildlife enhancements in various areas of the site
 - Follow the natural topography of the site and discharge surface water to the existing ditches that flow to the west of the site.
 - Naturally clean the water, before it enters the local drainage system in accordance with the SuDS Manual.
- **Foul Water Drainage** - Foul water will discharge into the existing local mains sewer network.

We have carefully considered both surface water and foul water drainage in the proposals to ensure that there is no impact on the surrounding area.

Development proposals for
Land adjacent to Woodgate Nurseries,
Lidsey Road, Woodgate

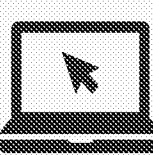
BENEFITS AND NEXT STEPS

Key benefits

-  Delivery of much-needed new housing with approximately 95 homes, helping support the District Council with their housing requirement
-  A sustainable and deliverable location
-  30% Affordable Housing, helping people with a local connection get on to the housing ladder
-  Funding for local community facilities and social infrastructure, to be allocated by Arun District Council
-  Biodiversity creation and enhancement, including new landscaping and new wildlife habitats
-  New areas of on-site public open space, including informal greenspaces and good quality equipped play areas
-  Employment opportunities for local people created on site during the construction process

Feedback

Please ensure that you leave feedback by midnight on 23rd August 2021. You can do this by:

-  Submitting the virtual feedback form on our project website:
[woodgate-consultationonline.co.uk/feedback](#)
-  Emailing our project team via [\[redacted\]](#) with comments or questions
-  Calling our freephone information line on 0 [redacted] and leaving a message, and a member of our team will call you back.

What if I don't have access to the Internet?

If you have requested to receive these consultation materials and you are viewing these boards in paper form, please return your comments on the feedback form using the enclosed freepost envelope.

Timescales

The indicative timescales below reflect how proposals could be delivered in the short term.

-  **August 2021**
 - Community & Stakeholder Engagement
-  **August - September 2021 (following exhibition)**
 - Review of consultation feedback
 - Further liaison with ADC planning officers and stakeholders
 - Input of the project team and preparation of finalised scheme
 - Submission of Outline planning application to ADC
-  **September - October 2021**
 - ADC undertakes statutory public and stakeholder consultation
 - Review of consultation responses
 - Ongoing review and discussions with ADC officers
-  **December 2021**
 - Anticipated timescale for ADC decision on the planning application

Next Steps

We would like to thank you for visiting this virtual public exhibition displaying draft proposals for land adjacent to Woodgate Nurseries, Lidsey Road, Woodgate.

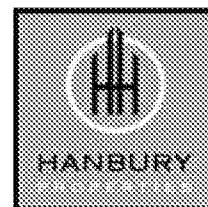
The project team hopes that you found these consultation materials informative and would be grateful if you could take the time to provide your feedback. If you have any comments please provide them via one of the methods below.

Once the virtual exhibition period has closed on 23rd August, we will review the feedback received, and take this into consideration before we submit an Outline planning application to Arun District Council.

Thank you for your time.

Development proposals for

Land adjacent to Woodgate Nurseries, Lidsey Road, Woodgate



PRIVACY STATEMENT

By filling in this form, you are agreeing that Built Environment Communications Group (“BECG”) can hold and process your personal data in relation to this public consultation exercise.

- BECG will only share your personal data with the project team for planning evaluation purposes.
- Your identifiable, personal data will not be used for any other purposes without your consent.

BECG and the project team will use your data to:

- Send you updates about the project (where you provide us with your contact details).
- Develop a Statement of Community Involvement about this public consultation that will be submitted to the planning authority or similar body; this will be a publicly available document. Your comments will be anonymous, and we will only identify you in these reports with your express permission.

If you provide us with your contact details, we might also contact you to ask more about the comments you’ve made. BECG acts on behalf of Hanbury Properties to run public consultation activities.

*PLEASE COMPLETE ALL SECTIONS IN BLOCK CAPITALS

Once completed, please send back to us using our prepaid postage envelope and our Freepost address.

YOUR DETAILS

If you choose not to fill in all parts of this section, we will not be able to include your comments in the consultation process.

YOUR CONTACT DETAILS

We will use these details to contact you and update you on the proposals. You don't have to fill in this section if you'd rather we didn't contact you.

Title (Miss/Mrs/Ms/Mr/Other):

Address:

First Name or Initial:

Surname:

Postcode:

Age Group (please circle):

Under 13 13-17 18-24 25-34 35-44
45-54 55-64 65-74 75-84 85+

Telephone:

Email:

Data Protection

We hold all personal data in accordance with the retained EU law version of the General Data Protection Regulation ((EU) 2016/679) (the “UK GDPR”), as it forms part of the law of England and Wales, Scotland, and Northern Ireland by virtue of section 3 of the European Union (Withdrawal) Act 2018, the Data Protection Act 2018, the Privacy and Electronic Communications Regulations 2003 as amended, and any successor legislation. Your personal data will not be transferred outside of the EU. You can see our full Privacy Statement, Data Protection Policy, Data Retention Policy and find out how to make a Subject Access Request at the following website address becg.com/dp or by contacting us on 01962 893 893 / dataprotection@becg.com.

Hanbury Properties and our team are bringing forward proposals to develop the above site with a high-quality residential scheme comprising of approximately 95 new homes, new public open space, a new vehicular access from Lidsey Road and supporting local infrastructure. Our proposals would help support Arun District Council (ADC) in meeting its housing supply requirement and include much needed affordable homes.

Please return this form to the below address before 23rd August:

Woodgate Feedback, c/o BECG, Jellicoe House,
Grange Drive, Hedge End, Southampton SO30 2AF

If you would prefer to submit your feedback via phone, or email please:

Telephone:

Email:

Question 1. Do you support the principle of developing this site with new homes?

Yes ☐ No ☐

Question 2. What do you think about the proposals?

Comment:

Question 3. Do you have any general comments or observations about the proposals?

Comment: