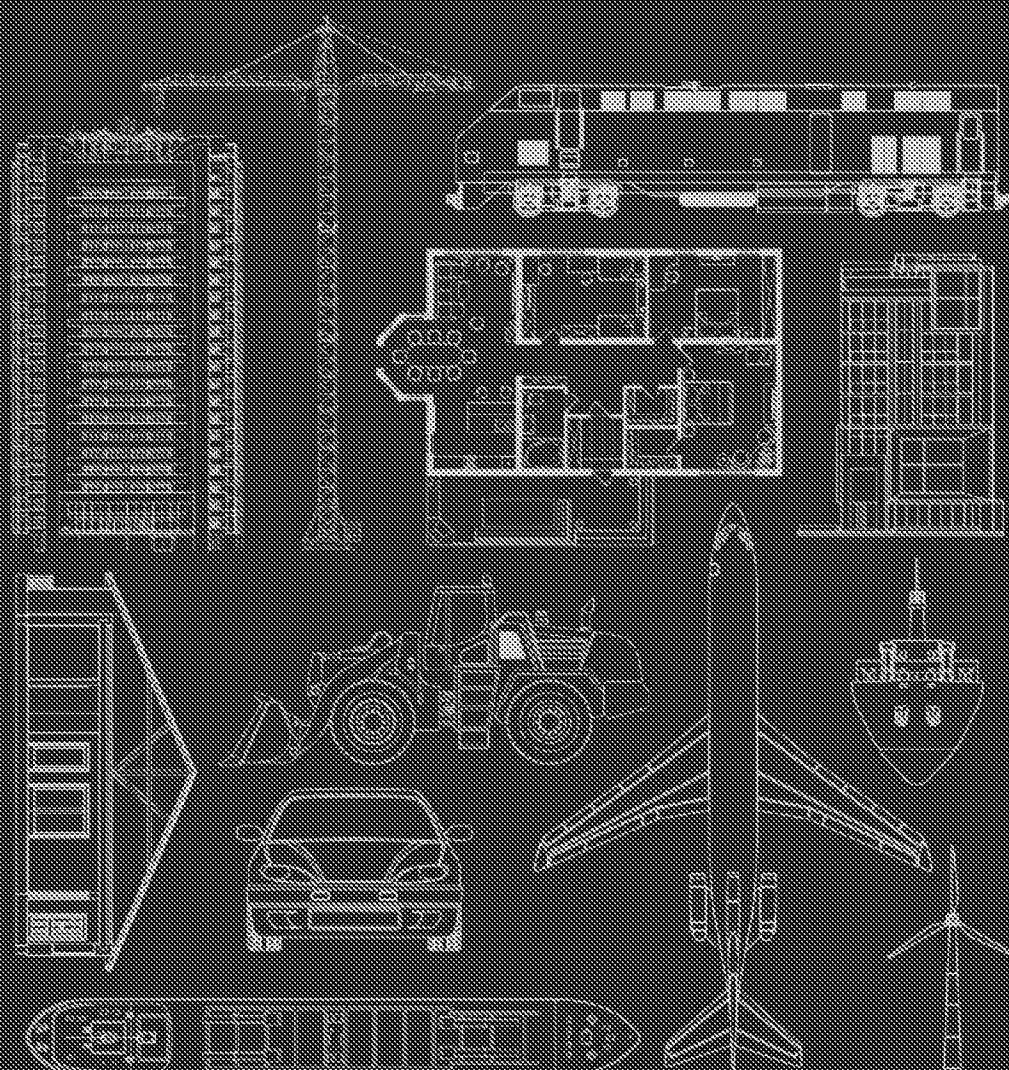


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Statement of Community Involvement

Redevelopment of land at the former Chandlers
BMW and Accident Repair Centre, High Street,
Angmering

Prepared for McCarthy Stone

May 2021

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Executive summary

McCarthy Stone is committed to consulting with the local community regarding the proposals to redevelop land at the former Chandlers BMW and Accident Repair Centre, High Street, Angmering, with specialist Retirement Living apartments, car parking and landscaping as well as the provision of a retail unit on the ground floor.

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.

Pre-application consultation offered one-to-one virtual meetings with local stakeholders and third-party groups, on **Thursday 15th April 2021**, to introduce the team and outline the proposals.

Due to the ongoing Covid-19 pandemic, McCarthy Stone deployed alternative methods to continue consulting the community regarding the proposals for the redevelopment of land at the former Chandlers BMW and Accident Repair Centre, High Street, Angmering, which negated the need for face-to-face contact, whilst still ensuring a robust consultation. In place of a traditional public exhibition, a virtual consultation was held between **Thursday 1st April – Friday 16th April 2021**.

An initial virtual exhibition invitation newsletter was sent to circa **2,015 stakeholders and residents on Thursday 1st April**, providing information about the plans as well as advising them of the consultation period, along with a freepost reply card.

Paper copies of the plans as well as feedback forms with prepaid return envelopes were available on request, to ensure the consultation was inclusive.

During the consultation period, we received a total of **92 feedback responses** that included **48 online feedback forms, 41 pre-paid postcards, one posted feedback form, one email and one letter** concerning the proposed redevelopment of land at the Chandlers BMW and Accident Repair Centre, High Street, Angmering.

Positive feedback was received that commented that the plans represent a good use of the site, that would help replace a current eyesore. Other positive comments noted how the proposals would help meet a strong local need for specialist housing and welcomed how the proposals would utilise a vacant, brownfield site. Further supportive comments welcomed the overall design and layout of the building, agreeing that the overall design is in keeping with the Conservation Area and Angmering village centre.

Constructive feedback was received that raised reservations there is an insufficient level of car parking provision, both within the residential and retail units. Many objectors noted how this will force parking onto surrounding roads, which could have implications for traffic within the immediate area. Other

concerns related to the impact on traffic congestion; a public toilet should be included in the retail unit; impact of the proposals on local health services such as GP surgeries; concerns that there is a lack of affordable housing for younger people within the immediate area; and reservations regarding the overall design of the building.

McCarthy Stone 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.

McCarthy Stone 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 McCarthy Stone, the UK's leading developer and manager of retirement communities, has acquired an interest in land at the former Chandlers BMW and Accident Repair Centre, High Street, Angmering, and is proposing to redevelop the site with high-quality Retirement Living apartments, together with onsite car parking and attractive landscaping alongside a retail unit on the ground floor facing onto Water Lane.
- 1.2 McCarthy Stone is committed to consulting local stakeholders and the local community about its planning applications. As a result, McCarthy Stone 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 McCarthy Stone 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 McCarthy Stone proposes to undertake post application.
- 1.5 In order to assist with the community consultation and communication, McCarthy Stone appointed BECG, a specialist communications consultancy, to form part of its wider project team for the proposed redevelopment,
- 1.6 All feedback received is accounted for and represented within this document.

2. Background

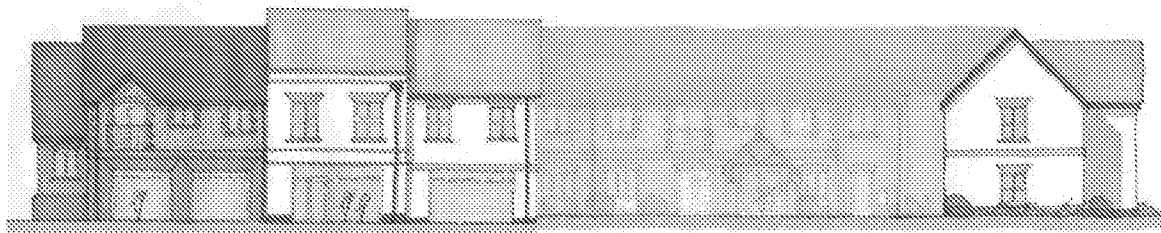
2.1 Proposal site



Aerial view of the site

- 2.1.1 The proposal site is situated within the centre of Angmering village and was formerly used as car showrooms, workshops, offices and ancillary accommodation by Chandlers BMW, who have since relocated to new facilities. The site is ideally located centrally within Angmering village, and is bounded by Water Lane to the North, High Street to the South East, and residential properties to the South and East.
- 2.1.2 The site lies in a highly sustainable location, with the High Street to the west of the site, that contains a range of local services and amenities. There are also bus stops located very close to the site, along Water Lane, with Angmering Train Station approximately 1 mile away, that provides services to Littlehampton, Brighton, Southampton and London Victoria.
- 2.1.3 The proposals would see the removal of the existing buildings, utilising the whole site to bring forward much-needed specialist retirement accommodation and a new retail unit. The site offers an opportunity to redevelop the land with sensitively designed retirement accommodation exclusively for the over 60s.

2.2 Proposals



North elevation - Water Lane

- 2.2.1 McCarthy Stone's plans proposed the introduction of 33 one-and two-bedroom apartments for private sale, part-rent part-buy and rent.
- 2.2.2 Retirement Living accommodation is specifically designed to meet the needs of people in later life, with a House Manager overseeing the scheme. This offers residents an active, independent lifestyle in a safe and secure environment, combined with tailored facilities that will include:
- A large Communal Lounge and kitchenette that provides a social hub for residents and visitors
 - A guest suite for when friends and family come to stay
 - Attractive, landscaped garden spaces and a communal terrace garden area
- 2.2.3 The proposals also include a new retail unit on Water Lane, to the north of the site, to help ensure the continued provision of commercial premises on this site.
- 2.2.4 The proposals include a total of 38 car parking spaces, comprising 24 residential spaces, 2 spaces for 'Eachways', and 12 for the proposed retail unit. Parking provision for the retail unit is close to the roadside and convenient for users of the retail unit and the wider high street, and is separate from the parking area for the retirement accommodation.
- 2.2.5 McCarthy Stone's proposal would provide extensive new landscaping, including an attractive communal garden for residents and new boundary treatments, further enhancing the proposed development and the character of the local area.
- 2.2.6 The site is close to the village centre which comprises of a mix of residential and commercial uses. Part of the site is within the Conservation Area and abuts 'Eachways', a Grade II Listed Building. The proposals have therefore been carefully designed to respect the scale and design of buildings surrounding the site, utilising red brick with white render and flint panel detailing to complement the neighbouring properties and the wider area.
- 2.2.7 Our design has been carefully considered, to breathe life into this brownfield site, and our proposals present a valuable opportunity to bring forward specialist retirement apartment in this part of Angmering.

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 (2019)

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 McCarthy Stone 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 Councils adopted their *Statement of Community Involvement (SCI)* in November 2018. 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 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.

Table 5 Pre Application consultation methods		
Approach	Major Applications	Minor Applications
<i>Public meetings – on more controversial schemes, a wider audience can debate and discuss proposals</i>	✓	
<i>Public exhibitions – exhibitions held locally to the proposal can provide information and raise interest</i>	✓	
<i>Workshops – allow stakeholders and community groups to discuss in detail particular issues at an early stage of a development proposal. Professional independent facilitators may be considered as part of this process.</i>	✓	
<i>Planning for Real – uses simple models as a focus for people to put forward and prioritise ideas on how their area can be improved</i>	✓	
<i>Town & Parish Councils – important way of raising interest locally and provides access to a network of local community groups</i>	✓	✓
<i>Media – radio and local press can enable a wide audience to be reached. Documents and processes can be explained in simple, appropriate language</i>	✓	✓
<i>Mail drop – this would provide communities with information on proposed future involvement events</i>	✓	
<i>Street survey questionnaires – important method of obtaining the views of individuals or groups that would otherwise be difficult to obtain e.g. full time employed at transport nodes and leisure centres</i>	✓	

<i>Specialist community involvement consultant - this should be considered in order to devise overall strategy and run specific events</i>	✓	
<i>Notify neighbours – this can address concerns early on in the process and applications may be revised having regard to legitimate concerns raised</i>	✓	✓
<i>Website – all relevant documents can be provided online through dedicated web pages facilitated by the Council or applicant, keeping residents informed of consultation events etc. This method may also include web based questionnaires</i>	✓	✓

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, McCarthy Stone 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 discuss the principle of development with Council Officers. The detail of this is set out in another application documents.

3.3 Initial stakeholder meetings

3.3.1 McCarthy Stone felt 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 letter was distributed to all identified interested stakeholders on **Thursday 1st April 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:

- ✦ 57x residents within the immediate vicinity of the site
- ✦ Members of Arun District Council’s Cabinet
- ✦ Members of Arun District Council’s Development Control Committee
- ✦ Ward Members for Angmering and Findon on Arun District Council
- ✦ Division Member for Angmering and Findon on West Sussex County Council
- ✦ MP for Arundel and South Downs
- ✦ Angmering Parish Council
- ✦ Save Angmering Village Group

- » The Angmering Heritage Trust
- » Age Concern West Sussex
- » Arun East University of the Third Age

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 on **Thursday 15th April 2021**. It also included details of the freephone information line number. A copy of this letter has been included in the Appendices.

3.3.4 Subsequently meetings were arranged with:

- » 5 x residents within the immediate vicinity of the site
- » Angmering Parish Council

3.3.5 Due to the ongoing Covid-19 pandemic, these meetings were held using teleconferencing software.

3.3.6 Each one-to-one meeting held broadly covered:

- » A review of the site
- » Background to the application
- » Details of the initial proposals for the site, including site layouts and elevations
- » Information about McCarthy Stone's Retirement Living schemes
- » An outline of the proposed consultation process and timeframe of the proposals
- » Questions and answers

3.3.7 Representatives from McCarthy Stone were on hand to answer questions and makes notes of comments made before, during and after the briefings.

3.3.8 The one-to-one stakeholder briefings allowed McCarthy Stone to provide specific answers to questions and talk attendees through the early proposals for the scheme. It was also an opportunity for McCarthy Stone to obtain and consider such feedback prior to submission of the planning application.

3.3.9 Before the meeting with Angmering Parish Council, the Parish Clerk sent the project team an email that attached a letter from Councillor Nikki Hamilton-Street, Chair of Angmering Parish Council. The letter raised the following points:

- » To ensure the Parish Council is updated as plans progress
- » Stressed the desire of the Parish Council to have a public toilet included within the plans
- » Ensure the plans are in keeping with the Angmering Conservation Area setting
- » Highways improvements, particularly relating to pedestrian crossings at the junction of Water Lane and the High Street
- » Explained that the retail unit should comprise of a larger Coop store, rather than having two separate smaller convenience stores in the Village

- Suggested that the local community, such as the village school, could create a mural which could be used as a form of external hoarding around the site
- Construction Management Plan – asked that the Parish Council is consulted with, and included within this process

3.3.10 Main issue and topics arising from the discussions at the one-to-one meetings were as follows:

PRINCIPLE OF DEVELOPMENT

- Support received for redevelopment of brownfield site and comments received that the proposals represent a good use of the site and will help meet a local demand

RETIREMENT LIVING ACCOMMODATION

- Further information sought regarding Retirement Living accommodation, including differences between Retirement Living accommodation and care accommodation

PROPOSALS/DESIGN/LAYOUT

- Support received for design proposed/proposal would enhance site
- Support received for the retail unit
- Queried whether external lighting on both the residential and retail unit would be on for 24-hours
- Height of the building, it was confirmed that this would not exceed two storeys
- The western elevation queried, with feedback received that this appears too modern, and could be altered to incorporate a more traditional feel
- Queried whether public toilets would be included within the proposals
- A couple of queries from immediate neighbours, regarding whether the site's western boundary adjacent to neighbours' gardens would be reinforced

CAR PARKING

- The number of spaces queried; project team were made aware that car parking provision and overspill car parking on surrounding road is considered to be a local issue

HIGHWAYS / ACCESS

- Queried whether the existing spur road, to the south of the site, would be used as an access road
- The width of the pavement, along the site's northern elevation queried. It was explained that the project team are working with the Highways Authority about having this widened
- Queried whether there would be a bay allocated for deliveries to the retail unit
- A pedestrian crossing is needed at the junction of Water Lane / High Street

LANDSCAPING

- Queried whether all existing trees onsite would be retained
- Queried who would be responsible for the ongoing maintenance of the gardens

OTHER

- A summary of the community engagement strategy was provided, accompanied with overall time scales of the project
- The project team confirmed that the Construction Management Plan could be shared with the Parish Council / immediate neighbours before construction began

3.3.11 After the meeting with Angmering Parish Council on the 15th April, the Parish Clerk sent the project team an additional email that re-iterated the Parish Council's desire to see public toilets included within the proposals.

3.3.12 The email also summarised the Parish Council's previous objections, relating to the previous application on site, that was refused due to a lack of affordable housing and car parking spaces.

3.4 Dedicated website

3.4.1 A website was set up displaying information about the proposals and is being updated throughout the public consultation and planning process. The website is hosted at <https://mccarthyandstoneconsultation.co.uk/angmering/>



An example of a consultation website

3.4.2 The website address was printed on the newsletter, press release and relevant correspondence.

3.4.3 The website includes:

- » An overview of the proposals
- » Relevant plans and layout
- » Information about the public exhibition, including exhibition display materials
- » Information about McCarthy Stone
- » Information about Retirement Living accommodation
- » Information about landscaping
- » Benefits of the proposals
- » Consultation timeline
- » An online feedback form

3.4.4 The website was viewed by a total of **453** individuals.

3.5 Virtual public exhibition

- 3.5.1 To ensure McCarthy Stone could provide a safe and inclusive consultation within the social distancing restrictions, a virtual public exhibition regarding the proposals was hosted on the project website. This allowed the local community to explore the initial proposals in detail and respond to them with their views, comments, and suggestions.
- 3.5.2 The virtual public exhibition was open for comments on the project's website between **Thursday 1st April 2021 and Friday 16th April 2021**.
- 3.5.3 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.
- 3.5.4 An invitation newsletter and feedback postcards were distributed to **circa 2,015 local households and businesses** on **Thursday 1st April 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

- 3.5.5 The following stakeholders were also invited to view the virtual public exhibition and were sent an email with the invitation newsletter attached on **Thursday 1st April 2021**:

- Members of Arun District Council's Cabinet

- » Members of Arun District Council's Development Control Committee
- » Ward Members for Angmering and Findon on Arun District Council
- » Division Member for Angmering and Findon on West Sussex County Council
- » MP for Arundel and South Downs
- » Angmering Parish Council
- » Save Angmering Village Group
- » The Angmering Heritage Trust
- » Age Concern West Sussex
- » Arun East University of the Third Age

3.5.6 A copy of the email is available within the Appendices.

3.5.7 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
- » Information about McCarthy Stone
- » Details about Retirement Living accommodation
- » Benefits of the proposals

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

3.5.9 The invitation also displayed details of McCarthy Stone's freephone information line and the project's dedicated website address to allow people to request further information.

3.5.10 The invite letters also contained a postage-paid feedback card allowing recipients to provide the project team with their early impressions. This allowed McCarthy Stone to get an even wider feedback response from the community.

3.5.11 The virtual consultation was also advertised by the Angmering Parish Council through its Facebook page.

3.5.12 The virtual public exhibition displayed details about the proposal, which included information about:

- » Welcome and purpose of the event
- » Information about McCarthy Stone
- » Information about Retirement Living accommodation
- » Site background and Planning context
- » An overview of the proposals
- » The initial design approach
- » Landscaping

- Sustainability
- Details on how to provide feedback



An example of a Virtual Exhibition Display

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

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

3.5.15 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 feedback form to be posted alongside a pre-paid envelope to provide comments on the plans.

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

3.6 Media Relations

3.6.1 To ensure the wider community was aware of the public exhibition, a detailed press release was issued to local media publication *the Littlehampton Gazette*. The press release contained the following information:

- Background to the site
- Details of the public exhibition
- A brief overview of the proposals

- » The local housing needs
- » Benefits of the proposals
- » McCarthy Stone's contact information including the freephone information line and the website address

3.6.2 A copy of the media release is included in the Appendices.

3.7 Post-paid and 0800 comment facility

3.7.1 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.

3.7.2 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.

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

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

4. Review of comments

4.1 Overall feedback received

4.1.1 A deadline of **16th April 2021** was set for feedback. This feedback analysis reviews all feedback received at the time of writing this report, up to **19th May 2021**.

4.1.2 During the consultation period, we received **48 online feedback forms, 41 pre-paid postcards, one letter, one email and one posted feedback form** concerning the proposed redevelopment of the site.

4.1.3 During the consultation period, the following duplicate responses were received:

- Two respondents completed two online feedback forms
- One respondent completed an online feedback form and sent the project team two emails

4.1.4 These duplicate responses have been counted as one for the purposes of this analysis, however all recorded comments have been included below.

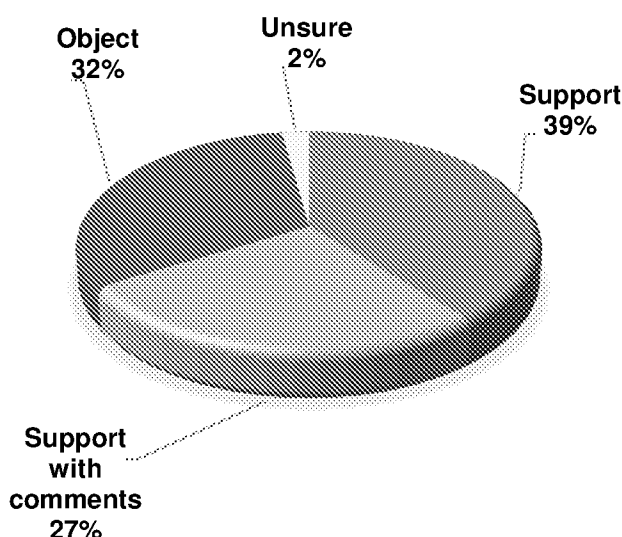
Supportive	Supportive with comments	Object	Unsure	No Answer	Total
36	25	29	2	0	92
39%	27%	32%	2%	0%	100%

4.1.5 **39%** of overall feedback was supportive of the principle of the development, with a further **27%** supporting the principle of development, whilst also providing additional comments. **Therefore, 66% of overall feedback received was supportive in principle of the proposals.**

4.1.6 A further **32%** of the total responses received objected to the proposals. **2%** of overall feedback responses were unsure.

4.1.7 Those who supported the proposals were positive about the site's redevelopment, agreeing that the plans represent a good use of the site, that would replace a current eyesore. Other positive comments were also received noted:

- The proposals would help meet a strong local need for specialist housing
- This type of development would see lower levels of car ownership



- The proposals would utilise a vacant, brownfield site
- Welcomed the overall design and layout of the building, agreeing that the plans are in-keeping with the Conservation Area and Angmering village centre

4.1.8 The key concern, raised by the objectors, was that there is an insufficient level of car parking provision, both within the residential and retail units. Many objectors noted how this will force parking onto surrounding roads, which could have implications for traffic within the immediate area. Concerns were also raised regarding the following:

- Concerns that the proposals could add to existing traffic congestion problems
- The provision of a public toilet should be included within the plans
- Concerns about the impact of the proposals on local infrastructure, particularly relating to local health services such as GP surgeries
- Some residents felt the redevelopment of the site should be used to provide affordable housing, to help younger groups get a foot onto the property ladder
- Some reservations were received regarding the overall design of the building, and that it should be in keeping with the Conservation Area and the character of Angmering
- Some residents did not want to see the retail unit to be included as part of the plans, explaining that there is not demand for another retail-outlet locally

4.1.9 The analysis will be divided into individual sections to address the specific questions asked via the online and posted feedback form.

Below is a top-line breakdown of all comments received from the 48 online feedback forms, 41 pre-paid postcards, one letter, one email and one posted feedback form.

N.B: The table below summarises the comments and concerns of all postcards, online feedback forms, the one email, letter and a posted feedback form received up to 19th May 2021 (48 online feedback forms, 41 pre-paid postcards, one letter, one email and one posted feedback form).

Analysis of all feedback 92 responses

Theme	Frequency
General support for the proposals i.e. will meet a strong local need; replaces a current eyesore; development will result in low levels of car ownership; redevelopment of a brownfield site.	36
Concerns that there is an insufficient level of car parking provision, both within the residential and retail units	21
Concerns that the proposals will increase local traffic congestion problems	11
Suggestion for the provision of public toilets should be included within the retail unit	10

Concerns about the impact of the proposals on local infrastructure, particularly relating to local health services such as GP surgeries	8
Affordable housing for young people should be provided instead of retirement accommodation	7
The design needs to be in keeping with the village centre and the conservation area	7
There is not demand for another retail foodstore, and this should not be included within the plans	7
Positive comments concerning the design and layout of the site i.e. breakup of the shop front looks good; in keeping with the street scene	4
Impact of the construction period on immediate residents such contractor car parking, noise and general disruption	3
The local bus services need to be improved, with a couple of respondents noting how the No.9 is very infrequent	3
Concern whether community feedback would be listened to	3
Queries relating to whether the apartments would be for local people	3
A few comments explained that there is not a need for further retirement accommodation in Angmering	3
Three residents explained that a wall is needed between the boundary of the site at Cumberland Crescent	3
A couple of comments explained that all internal and external lighting on the development should be turned off at night, not to disturb local residents	2
A couple of comments felt the proposal site was intended to be used for a larger food store / supermarket	2
A pedestrian crossing is needed at the junction of Water Lane / High Street	2
Queries whether social housing would be included within the proposals	2
Plans represent an overdevelopment of the site	2
Negative comments about the overall design of the proposals i.e. based on previous McCarthy Stone developments; design is bland / uninspiring	2
The proposed retail unit will meet a strong local demand	2
The proposed site access from the High Street is unsuitable due to the width and speed of the road	2
Positive comments about the consultation process	2
The bulk and scale of the proposals is out of keeping with the character of Angmering	2
Specific design queries concerning: white render, patio doors, and Juliette balconies, which a couple of residents explaining that these are out of keeping with the conservation area	2
A couple of queries that the virtual exhibition did not provide details of what the interior of the apartments would comprise	2
Queries over the management / maintenance charges in McCarthy Stone schemes	2

Queries whether there would be lifts included within the scheme	2
Queries relating to whether there is a dedicated bay for deliveries within the retail unit	2
One respondent explained that there was limited information regarding the overall design of the proposals	1
One response queried whether sustainable forms of energy will be incorporated i.e. solar panels and ground source heat pumps	1
One respondent welcomed the mix of ownership options	1
Query whether electric vehicle charging points would be included	1
One respondent suggested the retail unit should comprise of a vegan / organic option or a local independent shop	1
One respondent queried whether McCarthy Stone apartments can be left in a will	1
One response explained that a notice board on the proposal site was needed to inform residents of the upcoming consultation	1
Query whether the proposals would increase the risk of flooding	1
One response explained that additional parking spaces for shoppers within the village centre, needed to be provided onsite	1
One response asked for double yellow lines along the High Street to prevent parking	1
One respondent explained they objected specifically to the retail unit, because of concerns on traffic congestion and noise to local residents	1
One respondent stated that the retail unit's car park will need to enforce a time allocation, to prevent people parking there all day	1
Query whether there would further planting around the site	1
One respondent described how the retail unit should be a medium sized store, so people do not have to travel further afield for their shopping	1
Query from an immediate neighbour regarding a boundary wall, which will need replacing	1
One response stated that the unit mix should comprise of affordable rent and shared ownership	1
One response felt the design of the apartments will result in a lack of natural light to residents	1
One respondent queried why the whole of Angmering didn't received a virtual exhibition invitation	1
The site should be used for small businesses / small artisan cafés and restaurants to support Angmering's growing community	1
The impact of the proposals on neighbours' amenity i.e. light, noise	1
One resident described how there should be no night-time deliveries / bin emptying at night on the retail unit	1
Query whether the Community Land Trust would be involved within the plans	1

One respondent felt that further information was needed about site clearance	1
Query what the proposed retail unit would comprise	1

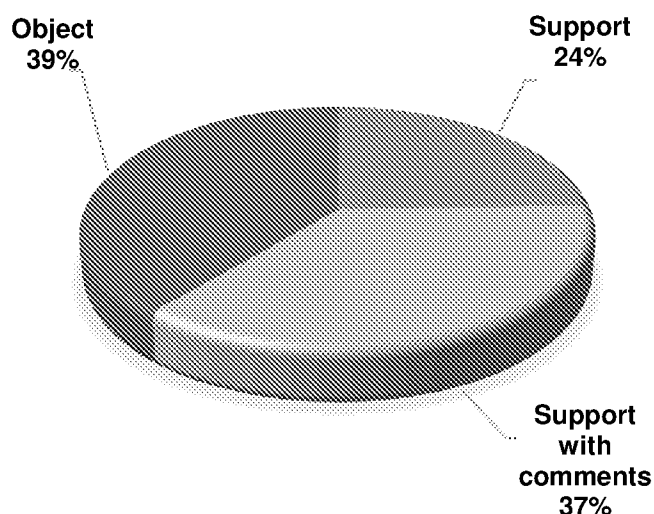
4.2 Online feedback form

Below is a breakdown of the responses to the specific questions featured on the online feedback form and the posted feedback form.

N.B. The pre-paid postcards, email, and letter did not address the same specific questions which feature on the online feedback forms and the posted feedback form, and are therefore analysed separately below. The first part of the analysis relates to the 48 online feedback forms and one posted feedback form, it should also be noted that not all respondents provided a comment to each question asked on the feedback forms or simply answered 'Yes' or 'No'.

Supportive	Supportive with comments	Object	Unsure	No Answer	Total
12	18	19	0	0	49
24%	37%	39%	0%	0%	100%

4.2.1 24% of feedback via the online feedback form and posted feedback form were supportive of the principle of redeveloping the site, with an additional 37% supporting the principle of redeveloping the site whilst also providing additional comments. Therefore, 61% of feedback received via the online and posted feedback forms, were supportive in principle to the proposals.



4.2.2 39% of feedback via the feedback forms objected to the proposals. Support in principle for the site's redevelopment is slightly lower, when feedback received via the feedback forms is analysed separately from overall feedback.

4.2.3 Residents who indicated support in principle for the scheme, welcomed the provision of specialist housing for local older people in Angmering and also considered the proposals a good use of the site. Positive comments also noted that the overall design approach is in keeping with the surrounding area.

- 4.2.4 The most frequent recurring comments from the feedback forms concerned car parking provision, local traffic congestion problems as well as how the proposals should look to incorporate a public toilet. Other reservations raised the impact on local infrastructure, such as at local health practices and the implications of spaces at GP surgeries.

Review of the responses to the specific questions featured on the online and posted feedback forms.

Question 1: Do you welcome the provision of specialist housing for local older people in your area?

N.B Not all respondents provided an answer to this question, three residents simply answered 'Yes.'

Positive comments	Road
"Yes – very much so."	North Drive
"Yes - this is a great addition to the houses on offer in Angmering."	The Crescent
"Yes. There is a need for more specialist housing for the elderly."	Arundel Road
"These developments for the elderly are needed in the village."	Mill Road Avenue
"Yes, in principle."	Water Lane
"Yes, I have no issues with the proposed housing."	Water Lane
"Yes, on the whole."	Address not provided
"Yes, very much needed. It will be good to see this site brought back into use once again and for the benefit of the wider community rather than being just a 'business site'."	Address not provided
"Yes, if it is in-keeping with the surrounding area and sympathetic to neighbours, both when built and during the building process."	Cumberland Crescent
"Yes, would tidy up this area and hopefully provide a development enhancing the already pleasant atmosphere of the village."	Water Lane
"Yes, to help support the elderly to remain in the community and free up housing stock for others."	Rectory Lane
"Yes certainly - being that age group myself!"	Chantryfield Road
"I do."	Lansdowne Road
"Yes - it is needed."	Address not provided
"Yes, it would hopefully release some family homes which would benefit younger families. There are already sufficient care homes being built in the area so a development which provides independent living can only be regarded as positive."	Maytree Close
Constructive comments and reservations	Road
"No. There are other priorities for housing in the village, namely truly affordable homes for younger people and families who find they are unable to buy or rent homes in the village. As a consequence, they have to move from the village to where they can find homes they can afford. This breaks up family groups and local connections. Angmering has a priority to ensure that affordable homes are built for growing families and not the older population."	Address not provided
"Would prefer affordable housing, affordable rent and shared ownership."	Address not provided

"There is already retirement property in Angmering, so I don't welcome this scheme. What I would have preferred is 33 one bedroom rental or part buy/part rent homes to get young people on the property ladder."	Bewley Road
"Housing for local people is very welcome, however recent developments have priced out many locals meaning new housing goes to people moving in from outside of the area."	Weavers Hill
"We think this will be a good use of the site with a few reservations. Water Lane has become very busy - will there be a suitable road crossing (pelican?) The shop unit needs plenty of parking with double yellow lines on Water Lane to prevent parking on the roadside near a nasty bend."	Address not provided
"No, I think this site should be for older people and young local people."	Elmhurst Close
General comments	Road
"I welcome the redevelopment of the proposed site, especially if public toilets with adult change facilities are incorporated."	Mill Road
"I do but would prefer a retirement village if there was space, which there is elsewhere in Angmering."	Address not provided
"How will you ensure this housing is solely for local people?"	Acacia Crescent
"Yes, however there is also a need for social housing."	Address not provided
"Generally, yes and specifically this development close to existing shops. I'm not quite sure how you imagine that it would necessarily be 'local' older people that would buy these units."	Weavers Hill
"Yes, as long as there are some social housing elements contained within it."	Heathfield Avenue
"I do, however, it's very much dependent on the aesthetics and size of what's developed."	Water Lane

Question 2: Do you consider that this is a good use of this site for specialist housing for local older people?

N.B. Not all respondents provided an answer to this question, three residents simply answered 'Yes.'

Positive comments	Road
"Yes - Will free up housing in Angmering for the younger generation."	The Crescent
"Yes. The site in its current condition is an eyesore and needs development. Housing for the elderly is an ideal solution."	Address not provided
"Yes, right in the centre of the village with all the amenities."	Mill Road Avenue
"Excellent use of a site that has been vacant for a number of years and which has become an eyesore. I like the idea of a shop within the development area."	Maytree Close
"Yes, convenient central location that would create a maintained site without significant traffic increase (hopefully) plus provide additional footfall for existing traders and the new retail unit."	Address not provided
"The site has been vacant for four years and is a real eyesore. This is a good use of the space."	Rectory Lane
"Good to have a brownfield site made use of for this purpose."	Chantryfield Road
"I think this use is ideal for the site and the sooner work starts the better!"	Lansdowne Road
"It is an excellent use of the site, as stated above it is close to local shops as well as providing a further retail opportunity."	Weavers Hill

Constructive comments and reservations	Road
"The site is in a high traffic area, will there be contributions towards suitable crossings on the roads nearby?"	Acacia Crescent
"No. The lack of affordable homes is also an issue that Arun is having to deal with because they have consistently failed to meet the demand despite the Council approving applications totalling 4000 dwellings and yet only delivering an average 600 per year."	Address not provided
"No again it should be for mixed local people."	Elmhurst Close
"Yes, but strongly oppose the unnecessary supermarket."	Water Lane
"Yes, but with the outside areas provided for the apartment holders, their guests and families to take into account their privacy from the general public."	Water Lane
"Most important is the vehicle exit from the development as the traffic is considerable and that junction opposite the Lamb Hotel and High Street is already a hit and miss area at times. The A259 is being improved but that might just cause more traffic using it rather than the main A27 and it is definitely a short cut and if this was to be stopped would only put more pressure on the A259 and that would not go down too well. Obviously certain large vehicles must still use this route i.e. tractors, suppliers to the shops, builders merchants and so on. It is not because of the quantity of vehicles leaving the development it is just that they are entering a very busy road. I am sure you will have already considered this! Do I hear of cause we have!"	
"No, there are plenty of other sites to provide safe housing for the elderly with amenity / recreational areas, the plans proposed are woefully lacking in size to accommodate the number of residents on site to have a safe and enjoyable social outdoor experience."	Arundel Road
"It would have been better to make it all affordable housing for the local residents."	Heathfield Avenue
General comments	Road
"Not overly but better than leaving it to decay further as long as public toilets are incorporated into the scheme."	Mill Road
"I agree mixed use is acceptable but would argue the housing need study for Angmering requires more housing for people on the housing waiting list that age reacted housing."	Address not provided
"Yes, provided it is for local people. Will our local Community Land Trust be involved?"	Weavers Hill
"Yes, we do - is there any way that local people could be given an incentive to move here to relinquish larger family homes in the village?"	Address not provided
"Yes, I also think there is a need for some additional commercial units in that specific space and would be interested to know what kind of and how many commercial units are being considered i.e. clothing store, restaurants, grocery stores, etc."	Water Lane

Question 3: Do you have any comments on the design and layout of the proposals?

N.B Not all respondents provided an answer to this question.

Positive comments	Road
"No, all seems well thought out."	Address not provided
"Design and layout is good. I like the way the shop is made to look like smaller shops and not one big, glass, advert filled wall. More parking for the shops would be great. There is not a lot available by the main shops. Always welcome more planting, trees and greenery."	The Crescent

<i>"The layout looks fine to me and the idea of another retail outlet as more shops are needed in this growing village."</i>	Arundel Road
<i>"It seems sympathetic and not over developed."</i>	Address not provided
<i>"Looks better than I expected."</i>	Address not provided
<i>"You seem to have considered the fact that it is a conservation area."</i>	Chantryfield Road
<i>"It seems very acceptable."</i>	Foxdale Drive
<i>"It looks good."</i>	Elmhurst Close
<i>"The design and layout seem ideal for the size of the site. I have seen other such developments and the use of red brick, white render and local flint would suit the locality."</i>	Weavers Hill
<i>"I like the plan especially the outside communal spaces."</i>	Chantryfield Road
<i>"I welcome the inclusion of a new retail unit on this site and the retention of a walkway between this development and the existing shops in the village. I think it important that the existing shops do not loose trade because a major (for Angmering) new retail unit opens a short way away from the current shops."</i>	Address not provided
Constructive comments and reservations	Road
<i>"Please prioritise a safe crossings for pedestrians (those of us with young children, prams and wheelchair users) wherever there is access and egress for vehicles. A public toilet would be very welcome along with a facility to change babies."</i>	Cumberland Road
<i>"No to the retail unit."</i>	Water Lane
<i>"Not enough car parking - it does nothing to add any amenity to the Village."</i>	Address not provided
<i>"I think that you are overestimating the age of those likely to want to live there, and consequently the parking provision that will be required. In addition, you haven't detailed how you will provide EV charging for all the vehicles that will be using the parking. The Govt. have indicated that all new vehicles will be EVs, by 2030, and given a fair wind, the earliest your development will be completed will be 2023/2024, then that only leaves some 6/7 years before all the vehicles will need EV charging points. How will this work for everyone? Bearing in mind that it is likely that you will not allocate parking to a specific residence, this is a real and practical problem that needs consideration as part of the planning, not kicked down the road for the residents/management company 'in due course'."</i>	Cumberland Close
<i>"Properties on the High Street should be more in keeping with the conservation area. More use of flint."</i>	Mill Road Avenue
<i>"24 parking spaces is not sufficient for 33 one- and 2-bedroom flats. Although McCarthy Stone residents don't always have cars, some do. If you add in the family who visit, the carers, the cleaners, the mobile hairdresser, the chiropodist, the district nurse etc. parking will be a problem adding to the problem that the village already has. In addition, the large areas of White render on the front of the building together with the Patio doors and Juliette balconies are on every McCarthy and Stone building (overlooking a lot of traffic and fumes) and are totally unsympathetic to the Village Centre."</i>	Bewley Road
<i>"The Bulk and scale being one block is out of keeping with the village settlement, there should be physical breaks in the building blocks more in keeping with the scale and proportions of a village settlement."</i>	Address not provided
<i>"The amenity space for the apartments will be very dark and will lack natural light due to the overpowering influence of the sheet piled retaining wall structure."</i>	Address not provided

<i>"The design is clearly based upon previous developments, replicating many of the bland McCarthy and Stone developments, with precious little imagination, the use of flint facias is minimal to say the least, the plans in no way reflect on the conservation area in which the development takes centre stage."</i>	Address not provided
<i>"I am concerned about the supermarket and the entrance road to the development, immediately opposite our house. Parking provision seems inadequate. Shoppers/visitors etc will park on the street, which is already a very busy 'rat-run'. The houses opposite the development, including ours, will be affected by the traffic this retail store will bring, including delivery lorries, possibly at unsociable hours. The store will also contribute further light pollution in the immediate vicinity."</i>	Water Lane
<i>"The mix of ownership, part ownership is good however the parking provision is not adequate for the number of dwellings."</i>	Water Lane
<i>"The designers of the frontages of the apartments overlooking The Square have totally failed in their understanding of what villagers feel as being sympathetic with the existing village centre which is the heart of the Conservation Area."</i>	Greenwood Drive
<i>"While some white rendering exists within The Square, a massive white gash of the same is unacceptable. Large glass patio doors and balconies overlooking The Square are also unacceptable and more in keeping with a seaside location or a modern housing development. While large gables may reflect largely on Victorian/Edwardian houses further up the High Street or in Lansdowne Road, they are not compatible with houses within The Square which are largely 18thC or early-19thC. Additionally, where else in the village centre are there buildings with ostentatious stone windowsills and lintels which are proposed?"</i>	
<i>"What seems inexplicable is that the vernacular materials of Angmering seen throughout the Conservation Area – i.e. flint with brick quoins and window dressings – seem to be employed at the side facing the modern buildings in Cumberland Road where they would be more appropriate facing The Square. Having said this, slate or grey roof tile does seem to be the correct roofing material for the village centre side."</i>	
<i>"There is not enough information to make objective comments about the layout and in particular the design and how it fits into the character of the conservation area."</i>	Address not provided
<i>"Not sure why another convenience store is needed in the village when there is already a Coop. Would be good to have a non-chain or a local retailer if it does have to be a retail space."</i>	Lucksfield Way
<i>"Angmering village is in desperate need for public toilet facilities, can these be incorporated?"</i>	Acacia Crescent
<i>"Angmering is currently undergoing a mass expansion of housing in all parts of the village, what it needs is a well-designed and diverse central hub. the development of shops and small artisan cafes/ restaurants and workshops would serve the community much better in this location a retirement complex will kill the village centre stone dead (excuse the pun)."</i>	Palmer Road
<i>"Access junction layout to High Street to be mindful of what can be a busy road with (sadly) some not too mindful of 20mph speed limit - there is an accident waiting to happen!"</i>	Address not provided
<i>"I think this is better than the previous proposal. I do however want to know why we have to have a retail outlet there. Why can it not be all housing? There are already shops in the village that serve local people."</i>	Cumberland Crescent
<i>"Our property backs on to the site, I would like to know the height of the buildings. Will they be higher than the property that is there now? Hopefully not, as we do not want to lose the sun in our back garden. One of the reasons for buying our house was because there is plenty of afternoon/evening sun."</i>	

"We are also concerned about lighting. If there is street-lighting in the residents car-parking areas behind Cumberland Crescent, these will shine directly into bedrooms."	
"Please ensure that the building facing on to the Square and High Street are complementary to the village conservation area.it would be good if our. Local Co-op could be included in your plans. They have served them local community well for many years and especially over the last year."	Weavers Hill
"Angmering is poorly provided with car park spaces already. This proposal has no spaces for visitors and less than one space for each unit. From direct experience of owning a McCarthy and Stone retirement flat which is sublet I know that whilst many residents do not have a car some have two and in one case a motor caravan! I like the designs of those you have exampled and believe it's essential that the development is retained to 2 levels, ground plus one. Will there be lifts I wonder which add significantly to maintenance costs?"	Address not provided
"I have concerns over the parking allowed and believe it is not enough. 24 spaces for the resident's aspect does not allow enough for staff and visitors and would lead to cars parked on the main roads causing traffic jams leading to a an increase of pollution in the area. More parking should be allowed for to ensure that users of the home can park on site."	Merryfield Crescent
"Yes - We live [redacted]. We are very concerned about the parking situation which is already limited. Can you tell us if the parking opposite our house will be affected, please?"	High Street
General comments	Road
"Please ensure there is plenty of parking space so that people do not have to park in Water Lane as that road is very difficult with the number of cars already parked there."	Address not provided
"Yes, a fairly average purpose built facility."	Heathfield Avenue
"Outside gardens similar to those at Claridge House would be fine."	Water Lane
"Ok as far as I can see but I would be interested to see the proposed internal layout of the apartments."	Maytree Close
"Will the first floor accommodation have lifts / stair lifts?"	Address not provided
"As long as the construction and finish is in-keeping with the local architecture and is maintained well."	Rectory Lane
"Very attractive, my only query would be whether there is enough parking for the retail outlet."	Lansdowne Road
"Have not seen any specific design or layout only benefits of the proposal."	Address not provided
"It sounds like they're not going to any higher than 2 story units which is fine. Gardens to the front on Water Lane would be nice but having not seen any designs it's hard to judge."	
"What type of retail business are you considering a chain grocery shop would attract a lot of continuous traffic, it would be nice to see a small business there i.e. a nice eatery, cafe, bakery, green grocers, or fish mongers which the village really needs."	Water Lane
"I should have liked more details of the accommodation to be provided and dimensions. Also, information on the cleansing of the site."	High Street

Question 4: Do you have any general comments about the proposals?

N.B The responses received via the 48 pre-paid postcards, one letter and one email, have also been included within this section.

N.B Not all respondents provided an answer to this question.

Positive comments	Road
<i>"The site has been an eyesore for many years - the sooner this is passed by planning the better."</i>	Address not provided
<i>"I find the proposals acceptable."</i>	Arundel Road
<i>"Nothing that immediately springs to mind. My wife and I have seen a number of your developments and are aware that they always seem to blend in with the existing architecture. What is your timescale for seeking planning permission, starting to build, and letting interested persons reserve an apartment."</i>	Maytree Close
<i>"It seems even better than previous proposals for this site."</i>	Chantryfield Road
<i>"The best use for the site."</i>	Lansdowne Road
<i>"Looks good."</i>	Address not provided
<i>"This site well overdue for good development as you have outlined."</i>	Address not provided
<i>"Very interested."</i>	Water Lane
<i>"This will be a welcome addition to the village, for 4 years we have overlooked a tatty old garage."</i>	Water Lane
<i>"What a brilliant proposal. Could not be better. Would like to see building design pictures."</i>	Cumberland Road
<i>"I fully support building on a brownfield site. It has been an eyesore for years. Would like to know what the retail unit will be."</i>	Address not provided
<i>"It will be good to see the back of the eyesore."</i>	Address not provided
<i>"There is a local need for housing for the elderly - and a key additional bonus is that there shouldn't be a large increase in local car ownership."</i>	Ashleigh Close
<i>"Much needed in the village and area. Also is a real eyesore at present."</i>	Address not provided
<i>"I believe a development like this one would fit well in our community if the prices are right."</i>	The Cottrells
<i>"Whilst I am usually against any development that could reduce the usefulness of a village centre, I can see that there would be retail job opportunities created for the locality so it's a win / win situation for Angmering."</i>	Weavers Hill
<i>"It will be lovely to see the ugly site developed & would welcome new residents."</i>	Mill Road Avenue
<i>"Retirement places needed in Angmering, lovely place to live if you can afford it. Will be glad to get rid of the ugly sight. Desperately need a good bus service. No 9 runs once an hour, finishes at 6pm, never on a Sunday."</i>	Mill Road Avenue
Constructive comments and reservations	Road
Comments that a public toilet should be included within the plans	
<i>"I would love, love, love there to be a public toilet built on this space. I have been told by the Parish Council that this is the only place that one could be provided. My friend and I often walk into Angmering to do some shopping but can't stay long as there are no public toilets and we don't want to have to go</i>	The Crescent

into a pub, buy a drink only to use the toilet. I know a lot of people my age would see the benefit and know Angmering residents that have been crying out for public toilets for many years and been ignored by developers in the past. It's about giving something back for all the development they have witnessed - so far, they feel short-changed by all other developers.	
"I think the shop onsite should be a Co-Op as they have served Angmering well and do a good job.	
"Please make it look as nice as possible as the people of Angmering deserve to have buildings they can be proud of."	
"In addition to the existing retail, the village has been lacking public toilets for several years (previously available adjacent to The Lamb). Is it possible to incorporate some within the design mindful of the increasing age of the population, visitors and young families with children alike?"	Address not provided
"Previous proposal included much needed public toilets for the village. Can you find a way to include these in your proposal, possibility within the retail area?"	Address not provided
"Would support proposal if you would include public toilets in your application as well as additional parking slots for shoppers within the square, and that you have considered the design to be acceptable in a conservation area and not to have a negative impact."	Address not provided
"Some much needed public toilets are needed in the village centre and the obvious place would be within the Tesco express store which is probably not really required with the co-op in the village."	Address not provided
Comments concerning Car Parking	
"Plenty of parking is required. Public toilets double yellow lines required for the first two car lengths outside the flats in the high street to allow better traffic flow."	Foxdale Drive
"Parking is an issue, ADC has a requirement of 19 bays for a convenient store of this size, the plans only provide 12, some 7 short thus provoking on road parking in the village centre currently overwhelmed with parked cars and through traffic."	Address not provided
"Parking and increased traffic needs to be considered very carefully."	Rectory Lane
"The village centre does not have enough car parking anyway - This is not obvious during Covid because many shops are closed and the Pub. Once everything is reopened and if this development takes place there is simply not going to be enough car parking to serve these apartments and new retail unit and existing residential property this will add pressure to the existing parking area and on street parking, any development should add to village facilities not put them under pressure. For Example, no provision has been made for "visitor" parking to the Apartments."	Address not provided
Comments about the impact on local infrastructure	
"This site was supposed to be used for a larger food store & services. Not more housing! Our local GPs, shops and services cannot cope already!"	Address not provided
"How many apartments do you propose on this site? Our GP surgeries are over full. New patients may be turned away. Hope you will provide adequate parking too!"	Arundel Road
Comments concerning Traffic Congestion	
"I live in the centre of the village. Traffic is a major concern. Water Lane/Station Road is already like the M25 with convoys of Amazon vans every hour as well as vehicles taking children to the two major schools. This will only get worse with the development of Oval racetrack. I don't object to the retail outlet but that will be even more traffic through the village. No-one seems to have addressed this with all the developments and it's certainly not only this	Address not provided

proposed development. Maybe the developers could apply pressure to downgrade the status of Water Lane/Station Road so that it's not the easy option for motorists. All this would have a direct impact to residents and customers of the development."	
"Local doctors and schools cannot cope now. In your proposals there is no mention of additional doctors and parking is bad. Through traffic so constant now, without planned building. No mention of additional access roads, only hourly bus services."	Carina Drive
"I have no objection to the retirement flats, only to the retail store which will cause more traffic congestion and noise to local residents."	Address not provided
"No need for shop, more flats will cause traffic chaos. Not enough parking for shop. Wall needs to be built between gardens of Cumberland Crescent and your buildings."	Cumberland Crescent
Comments regarding the boundary of the site	
My [redacted] onto the proposed site. I am very concerned about the retaining wall between my back garden and the site. I do not believe that it is fit for purpose. It is over 50 years old and my garden is subsiding at an alarming rate. I have lived in my property for over 7 years and during this time I have never been able to gain access to try and clear the overgrown trees/ weeds etc which must be contributing to the problem. I would think that this subsidence would be detrimental to the site and would welcome your thoughts or suggestions as to how you might be able to address this issue?	Cumberland Crescent
Comments regarding affordable housing	
"As I said before the site would have been better used for more affordable housing."	Heathfield Avenue
"Angmering Village needs sustainable, affordable housing for younger people of the village and surrounding area. We already have far too much care housing close to the village and do not need anymore."	Lansdowne Road
Comments relating to the risk of flooding	
"Angmering village centre and Water Lane often floods in heavy rain. We have had more than enough development over the last 3 years or so - we don't need more! Hope the new residents like dogs and their barking."	Address not provided
All other comments	
"I think this development is a good thing and exactly what is needed in Angmering. The type of problems that arise with this will be during the build phase, i.e. not contractors parking anywhere on the Cumberland estate, so where will they go? Longer terms planning which buggers up the profitability numbers in the near future, such as the EV conundrum. It behoves you to resolve these 'sustainability' issues, at the planning stage and not leave them to the residents in the future. Who knows, I might be one and I'll not want to have to wrestle with the problem then."	Cumberland Close
"It really needs a foodstore and parking, existing Coop is very poor. It has a monopoly therefore customer service is non-existent and it has constantly empty shelves and high prices. More housing will simply add to the severe traffic congestion through the village and the health centre will not cope with more elderly! We had real problems getting on their lists 1 1/2 years ago. However, your housing does look attractive. It depends on how many it caters for."	The Cottrells
"I would respectfully ask that the retail unit has adequate space allocated for deliveries and not blocking the road. I would also not expect delivery of goods overnight or early morning. All shop lighting internal and external to be turned off overnight, in order not to affect the residents opposite."	Water Lane
"No retail unit."	Water Lane

"Problems if you leave the property to a relative in a will."	Furzefield Close
"They look good. It would be nice if priority was given to existing residents of Angmering to buy or rent these properties when they are developed."	Address not provided
"Yes, you're missing the opportunity to keep young people in our village. We also only have 1 bus an hour but no direct bus to Brighton or Chichester. As you are assuming older people may not want to drive, we need a better public transport system."	Elmhurst Close
"Support provided: 1. Site to be built in style of village centre. 2. Concerned with disruption in clearance of site + building work. 3. Water Lane into village centre is a traffic pinch point, any heavy lorries will block Water Lane."	Beech View
"Could there possibly be an area for apartments for first time buyers."	Chantryfield Road
"Generally, a good idea, though your properties are not going to be affordable for many local residents. And what about selling on?"	High Street
"Seems like a good use of the space but I would be very interested to see the design and layout being considered. Also, are there any environmental concerns considering what the space was used for previously? Are there any underground oil or fuel tanks that need to be disposed of?" Have you made any provisions for traffic flow, at present Water Lane is dangerous the speed limit is 20 but most go over 30 with Children living on the road it's a constant worry. Will you be adding a crossing, or speed bumps or camera, this would certainly benefit the residents."	Water Lane
"The design should use eco-friendly sources of energy solar and ground source heat recovery systems. The provision for a retail outlet is completely unnecessary as there currently adequate locals shops in the village and supermarkets are within easy reach as well as online shopping services. Parking on Water lane will be an issue as well as further light and vehicle pollution. This was a perpetual problem for residents immediately opposite during Chandler's ownership. Water Lane is a busy through road with the prospect of increased parking issues effecting pedestrian safety for all users."	Water Lane
"Could you possibly use the space for the proposed retail unit for something such as moving the library or even a package free/loose goods/refill shop which would be more environmentally friendly."	Lucksfield Way
"If for whatever reason there has to be a retail outlet, we would like there to be a clause in any contracts with the retailer that there will not be any deliveries at night. We had this problem with Chandlers. It is not conducive to healthy living when you cannot sleep because of lorries arriving and unloading in the middle of the night. It was very stressful for all the neighbours of the property. Also, no noisy bin emptying after late shop closing."	Cumberland Crescent
"We would like to have a brick wall the length of Cumberland Crescent for a little bit of extra security. We also think it would look better for residents of the new properties rather than different fence panels all the way along."	
"Benefits of this proposal. These are all generalisations and are not supported by any evidence in particular:	
"An attractive building for this vacant brownfield site". This is very subjective - see my comments re 'design and layouts.'	Address not provided
"Typically, most homeowners moving to a McCarthy Stone development move within a 5-mile radius from the development, releasing family housing back into the market" Please provide evidence to support this generalisation that it will apply to Angmering?"	
"As someone looking to retire in the next 10 years I couldn't think of a worse position to have a retirement complex! 1 retail unit will mean a Tesco local and the main road is not going to get any less busy!"	Palmer Road
"Very concerned about the movement of plant machinery to the site considering the very congested roads outside."	Acacia Crescent

<i>"I am in favour of the proposed housing, but have concerns as above re the retail unit."</i>	Water Lane
<i>"There is a 60+ Care home currently being built in Angmering. What the village needs is housing for young people. It also needs Public Toilets which should have formed part of any development there."</i>	Bewley Road
<i>"What provision has been made for delivery lorries to the retail store?"</i>	Address not provided
<i>"Overall, I believe this would be a nice asset but would like to see plans for parking amended and also I have concerns over the impact on our local doctors surgery which is already very busy."</i>	Merryfield Crescent
<i>"I live on the High Street and my main concerns are that parking is a great problem for us on the hill. We normally end up past Angmering Manor and when you have heavy bags of shopping or other heavy materials to carry back, it is not easy. You need to provide parking for visitors who will come to the flats. My other main concern is for the services. Our doctors here are already overloaded and trying to get an appointment in normal times is very frustrating. The other services say they are coping but they are not. I have no problem with the flats themselves as I know you are a respectable firm and I have visited people in a few of your flats and found them very comfortable. I hope you will take these concerns seriously. Thank you."</i>	High Street
<i>"The virtual online presentation failed to give any typical interior layouts of the apartments. Neither did it tackle infrastructure which ignores the burning issues in Angmering today. This suggests that M&S are just going through the motions of a consultation to meet planning requirements and are not really interested in what Angmering people think of the overall project."</i>	Greenwood Drive
<i>"The parking standards for the commercial element do not meet the Arun SPG Jan 2020 for commercial parking the assessment requires a minimum of 19 spaces for the commercial. The shortfall in parking on site will create on street parking on Water Lane and further congested parking in the village."</i>	Address not provided
<i>"If the density was reduced, then more parking could be offered for the convenience store and comply with the SPG and would reduce the scale of the mass on site."</i>	
<i>The hard standing on the site has increased from the refused scheme and would like more information on surface water strategy, blue roofs etc?"</i>	
<i>"Too much unaffordable housing being built. There is no need for this retirement housing - too much building roads congested, no spaces at Doctors surgery or schools. We need affordable housing for our young people in the village, so they can get a foot on the ladder."</i>	Address not provided
<i>"The concept is good. However, being an owner already of a similar flat I am sad that these flats are an appalling investment and only work financially once bought second hand. This is due largely to the heavy maintenance and management/ admin charges and managing agents such as First Port who budget beautifully to retain the developments in great condition but without genuine consideration to the means of residents. Residents have only token say in commenting on the budgets and whilst acknowledging the need to preserve the standards, the annual costs of so doing reduces the capital values. It is to be hoped that the recent attention to ever increasing ground rents will ensure that these costs are now a thing of the past. If only these retirement developments could be seen as a sensible investment for those who buy into them this development would be hugely successful. There is a need to introduce genuine management committees with a real say in the budgets or maintenance within agreed guidelines to prevent under or over budgeting."</i>	Address not provided
<i>This respondent also sent the project team two emails:</i>	
<i>"I am really disappointed not to be able to view online your proposal for Angmering BN16 in West Sussex"</i>	

"You surely must realise that all Safari users and probably many others will be warned that your web site is insecure, might be trying to impersonate the true site and all sorts of warnings about identity theft.

I have also tried on my phone and my Mac without success. So, reluctantly I shall phone and ask for it to be posted to me but surely this is wasted opportunity?"

"Hello, thank you for the tele call earlier today.

Having now managed to access the web site and read the plans ,which I very much like, I made comments as requested but then the web site seemed to die on me. I am only hoping my comments were received but I have no confirmation email.

Is it possible please to see if my comments have actually arrived?"

With regard to the plan outlining your development proposals for Angmering Village in West Sussex.

All one can envisage is a further housing program not tailored entirely to serve local people's needs but a plan to serve the appetite of the higher end housing market to escape the city environment with the added attraction of a main line rail link to serve the capital.

To erect modern housing in a village high street predominantly of classic design will further erode the ambience and originality of this location.

Angmering Village has seen marked erosion over the past 30 years with additional development and major road schemes bringing with it heightened traffic noise and increasing light pollution degrading the rural environment.

However, the up side of further housing expansion would be greeted with elation by local supermarkets who are seemingly experiencing multi births of food outlets.

Health care a service already under serious pressure especially serving the increasing elderly population in West Sussex.

This proposed plan will consume further the mildness of this area transforming it more to the image of a small town, sowing the seed of problems over development brings.

The rural environment has become attractive to Britain's fat developers delivering big and quick profits, not concerned of the effects of over development, but feeding on the exodus from Britain's towns and cities.

We live in a time where conservation and protection of green space along with its allied disciplines are highly sensitive, discordant constructions built today will long remain after our demise, this proposed development will be a retrograde step to further corrupt the last vestiges of the natural originality of this area, having nothing to gain, but so much to lose.

Be patient we will soon be building on the Martian surface!!

Address not provided

"The design to give the impression of different types of properties is far better than a homogeneous development. The retail unit should be filled by the original coop staff allowing that property to be occupied by another small retailer."

Mill Road Avenue

"Hopefully the retail space will include a fair sized Co-op or similar so that people do not have to go to a bigger superstore so regularly and it may bring more people into the village which will support the other shops particularly the butchers."

North Drive

"A wonderful idea - providing accommodation without destroying nature. Not sure about the 'retail unit' though - we don't need any more shops, unless an organic / vegan option."

Address not provided

"Not yet."	Address not provided
"More than happy with the proposed site plan. Feel that commercial part will required a strict time allocation."	Water Lane
"It would be good to see some idea of the internal layout of the apartments and buildings."	Weavers Hill
"The proposal is a good idea but will finally depend on the planning application."	Address not provided
"Please can you confirm that if the development goes ahead, a substantial boundary wall/fence of over six foot will be built separating the development from the back gardens of the houses in Cumberland Crescent?"	Address not provided

Question 5: Please give your thoughts on the consultation process.

N.B Not all respondents provided an answer to this question.

N.B This question only relates to the feedback received via the online and posted feedback forms.

Positive comments	Road
"Just get on with it! The site has been an eyesore for far too long."	North Drive
"Excellent"	Cumberland Crescent
"Very clear."	Lansdowne Road
"I think, being kept informed about areas that are likely to be built on, in and around Angmering, is very important, so receiving your letter this morning was very welcome. Is it too early to suggest a price for these properties?"	Chantryfield Road
"Informative and easy to understand."	Elmhurst Close
"Seems very efficient."	Foxdale Drive
"Good process so far."	Address not provided
"Very informative and easy to follow. Thank you."	The Cottrells
"I applaud this approach in a time of Covid."	Address not provided
"Nice to be included from the very start!"	Chantryfield Road
"I welcome it. It is important (I feel) for local people to be able to comment on what will become of such a central site in the village."	Address not provided
"The consultation process is ideal in the current climate of the pandemic and the virtual exhibition is a good way to show your proposals for this site."	Arundel Road
"Great - not living in Angmering it's been great to be able to see the designs and have an input."	Address not provided
"It does help to consult with the local community."	Address not provided
"Reasonable, given Covid constraints."	High Street
Constructive comments and reservations	Road
"A bit low-key to be honest. What your proposing has merit, but there isn't much in the village to let people know. A board on the site would have been helpful."	Cumberland Close

<i>"Generally, every proposed building in Angmering is generally disputed as the village is turning into a town. The parish council and villagers dispute it via planning, yet large building companies always get the go ahead regardless of any one's opinions which is sad. Dapper Lane is a prime example ...road is disgusting and ice rink in winter. I trust McCarthy and Stone keep the dwellings as proposed with lovely stone/flint rendering and the road is maintained. Will parking restrictions apply as Water Lane is often congested due to parking."</i>	Address not provided
<i>"The information provided is as expected from a niche supplier of accommodation; it only focuses one aspect of the need for their type of accommodation."</i>	Address not provided
<i>"I would prefer to have seen representation in person but this is better than nothing."</i>	High Street
<i>"A pity that we cannot have a face to face consultation where we could ask questions but I accept that this cannot be done in the current climate."</i>	Maytree Close
<i>"Not sure why I'm bothering because you've obviously made your minds up about the site so unsure as to why you're calling this a consultation."</i>	Palmer Road
<i>"I have not personally seen the consultation advertised around the village only seen on Angmering Parish Council Facebook unaware that McCarthy and stone has purchased site."</i>	Heathfield Avenue
<i>"Rubbish."</i>	Lansdowne Road
<i>"This is the first communication I have had to date but so far so good. It appears a well thought out development will there be any meetings before this is approved? Only concern is traffic flow and speeding cars on what used to be a Lane. If this is addressed, I am happy that it's a McCarthy and Stone development."</i>	Water Lane
<i>"Apparently the consultation process began on 1st April, but I did not receive the post shot until 3rd April. I understand the difficulties with COVID but this is a very short time to respond, although it's true that I didn't have anything better to do!"</i>	Weavers Hill
<i>"My question is that this development would generate money for the community. What is the proposal for it to benefit Angmering residents as past developments have benefitted other parts of Arun such as Bognor?"</i>	
<i>"The distribution of the leaflet announcing the consultation is unfathomable. So many houses in Angmering did not receive a copy and have only found out about the consultation through social media. As such, it would seem that McCarthy & Stone could not use the patchy and haphazard leaflet drop as a valid consultation when submitting their planning application."</i>	Greenwood Drive
<i>"I don't think you will take any notice whatsoever of comments."</i>	Bewley Road
<i>"Limited detail provided on design, detail elevations of the high street scheme is required to understand how these units compliment the street scene."</i>	Address not provided
<i>"Access road onto the High Street- This will be a 'blind' corner where cars often speed off Water Lane to get up the hill! Plus, cars will cross over the High Street to access Water Lane. So, this junction will be very dangerous and ideally should not be a junction at all."</i>	
<i>"Parking Spaces - There is currently a problem with inadequate parking in this area due to approx. 10 houses and the flats over the shops who have to park on either Water Lane or the High Street. Plus, already cars are parked on Water Lane opposite this site. I do not think that 28 spaces for 33 properties is adequate and will add to the parking problem."</i>	The Cottrells
<i>"Retail Unit. - If this is a supermarket it will increase the traffic through the village and detract from the current shops being used which are seen as the centre of the village. Plus, there will be an additional problem for the"</i>	

<i>residents of the properties nearby with deliveries early morning and late in the evening. If these problems can be sorted out, I do think this site should be housing."</i>	
<i>"As in most cases these public consultations are merely ticking the boxes and are an attempt by the developer to appear righteous to a planning committee, most likely the green light has already been given."</i>	Arundel Road
<i>"As good as it can be during lockdown. Hopefully there will be a chance for face to face consultation before plans are finalised."</i>	Weavers Hill
<i>"Given COVID an online consultation does work, but I had hoped for more detailed plans to be included rather than images of other sites."</i>	Rectory Lane
General comments	Road
<i>"Please listen to the comments of residents and parish council."</i>	Mill Road Avenue
<i>"Hope the actual plans are seen asap."</i>	Water Lane
<i>"The process is adequately good and I hope that as covid lifts we shall be able to see the plans for real rather than online."</i>	Address not provided
<i>"I feel that it is a good idea so long as the views and concerns are taken fully on board and built into the design and planning process, not just another 'tick in the box' procedure."</i>	Water Lane
<i>"The consultation process is necessary to inform local residents but hopefully our comments and concerns will be heard."</i>	Water Lane
<i>"Good so far. We hope you will respond to comments and keep us informed all the way through this process. We would like to emphasise NO NIGHT TIME DELILVERY LORRIES OR NOISY BIN EMPTYING AT NIGHT."</i>	Cumberland Crescent
<i>"We will wait and see "</i>	Water Lane

5. Response to comments

5.1.1 All comments received have been reviewed by the project team and where possible amendments were made to the proposals. Many of the issues raised are covered in the application documents which accompany this response.

5.1.2 The main issues which arose during the pre-application consultation process and McCarthy Stone's response to each are detailed below:

Concerns about car parking: Several responses expressed concern that both the residential and retail unit does not contain a sufficient number of car parking spaces, which may lead to overspill parking on neighbouring roads.

McCarthy Stone's response: *McCarthy Stone schemes, by their very nature, tend to have a minimal impact on local highway networks, with lower levels of traffic generation and car ownership when compared with open market schemes, particularly given their sustainable locations. Furthermore, those residents that do own a car are less likely to travel during peak times.*

The parking element for the retail unit is based on the typical parking profile of this type of use and that such a use experiences a quick turnover of parking usage, unlike a larger retail store where people take longer to carry out their main weekly shop.

Further details can be found in the Transportation Assessment report which accompanies the application.

McCarthy Stone has extensive experience in providing appropriate levels of on-site parking, based upon previous successful schemes. There would be no benefit to McCarthy Stone to undersupply car parking spaces for its schemes, particularly with regard to sales and renting of the proposed apartments.

Concerns about the impact on traffic congestion: Several responses raised concern that the proposals could increase local traffic congestion problems within the immediate area.

McCarthy Stone's response: *As part of the application, McCarthy Stone has instructed a full Transport Assessment (TA) as well as engaged with Highways England, West Sussex County Council and Arun District Council to review the impact on the local road network. The TA highlights that the proposals would not have an unacceptable impact on the safe operation of the network and would generate fewer trips when compared with its current legal use.*

Furthermore, the proposed development will reduce traffic generation and the pressure to park on local roads, when compared to an open market apartment scheme. Further information about traffic impact can be found in the Transport Assessment submitted with this application.

The provision of a public toilet: Several responses explained that a public toilet should be included within the proposals.

McCarthy Stone's response: *The proposals have been designed to optimise the site for the development of retirement accommodation along with a convenience store. Therefore, unfortunately there is no surplus space on the site which could be able to accommodate public toilets.*

Furthermore, there are rights of way across the site, which will be extinguished once McCarthy Stone have completed the purchase. Part of the agreement with the beneficiary of the rights of way is that public toilets are not to be provided on the site. As such, even if there was sufficient space to provide public toilets, McCarthy Stone would not be able to develop the site as proposed because it would be in breach of the agreement. Therefore, this is not something that cannot be accommodated on this site.

Concerns about the impact on local infrastructure: Several responses indicated a concern that this development could increase pressure on local hospitals / GP services.

McCarthy Stone's response: *Research indicates that the average distance moved by people into McCarthy Stone schemes is five miles, therefore the majority of customers moving to Retirement Living accommodation are already registered with a local GP and are using local health services.*

The provision of Retirement Living accommodation has been shown to improve the health and wellbeing of older people, reducing anxiety and the worries and concerns often associated with maintaining a larger family home; providing specialist accommodation which offers companionship, a House Manager and peace of mind for homeowners, with access to a 24hr Careline alarm system. Its provision also helps to streamline health and social care, as visiting health professionals can visit several residents during one visit, which is a more efficient use of public services.

The provision of Retirement Living accommodation has also been shown to reduce the impact and strain on the NHS as accommodation is designed for impaired mobility, with residents finding it easier to return home after staying in hospital and spending fewer nights in hospital than on average for this age group. The average health and social care saving when someone moves into retirement housing, per person, per year, is £3,500 to the local service.

Affordable housing for young people: Some consultees expressed the view that they would prefer affordable housing for young people/starter homes instead of more retirement accommodation.

McCarthy Stone's response: *This development meets a local, growing housing demand to provide specialist accommodation for older people, which will count towards the Council's future housing numbers. This type of specialist retirement accommodation also helps to unlock the wider housing chain;*

thereby releasing homes for families and first-time buyers within the area. This application will also include a contribution towards providing off-site affordable housing.

Furthermore, the proposal site is particularly suited to provide homes for older people, within the village centre, close to shops and services. As part of the planning application, McCarthy Stone will pay contributions towards off-site affordable housing, which could provide homes for younger people. There are also several additional, large housing plans which are currently being delivered by other third-party housebuilders within Angmering, which will be providing affordable homes.

Design of the building: There were a few responses that were critical of the overall design of the building, with some responses expressing reservations that it needs to be in keeping with the village centre and wider conservation area.

McCarthy Stone's response: *Our appointed architects have spent time researching the architecture and character of the local area to create a sensitive design that responds to the context of the site. The site is close to the village centre which comprises of a mix of residential and commercial uses. Part of the site is within the Conservation Area and abuts 'Eachways,' a Grade II Listed Building.*

The proposals have therefore been carefully designed to respect the scale and design of buildings surrounding the site, utilising a varied palette of traditional materials such as red brick with white render and flint panel detailing to complement the neighbouring properties and the wider area. Traditional features, such as pitched roofs, a varied roof line, as well as stone coursing around the windows and along the top of the building have also been included, to complement the nearby Conservation Area.

Further information regarding the design proposed is provided within the Design and Access Statement.

Demand for a retail unit: A few responses explained that there is not demand for another retail unit.

McCarthy Stone's response: *To ensure the continued provision of commercial premises on this site, a new retail unit has also been included, which responds to the allocation and local demand for another convenience store in Angmering.*

6. Post-Application Consultation

6.1 On-going Stakeholder Engagement

- 6.1.1 Given the interest shown by residents and stakeholder in the proposals, McCarthy Stone will ensure information continually flows through existing channels to interested parties.

6.2 Updating Materials

- 6.2.1 The following website <https://mccarthyandstoneconsultation.co.uk/angmering/>, will be updated at the following points during the application process:

- ✦ Upon submission, details of the proposals will be available online
- ✦ During the process, additional information will be posted
- ✦ Once a decision has been made

6.3 Letters to Interested Parties

- 6.3.1 A letter 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:

- ✦ 57x residents within the immediate vicinity of the site
- ✦ Members of Arun District Council's Cabinet
- ✦ Members of Arun District Council's Development Control Committee
- ✦ Ward Members for Angmering and Findon on Arun District Council
- ✦ Division Member for Angmering and Findon on West Sussex County Council
- ✦ MP for Arundel and South Downs
- ✦ Angmering Parish Council
- ✦ Save Angmering Village Group
- ✦ The Angmering Heritage Trust
- ✦ Age Concern West Sussex
- ✦ Arun East University of the Third Age

- 6.3.2 Those who requested further information by telephone, letter or email will be responded to in the most appropriate manner.

6.4 Continued Media Contact

6.4.1 To ensure the wider community is aware of the submission of the planning application a detailed press release will be issued to local publications including *Littlehampton Gazette*. The press release will contain the following information:

- » A brief history of the site
- » Notification that the application has been submitted
- » An overview of the proposals
- » Information regarding the consultation which has taken place
- » McCarthy Stone's contact information including the free phone information line number and the website address

7. Appendices

- » Copy of the one-to-one stakeholder meeting invitation letter
- » Copy of the one-to-one resident meeting invitation letter
- » Copy of the virtual exhibition invitation newsletter
- » Copy of the reply cards
- » Copy of the pre-exhibition press release
- » Copy of the virtual exhibition boards
- » Copy of the feedback form

1st April 2021

Dear Councillor,

Improving the housing choices of older people in Angmering

At McCarthy Stone, we strive to create healthier and happier lives through our retirement communities, to enable older people to maintain their independence for longer.

We have recently acquired an interest in land at the former Chandlers Accident Repair Centre, High Street, Angmering, and we are in the early stages of working up proposals for the site's redevelopment with specialist Retirement Living accommodation as well as retail space.

We are committed to meaningful community engagement regarding this proposal and have commenced a pre-application community consultation programme. Because of the social distancing restrictions in place due to Covid-19, the consultation programme will be directed towards digital and postal formats. The aim is to inform local people including residents, businesses and interest groups, as well as obtain feedback, which would, where possible, be incorporated into the final proposals. Built Environment Communications Group (BECG) is working with us to assist with the public consultation process.

Given your role within the community, we would like to invite you to an individual meeting to discuss the preliminary proposals and to obtain your initial feedback on the plans. Our project team will be available to meet with you on **Thursday 15th April 2021** at a pre-arranged time of your choice. The meeting will be held virtually using online teleconferencing software or via a telephone call if you'd prefer.

Should you consider such a meeting to be of interest, please contact Hannah Anderson-Jones or Ben Farnes at BECG on the project's information line number – **0800 298 7040** – to arrange a mutually convenient timeslot. For your information, those residents living closest to the proposed site have also been offered an opportunity to arrange an individual meeting with the project team.

In addition, prior to submitting a planning application, we will be holding a two week-long virtual exhibition for the wider community to view and comment on the preliminary proposals, the details for which can be found in the attached newsletter.

In the meantime, please contact Hannah Anderson-Jones or Ben Farnes on the freephone information line on **0800 298 7040** or email us at **feedback@mccarthyandstone-consultation.co.uk** if you require further information or would like to arrange a meeting.

I look forward to hearing from you.

Yours sincerely,

Shane Paull
Divisional Managing Director
McCarthy Stone Southern Division

c/o BECG, The Pump House, Garnier Road, Winchester, SO23 9QG

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B 8AQ

1st April 2021

Dear Neighbour,

Improving the housing choices of older people in Angmering

At McCarthy Stone, we strive to create healthier and happier lives through our retirement communities, to enable older people to maintain their independence for longer.

We have recently acquired an interest in land at the former at the former Chandlers Accident Repair Centre, High Street, Angmering, and are bringing forward proposals for its redevelopment with specialist Retirement Living accommodation as well as retail space and associated parking.

We are committed to meaningful community engagement regarding this proposal and have commenced a pre-application community consultation programme. Because of the social distancing restrictions in place due to Covid-19, the consultation programme will be directed towards digital and postal formats. The aim is to inform local people including residents, businesses and interest groups, as well as obtain feedback, which would, where possible, be incorporated into the final proposals. Built Environment Communications Group (BECG) is working with us to assist with the public consultation process.

Given that you are a neighbour to the site, we would like to invite you to an individual meeting to discuss the proposals with you and hear your initial feedback on the plans. Our project team will be available to meet with you on **Thursday 15th April 2021** at a pre-arranged time of your choice. The meeting will be held virtually using online teleconferencing software or via a telephone call if you would prefer.

Should you consider such a meeting to be of interest, please contact Hannah Anderson-Jones or Ben Farnes at BECG on the project's information line number – **0800 298 7040** – to arrange a mutually convenient timeslot. We will be booking slots on a first come, first served basis and I would like to therefore encourage you to call at your earliest convenience to book an appointment.

In addition, prior to submitting a planning application, we will be holding a two week-long virtual exhibition for the wider community to view and comment on the proposals, the details for which can be found in the enclosed newsletter.

In the meantime, please do not hesitate to contact Hannah Anderson-Jones or Ben Farnes on the freephone information line on **0800 298 7040** or email us at **feedback@mccarthyandstone-consultation.co.uk** if you require further information or would like to arrange a meeting.

I look forward to hearing from you.

Yours faithfully,



Sharon Farnes
Divisional Managing Director
McCarthy Stone Southern Division

c/o BECG, The Pump House, Cornier Road, Winchester, SO22 8QC

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Improving the accommodation choices for older people in Angmering

McCARTHY STONE
Life, well lived



Aerial view of the site

WELCOME

At McCarthy Stone, we strive to create healthier and happier lives through our retirement communities, to enable older people to maintain their independence for longer.

We have recently acquired an interest in land at the former Chandlers Accident Repair Centre, High Street, Angmering and are in the early stages of working up proposals for the site's redevelopment with Retirement Living accommodation, a retail unit and associated parking.

As part of our commitment to community engagement, we have commenced a community consultation programme to inform local people of our proposals. To ensure a safe and inclusive consultation in the current social distancing restrictions that are in place due to Covid-19, the consultation programme will be directed towards digital and postal formats.

If you have any comments at this early stage, we would like to hear from you. Please take a moment to complete the enclosed postage-paid feedback card.

OUR PURPOSE

Since building our first development in 1977, we have become the UK's leading developer and manager of retirement communities. We have sold over 58,000 apartments across more than 1,300 developments.

We are focussed on developing beautiful, sustainable and more affordable places to live, with flexible services and choices of ownership options at the core of our developments, designed around the needs of our customers and their families.

We believe that retirement living is so much more than simply deciding to move into a new homes that's better suited to our customers' needs. Its also an opportunity for them to embrace a new way of life, to have the freedom to live a lifestyle with more choices and more time to do the things they enjoy.

FIND OUT MORE VIA OUR VIRTUAL EXHIBITION

If you would like more information or have any questions, you can find out more at our virtual exhibition by visiting www.mccarthyandstoneconsultation.co.uk/angmering between 1st April – 16th April 2021.

You will also be able to provide your feedback from the virtual exhibition, by completing an online feedback form. All feedback received will be evaluated and considered before a planning application is submitted.



WE WANT TO HEAR FROM YOU

We are committed to meaningful community engagement regarding our proposals for Angmering.

To ensure a safe and inclusive consultation in the current social distancing restrictions that are in place due to Covid-19, we will be holding a virtual public exhibition of our proposals. You can join our virtual public exhibition by visiting [REDACTED]

Between: 1st April – 16th April 2021

You will be able to view the plans and provide your feedback via an online feedback questionnaire, or you can email your views to [REDACTED]

BENEFITS OF THIS PROPOSAL

- Much needed specialist Retirement Living accommodation provided for local people;
- A new retail unit, to ensure the continued use of the site for commercial space
- Ideal location, close to public transport links, shops and services
- An attractive building for this vacant brownfield site
- A sensitive neighbour for those living near to the site
- Low levels of traffic generation and car ownership
- Sufficient car parking
- Support for the local economy, with residents typically choosing to use local shops and services on a regular basis
- Typically most homeowners moving to a McCarthy Stone development move within a 5-mile radius from the development, releasing family housing back into the market

By its very nature, specialist retirement accommodation is regarded as a 'passive' form of residential development and considered to be an entirely 'sympathetic neighbour,' with extremely low levels of car ownership and traffic generation.

RETIREMENT LIVING

Retirement Living creates safe and secure environments to enable our customers to continue to live an active, independent life. Customers have their own front doors and privacy just as they did in their previous homes and they are free to join in community activities within the development or to pursue their own interests as they please.

Apartments can be occupied by people aged 60 or over and are provided in a flexible range of ownership options from outright sale, to shared ownership, rent and part rent-part buy.

Designed to make life a little easier

Our developments are carefully designed with the needs of our customers in mind, with step-free access throughout the building.

The beautiful apartments are all built to generous internal space standards and are adaptable for wheelchair use. They are built to incorporate features designed to help customers maintain their independence; such as 24-hour emergency call points, level-access bathrooms, good lighting, and switches / electrical sockets at a raised height to reduce bending.

Stunning shared spaces

Along with the benefits of independent living within their own apartments, residents are able to enjoy activities in the shared spaces within the development, including a club lounge, guest suite and landscaped outside spaces.

These shared spaces within retirement communities help to combat loneliness in later life more effectively, as there is a ready-made community available. We make this a priority within our developments, ensuring that a range of activities, trips and opportunities to make new friends are available to our residents.

UNABLE TO GET ONLINE?

Privacy Statement

By filling-in this form you are agreeing that BECG can hold and process your personal data in relation to this public consultation exercise.

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

BECG and McCarthy Stone 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 (or similar document) 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 you more about the comments you've made.

BECG acts on behalf of McCarthy Stone to run public consultation activities.

Privacy Statement

By filling-in this form you are agreeing that BECG can hold and process your personal data in relation to this public consultation exercise.

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

BECG and McCarthy Stone 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 (or similar document) 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 you more about the comments you've made.

BECG acts on behalf of McCarthy Stone to run public consultation activities.

Privacy Statement

By filling-in this form you are agreeing that BECG can hold and process your personal data in relation to this public consultation exercise.

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

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BECG acts on behalf of McCarthy Stone to run public consultation activities.

About the Consultation

We welcome feedback from local residents and stakeholders on our proposals for land at the former Chandlers Accident Repair Centre, High Street, Angmering. McCarthy Stone believes that the views of the local community are important, along with conservation and economic factors, when developing sites.

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.

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

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+

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Address

Telephone

Email

Do you support these proposals?

YES

NO

***PLEASE COMPLETE IN BLOCK CAPITALS**

Once completed, please place this in the Business Reply envelope and post it to us. You do not need to affix a stamp.

Any additional comments

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. You can also find McCarthy Stone's Privacy Statement at mccarthyandstone.co.uk/privacy-and-cookies.

19846/0321

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19846/0321

April 2021 – Immediate Release

Local people invited to a virtual consultation event presenting Retirement Living plans to regenerate a brownfield site in Angmering

McCarthy Stone is holding a **virtual exhibition** to display its plans for high-quality Retirement Living accommodation on land at the former Chandlers BMW and Accident Repair Centre, High Street, Angmering.

The site, which is situated within the centre of Angmering village, was formerly used as car showrooms, workshops, offices and ancillary accommodation by Chandlers BMW, who have since relocated to new facilities. McCarthy Stone has subsequently acquired an interest in the site and believes it would be suitable to provide much-needed retirement accommodation, as well as new retail space.

The consultation, hosted online to ensure that engagement is safe and inclusive during the COVID-19 pandemic, will provide the community the opportunity to view and comment on McCarthy Stone's proposals for the site, ahead of a planning application being submitted.

The plans will be available to view and comment on from 1st – 16th April 2021 via the project's dedicated website mccarthyandstoneconsultation.co.uk/angmering

Residents who wish to engage in the consultation but cannot access the internet can contact the project team on **0800 298 7040**, who will arrange for a hard copy to be sent.

Shane Paull, Divisional Managing Director at McCarthy Stone Southern Division, said: *"The virtual exhibition provides us with an important opportunity to understand feedback on our proposals at this stage. That way, we can incorporate and address the views of the local community into the design process and our plans for the site, where possible."*

"It is important that communities cater to the needs of all their residents. This development would improve accommodation choice for older people in the local area and provide an opportunity to downsize to a property that is more manageable and suited to the needs of older age, while still remaining in Angmering. Given the nature of this type of development, there will be no additional impact on local schools and there are lower levels of car ownership and traffic generation."

He added: *"We are proposing a high-quality, sensitive redevelopment that not only delivers specialist Retirement Living accommodation on a sustainable, brownfield site, in the heart of Angmering village, but also provides a new retail unit to ensure the continued presence of commercial space on-site."*

McCarthy Stone's plan to replace the existing buildings on-site with approximately 33 one and two-bedroom Retirement Living apartments, contained within a new single building, which has been carefully designed to positively contribute to the street scene and to respect neighbouring properties. The proposals will also provide on-site communal facilities such as a residents' communal lounge and a hotel-style guest suite for when friends and family come to stay, extensive new landscaping, including attractive shared garden spaces, together with on-site car parking.

McCarthy Stone is also proposing to provide a new retail unit that sits below part of the residential accommodation, fronting onto Water Lane, to reflect the wider village vernacular, with associated on-site car parking.

The *Arun District Council's Housing Needs Evidence 2016* highlighted that the over-65s population in Arun is predicted to rise by 55% up to the period of 2031. In addition, the *Arun Local Plan (2020)* outlines

that the Arun has one of the highest populations of older people in the UK, and as such, there is a need to plan for the right type of housing that an ageing population will need. Redeveloping this brownfield site with specialist Retirement Living apartments will help address the need for specialist housing that meets the needs of local older people, and significantly improve their housing choice. **This also has benefits for the wider housing market, as typically for every homeowner moving into specialist retirement accommodation, there are two moves further down the housing chain, helping families and first-time buyers to enter the market.**

Retirement Living accommodation

Retirement Living developments enable McCarthy Stone's homeowners to continue to live independent and healthy lives in their own home. Apartments can be occupied by people aged 60 or over and are provided for outright sale, as well as shared ownership, rent and part rent-part buy.

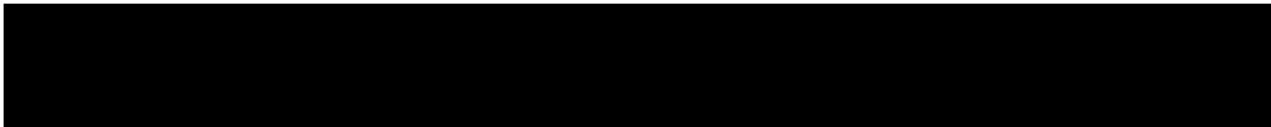
Along with the benefits of independent living within their own apartments, homeowners are able to enjoy activities in the shared spaces at the heart of the development. These include a spacious shared lounge for socialising and events, mobility scooter charging room, and a guest suite for when friends and family come to stay.

All of McCarthy Stone's developments also include beautifully landscaped outside spaces which enhance both the building and the local neighbourhood, as well as providing a social area for homeowners to come together. The shared spaces provided with McCarthy Stone's developments create a ready-made supportive and vibrant community that is available for homeowners to access, as little or as much as they choose.

With more than 40 years of experience and expertise, McCarthy Stone helps its homeowners to find more time to enjoy their retirement by freeing them of the burdens of their previous home. McCarthy Stone not only provides purpose-built accommodation for those in later life, it also promotes an active and enriched lifestyle, with a range of communal facilities and activities throughout its schemes across the country.

McCarthy Stone organise over 10,000 social events every month within its managed properties across the country. Homeowners are free to join in as much or as little as they like, but many benefit from this active social calendar.

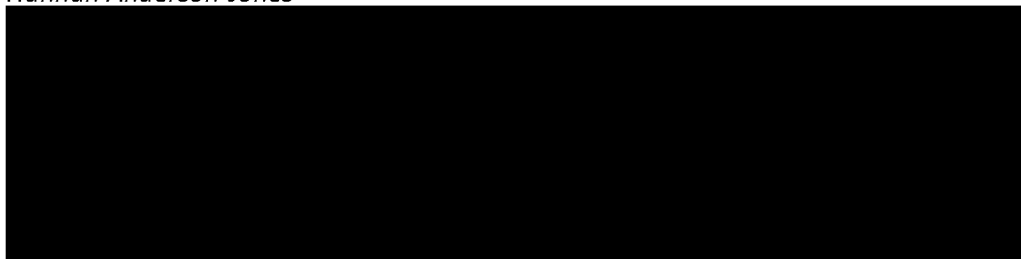
McCarthy Stone hopes to submit a planning application in the coming months, following a full review of the feedback it receives. Residents that have any further comments or require more information can



- Ends -

For more information contact:

Hannah Anderson-Jones



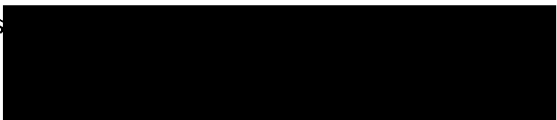
Notes to the Editor:

McCarthy Stone is the UK's leading developer and manager of retirement communities, with a significant market share. The Group buys land and then builds, sells and manages high-quality retirement developments. It has built and sold more than 58,000 properties across more than 1,300 retirement developments since 1977 and is renowned for its focus on the needs of those in later life.

There is growing demand for retirement communities. There are currently 12.2 million people aged 65 or over, rising to 17.4m by 2043, representing a 43% increase¹. For those aged 85 or over, the increase will be larger, from 1.6m to 3.0m, representing an 87% increase. Research shows that 33% of those aged 65 or over are interested in moving, equating to c.4 million people².

McCarthy Stone has two main product ranges – Retirement Living and Retirement Living PLUS – which provide mainly one and two-bedroom apartments across the country with varying levels of support and care for older people. Retirement Living developments provide independence in private apartments designed specifically for the over-60s, as well as facilities such as communal lounges and guest suites that support companionship. Retirement Living PLUS developments, which are designed specifically for the over-70s, offer all of this plus more on-site facilities such as restaurants, well-being suites and function rooms. Importantly, they also provide on-site flexible care and support packages to assist those needing additional help.

All developments built since 2010 are managed by the company's in-house management services team, providing peace of mind that it will look after customers and their properties over the long term. This is a key part of how McCarthy Stone seeks to enrich its customers' lives. This commitment to quality and customer service continues to be recognised by residents. In March 2020, the Group received the full five-star rating for customer satisfaction from the Home Builders Federation for the fifteenth consecutive year – making it the only UK developer, of any size or type, to achieve this accolade.

For further information, please visit 

¹ ONS population projections (2018)

² YouGov research for McCarthy & Stone (2019)

WE ARE McCARTHY STONE

Welcome to our exhibition

McCARTHY STONE
Life, well lived

OUR HISTORY AND VISION

Since building our first development in 1977, we have become the UK's leading developer and manager of retirement communities. We have sold over 58,000 properties across 1,300 developments.

We recognise that getting older presents challenges, so that's why everything we do is built around the needs of our homeowners; from the design of our apartments to our on-site support services, the requirements of later living are always at the front of our mind. We are dedicated to celebrating the role of older people in society and providing vibrant communities to enable them to continue to be fulfilled in later life.

The Office of National Statistics predicts that, by 2033, there will be an additional 3.5 million older households in England alone. This reflects a 60% increase on today, yet less than 3% of current housing in the UK is specifically designed to meet the needs of older people.

It is important that the housing needs of older people are not overlooked. Our retirement communities bridge the gap between family housing and care, removing concerns about home maintenance, and enriching the lives of our homeowners.

Our exhibition displays our initial proposals for building one of our developments in your local area and we look forward to hearing your views.

Thank you for your time.

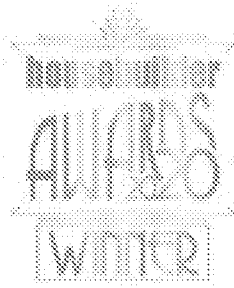
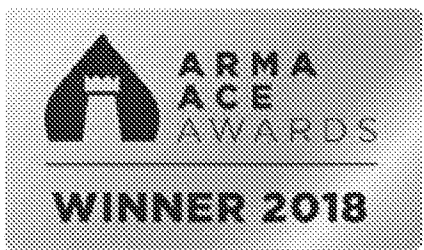
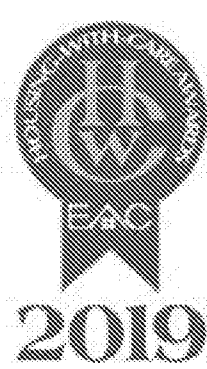
RESPONDING TO COVID-19

Our retirement developments are unique, providing independent living within private apartments alongside flexible on-site community facilities and support. This means that our homeowners have been safer and more supported than if they had been living alone during the Coronavirus pandemic.

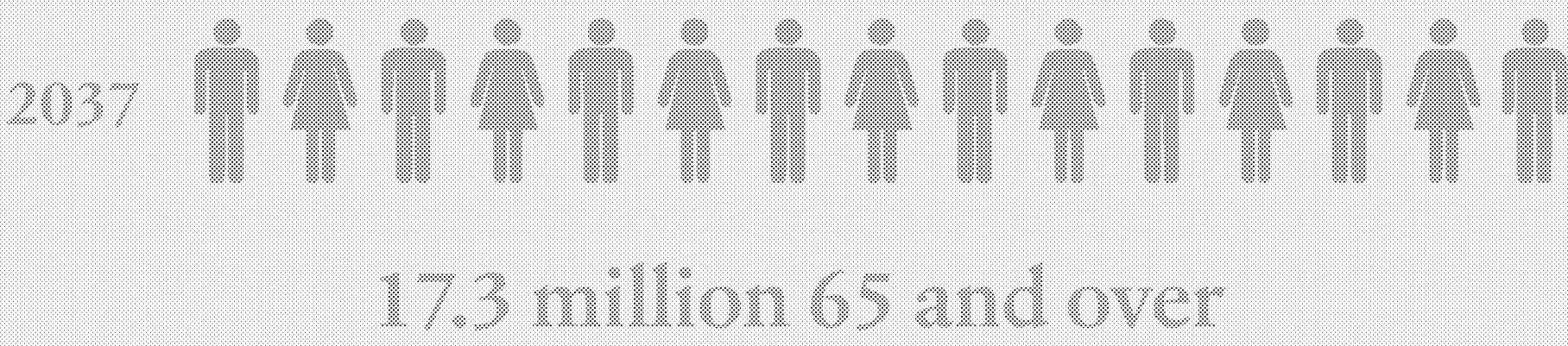
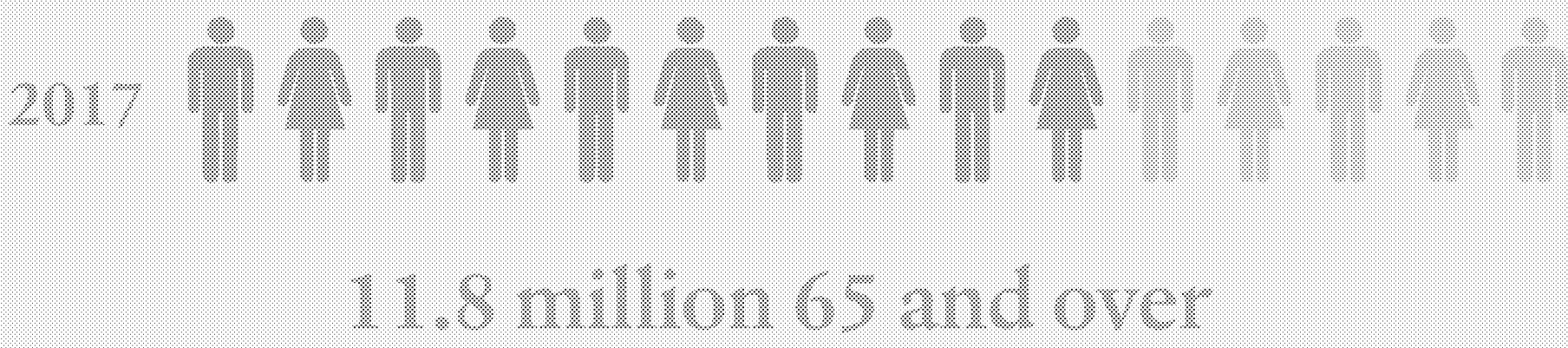
Our developments have adapted during the pandemic, to support our homeowners, tackling the need for PPE and supporting our most vulnerable residents by delivering home meals, shopping and providing crucial medical supplies. The specialist nature of our developments and our committed staff have meant that infection rates in our communities were 27% lower than the general over 65 population and four times lower than the over 85s.



Our approach means we are the only housebuilder to have gained the top rating in the Home Builders Federation's Customer Satisfaction Survey every year since it was introduced in 2005.



A RAPIDLY AGEING POPULATION



Statistics were sourced from: Population projections from the Office of National Statistics 2017

WHAT IS RETIREMENT LIVING?

Retirement Living creates safe and secure environments for our homeowners to continue to live an active, independent life with oversight care provided by our management company, and via our emergency call system. Homeowners have their own front doors and privacy just as they did in their previous homes and they are free to join in community activities within the development or to pursue their own interests as they please.

Apartments can be occupied by people aged 60 or over and are provided for outright sale, as well as shared ownership, rent and part rent-part buy. The average age of residents upon purchase is 79, and the majority of homeowners moving into our developments already live in the local area.

ALL THE INDEPENDENCE, NONE OF THE WORRY

Having to maintain a large property can be a burden, especially for someone living on their own. That's why every Retirement Living development has its own fully-trained House Manager – someone to manage the day-to-day running of the development and to be on hand during office hours. Our House Managers act as a 'friendly neighbour' and helps to arrange many of the social activities that take place in our developments.

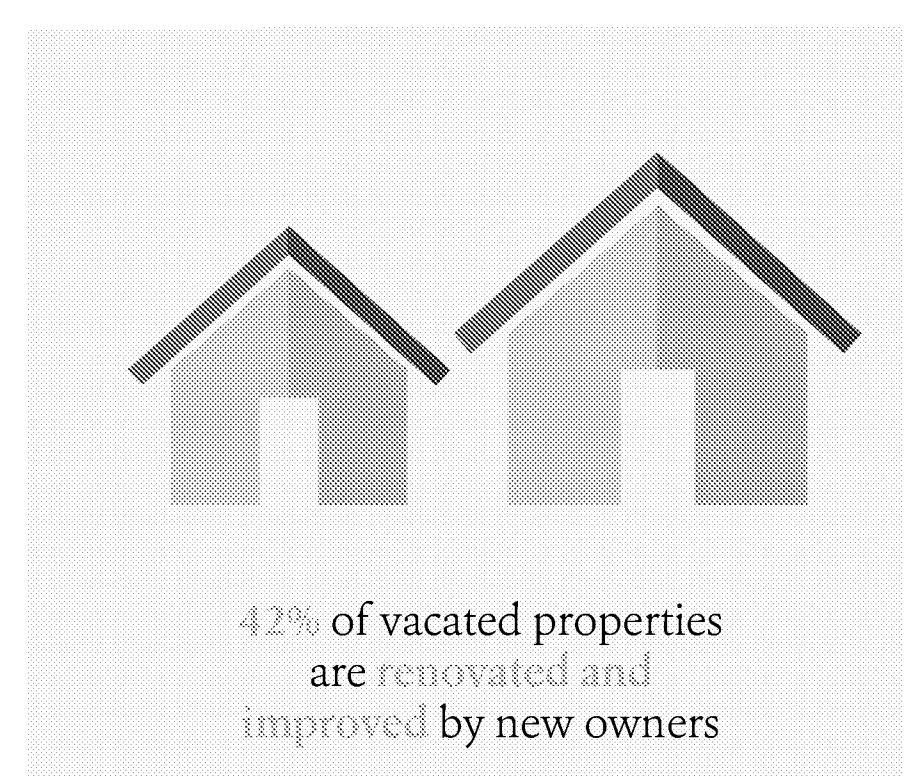
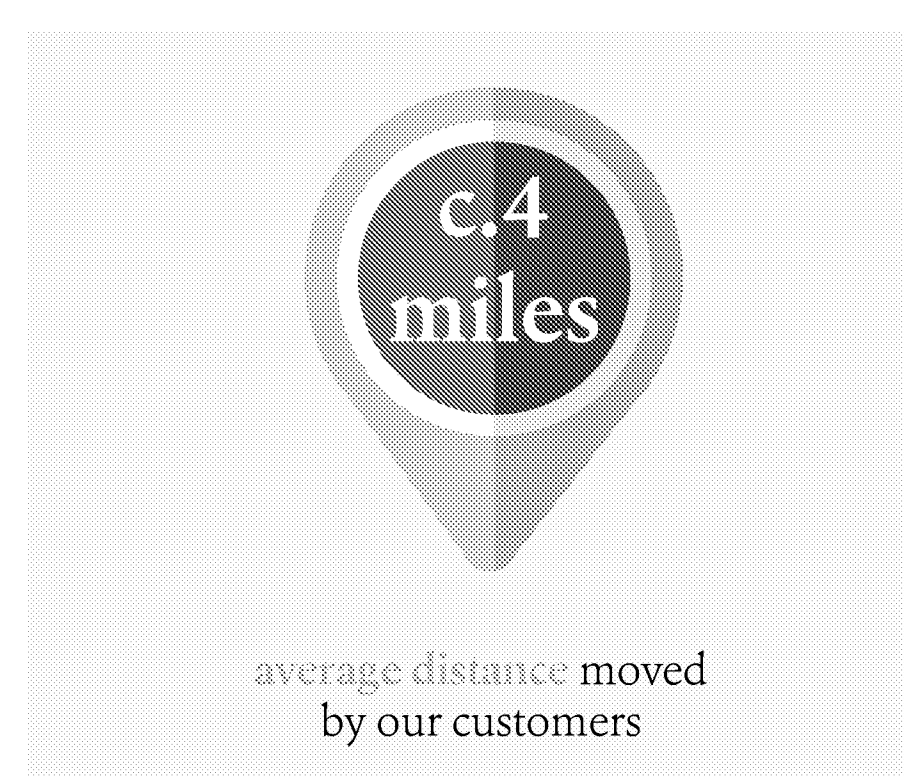
We are experts in the experience of growing older, and constantly adapt our offering to the changing needs of our homeowners, with flexible on-site services, including electric car clubs in some of our developments. Homeowners also have a camera entry system linked to the TV in their apartment, and the peace of mind of having our 24-hour emergency call service available at the push of a button. Estate management and support services are provided by us – no third party is involved.



DESIGNED TO MAKE LIFE A LITTLE EASIER

Our developments are carefully designed with the needs of older homeowners in mind, with step-free access throughout the building.

The apartments are all built to 'Lifetime Homes' standards and are adaptable for wheelchair use. They are built to generous internal space standards and incorporate features designed to help homeowners maintain their independence; such as 24-hour emergency call points, level-access bathrooms, good lighting, and switches / electrical sockets at a raised height to reduce bending.



Statistics were sourced from: Internal data from McCarthy & Stone, 2018, and the Local Area Economic Impact Assessment by the Institute of Public Care at Oxford Brookes University, 2014.



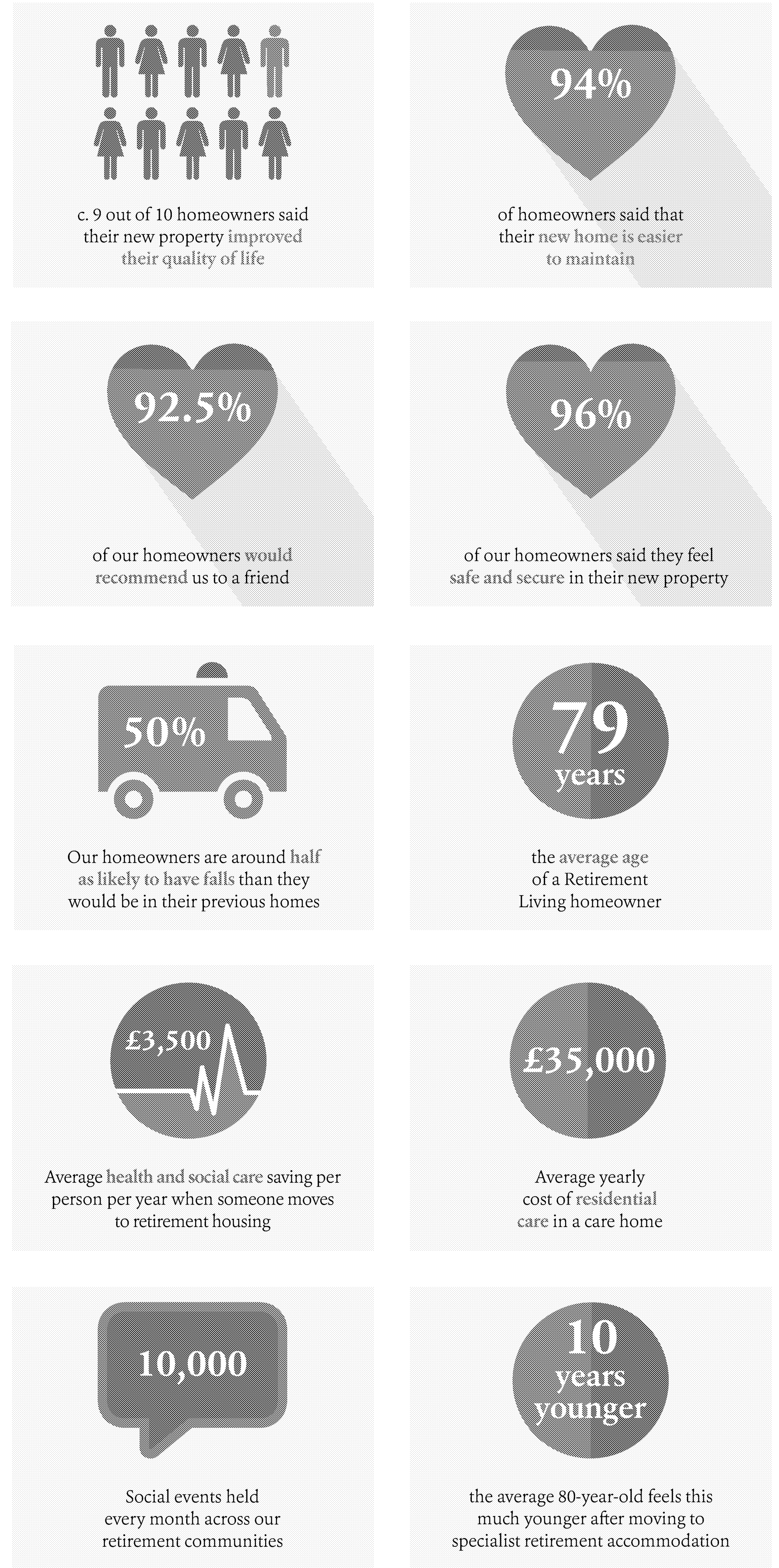
SUPPORTIVE AND SECURE COMMUNITIES

Later life is filled with possibility, and we believe there is vitality in togetherness that gives people purpose and a sense of fulfilment. Along with the benefits of independent living within their own apartments, homeowners are able to enjoy activities in the shared spaces within the development.

These include a shared lounge and a guest suite for when friends and family come to stay. All of our developments also include beautifully landscaped outside spaces which enhance both the building and the local neighbourhood, as well as providing a social area for homeowners to come together which is, importantly, accessible to older people.

The shared spaces provided with our retirement communities help to combat loneliness in later life more effectively. A ready-made supportive community is available for homeowners to access, whilst retaining their independence and involvement in the wider local area, as they choose. We make this a priority within our developments, ensuring that a range of social activities, events, organised outings and opportunities to make new friends are available to all its homeowners.

IMPROVING QUALITY OF LIFE



Statistics were sourced from: HBF survey of customers (2018), Internal homeowner survey (2017), Demos (2017) Internal data (2017), Economic Impact Assessment by the Institute of Public Care at Oxford Brookes University (2014), Laing Buisson (2017), HCA (2010), Healthier and Happier: An analysis of the fiscal and wellbeing benefits of building more homes for later living prepared by WPI for Homes for Later Living (September 2019)

A SUSTAINABLE WAY OF LIVING

We work hard to build environmentally friendly developments, with each scheme having high standards of insulation and energy efficiency. The majority of our homeowners could save around £1,200 per year on running costs when compared with their previous property.

Our sites are usually on previously developed land and are close to towns, local shops, facilities and transport links, which means that our homeowners have a reduced reliance on their own cars and a smaller ‘carbon footprint’.

Indeed, in later life, the decision to move to specialist accommodation located closer to the shops and services that they place most reliance on, often goes hand in hand with relinquishing their car. Of those who do decide to keep hold of their car, many will often decide to sell it after a year or so when they realise that it is no longer essential to maintaining their independence.

We also manage every aspect of the construction process and we look to ensure that our activities have regard to site neighbours and the general public.



SUPPORTING THE LOCAL COMMUNITY



Statistics were sourced from: • The Local Area Economic Impact Assessment prepared by the Institute of Public Care at Oxford Brookes University, 2014. • Housing markets and independence in old age, University of Reading, 2011. • A Better Life Report by Roger Tym & Partners in 2004

Land at the former Chandlers Accident Repair Centre, High Street, Angmering

McCARTHY STONE
Life, well lived

WELCOME

Thank you for taking the time to view our virtual exhibition regarding our proposals to redevelop land at the former Chandlers Accident Repair Centre, High Street, Angmering with high-quality, sensitively designed Retirement Living apartments and on-site car parking spaces for residents, staff and visitors as well as a new retail space with associated public car parking.

ABOUT THE SITE

The site, which is situated within the centre of Angmering village, was formerly used as car showrooms, workshops, offices and ancillary accommodation by Chandlers BMW, who have since relocated to new facilities. McCarthy Stone has subsequently acquired an interest in the site and believes it would be suitable to provide much-needed retirement accommodation as well as new retail space. The site is ideally located centrally within Angmering village, and is bounded by Water Lane to the North, High Street to the South East, and residential properties to the South and East.

The site lies in a highly sustainable location, with the High Street to the west of the site, that contains a range of local services and amenities. There are also bus stops located very close to the site, along Water Lane, with Angmering Train Station approximately 1 mile away, that provides services to Littlehampton, Brighton, Southampton and London Victoria.

McCarthy Stone's proposals would see the removal of the existing buildings, utilising the whole site to bring forward much-needed specialist retirement accommodation and a new retail unit. We believe the site offers an opportunity to redevelop the land with sensitively designed retirement accommodation exclusively for the over 60s.



LEAVE YOUR COMMENTS

We want to know what you think about our plans for Angmering. We encourage you to complete an online feedback form so we can understand your thoughts and suggestions. Alternatively, you can contact a member of the project team via email on angmering@mcCarthyStone.co.uk

We hope you find our virtual exhibition informative.



Examples of local architecture

Land at the former Chandlers Accident Repair Centre, High Street, Angmering

SCHEME DEVELOPMENT

McCarthy Stone has commissioned architectural firm, KSA Architects, to prepare proposals for the redevelopment of the site. Before we begin designing any proposal, our team of architects spend time carefully researching the architecture and character of the local area.

The site is close to the village centre which comprises of a mix of residential and commercial uses. Part of the site is within the Conservation Area and abuts “Eachways”, a Grade II Listed Building. The proposals have therefore been carefully designed to respect the scale and design of buildings surrounding the site, utilising red brick with white render and flint panel detailing to complement the neighbouring properties and the wider area.

Our proposals also include a new retail unit on Water Lane, to help ensure the continued provision of commercial premises on this site.

ACCESS AND PARKING

Vehicle and pedestrian access to the site will be provided via the existing entrance points on Water Lane and High Street to take cars and refuse vehicles safely off the road. The proposals include a total of 38 car parking spaces, comprising 24 residential spaces, 2 spaces for Eachways and 12 for proposed retail unit, with easy access for all users. Parking provision for the retail unit is close to the roadside and convenient for users of the retail unit and the wider high street, but it is separate from the parking area for the retirement accommodation.

This level of parking provision takes account of the lower traffic generation and car ownership associated with age-restricted retirement development.



Site plan

Land at the former Chandlers Accident Repair Centre, High Street, Angmering

OUR APPROACH TO DESIGN

We design our schemes to express an individual character of their own to meet the needs of our residents and reflect the surrounding area. We understand the importance of local architecture in Angmering and are looking to mark this site with a building of quality that reflects its position in the area. The proposals include:

- A high-quality Retirement Living development featuring approximately 33 one-and two-bedroom apartments for private sale, part-rent part-buy and rental options
- A new retail unit, which sits below part of the proposed residential accommodation above, which reflects the wider village vernacular
- Tailored shared facilities within the building, including a communal lounge with a kitchenette and a hotel-style guest suite
- One building of two storeys in height, that respects neighbouring properties and the surrounding area
- An 'H'-shaped building that maximises all areas of the site with accommodation along the perimeter, ensuring habitable rooms and kitchens benefit from natural daylight, whilst also being set back to address the existing building line and neighbouring properties
- A varied palette of traditional materials to ensure the proposals respond and reflect the local area
- Traditional features such as pitched roofs, a varied roof line, as well as stone coursing around the windows and along the top of the building, to complement the nearby Conservation Area
- Parking for 38 cars, that include 24 for the Residential element, as well as 12 spaces for the proposed retail unit and 2 as replacement parking for 'Eachways.'

- Space for internal cycle and mobility scooter storage with charging points, reflecting the site's sustainable location
- Attractive landscaped outdoor spaces, including a communal garden area to the rear and side of the building, as well as the retention and enhancement of the majority of trees on-site to create a pleasant residential environment

The plans have been sensitively designed to respect the residential buildings surrounding the site, in form, design and height. A high-quality palette is proposed, to positively add to the Water Lane streetscape whilst respecting the scale and character of local buildings. We have carefully considered our design, to breathe life to this brownfield site, and our proposals present an exciting opportunity to bring forward high-quality, low maintenance homes, exclusively for those over 60.

LOCAL NEED

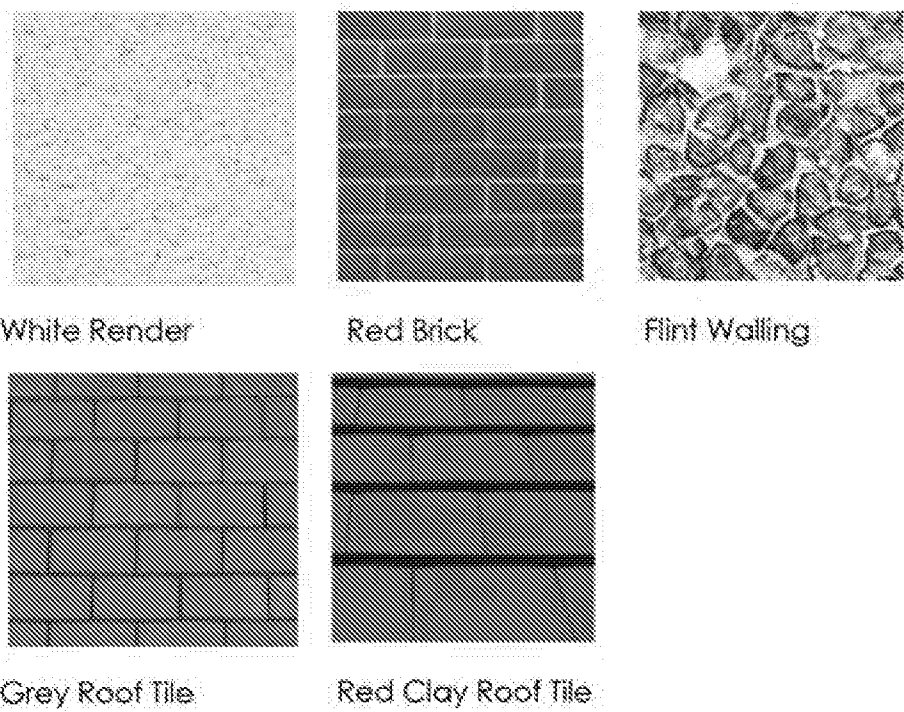
It is important that communities address the current and future needs of their residents. Arun Local Plan, adopted in January 2020, confirms that "Arun has one of the UK's highest populations of elderly people, with 27% residents aged 65 and over compared to 17% nationally. Both national and local forecasts indicate that the largest growth in the future will be in people aged 85 and over." The Local Plan affirms that "there is a need to plan for the consequences of an ageing population, for example by providing for supported and extra care housing." This development would assist in providing much-needed specialist accommodation for older people and help the Council meet this recognised need.



North elevation – Water Lane



West elevation – High Street



Proposed materials

Land at the former Chandlers Accident Repair Centre, High Street, Angmering

McCARTHY STONE
Life, well lived

ATTRACTIVE OUTSIDE SPACES

We seek to ensure that all of our developments have high-quality outside space for our residents to enjoy.

The development has been designed to retain and enhance the majority of the existing trees on-site, to help the proposals blend in attractively with their surroundings and encourage biodiversity.

We recognise that excellent gardens and landscapes turn a good development into a great one, and we are pleased that many of our schemes have won awards for their outside space.

Our own management company will maintain the grounds on behalf of our residents to ensure they develop and mature to enhance both the building and the local neighbourhood.

LET US KNOW YOUR VIEWS

We want to know what you think about our plans for Angmering. We would appreciate it if you could take the time to complete an online feedback form so we can understand your thoughts, and suggestions.

If you would prefer to provide your feedback by telephone or post, please call a member of the project team on our Freephone number 0800 123 4567 or email feedback@mcCarthyStone.co.uk or return the reply envelope.



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About the Consultation

We welcome feedback from local residents and stakeholders on our proposals to redevelop land at the former BMW Chandlers Accident Repair Centre, High Street, Angmering. McCarthy Stone believes that the views of the local community are important, along with conservation and economic factors, when redeveloping sites.

Please send all feedback by **16th April 2021**.

YOUR DETAILS

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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:

*PLEASE COMPLETE ALL SECTIONS IN BLOCK CAPITALS

Once completed, please fold this feedback form in half and post it into the ballot box before you leave the event. If you wish to fill it in later and return it by post, please place it in an envelope and return it to:

Exhibition Response, BECG, The Pump House, Garnier Road, Winchester, SO23 9QG. You must affix a stamp, unless you have a prepaid envelope.

How informative have you found the consultation?

Very informative ☐

Somewhat informative ☐

Not informative ☐

Don't know ☐

What is the reason for this

Do you welcome the provision of specialist housing for local older people in your area?

Do you consider that this is a good use of this site for specialist housing for local older people?

Do you have any comments on the design and layout of the proposals?

Do you have any general comments about the proposals?

How did you hear about this consultation?

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.