MARSHALLCLARK

Statement of Community Involvement

Proposed demolition of existing Chandlers BMW dealership and Phares Courtledge and the erection of 22 dwellings including access roads and landscaping. Chandlers BMW, Water Lane, Angmering, West Sussex.

MARSHALLCLARK

Project Name: Chandlers BMW Water Lane Planning Application

Location: Water Lane, Angmering, West Sussex BN16 4EH

Client: Chandlers BMW

Issue	Date	Author	Checked	Notes
PL1	24/01/2013	B Stoyle	C Barker	Planning Issue

Introduction

Chandlers BMW has submitted a planning application for the proposed demolition of their existing Chandlers BMW dealership and the property known as Phares Courtledge and the erection of 22 dwellings including access roads and landscaping at Water Lane, Angmering.

This statement is one of the application documents that accompany the planning submission. It describes pre application consultation undertaken with key stakeholders, consultees, relevant interested parties and the wider community.

More importantly, the on-going and extensive public consultation has been a valuable part of the masterplanning strategy for Chandlers BMW and is consistent with their open and collaborative approach to new development.

Central Government advice requires community engagement on major developments such as this scheme and is reflected in a number of policy and guidance documents. The approach to Community Involvement has had full regard to this advice.

Chandlers BMW have from the outset been fully committed to effective and comprehensive community involvement on their development proposals and have welcomed the opportunity to engage with relevant stakeholders and the community.

Consultation

Detailed consultation has been undertaken with:

- Arun District Council Planning and Economic Development Departments through the Pre-Application Consultation process
- Angmering Parish Council
- West Sussex County Council Highways and Transportation Department
- Environment Agency
- Sussex Police Crime Prevention Design Advisor

Invitations were also extended to:

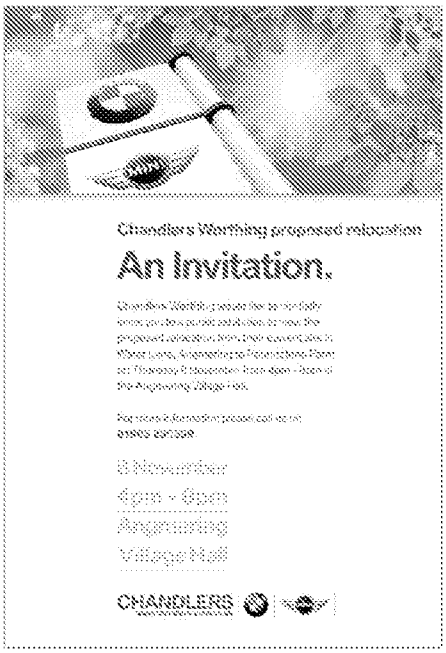
- Ward Councillors Julie Hazlehurst, Paul Bicknell and Dudley Wensley

Public Consultations

In view of the scale of the development and the likely level of local interest, it was considered important to conduct a public exhibition in the local area.

Dates and Time: Thursday 8th November 2012 between 4.00 pm and 8.00 pm
Venue: Angmering Village Hall Station Road Angmering BN16 4HL

Invitations were delivered to 89 households and businesses and posters were displayed throughout the village (see Appendix A). An advertisement also appeared in the Littlehampton Gazette on Thursday 1st November providing full information in relation to the proposed exhibition.

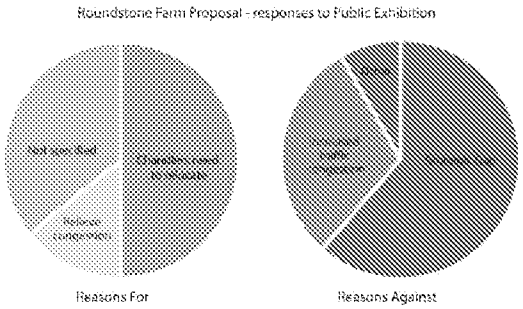


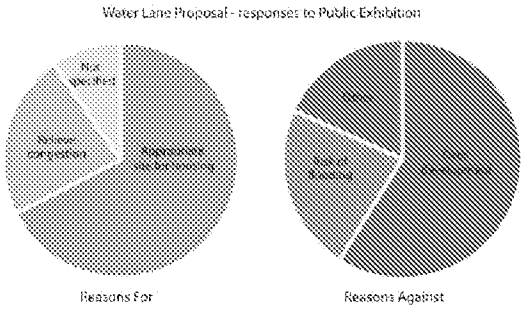
Consultation

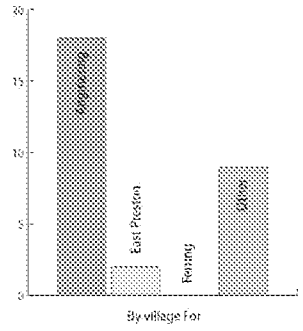
About 200 people attended the Public Exhibition. Display boards outlined this scheme and the proposed relocation of the BMW/MINI dealership to Roundstone Farm Angmering (see Appendix B).

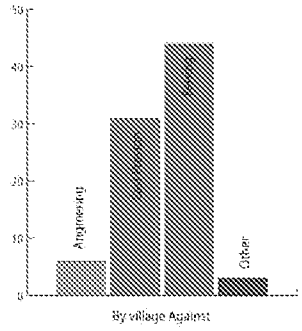
Attendees/viewers were asked to complete a comments form (see Appendix C) either at the Exhibition or online at a dedicated website – www.mychandlers.co.uk.

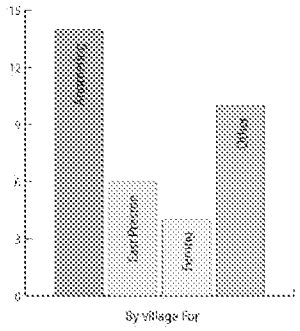
Over 50 responses were received which can be summarized for both sites as follows:

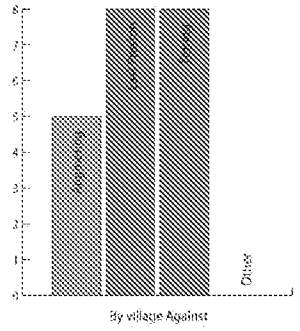












Consultation Summary

Overall, it is considered that the public and pre-application consultation exercises were a success and involved local residents and stakeholders in the proposals from an early stage, allowing the project team to address any issues and concerns to produce a sustainable successful development proposal.

As can be seen from the responses received, the majority of those in support of the Water Lane proposal live in Angmering and understood the need for Chandlers BMW to relocate and the benefits this relocation would bring to the village, for example, relieving parking and traffic congestion in Water Lane and housing being a more appropriate use for the site. Those few who were against the proposal mainly live south of the railway in East Preston and Ferring and linked their objection to their opposition to the Roundstone Farm relocation proposals.

The scheme has evolved significantly through consultation with each of the identified stakeholders to produce a high quality and sustainable form of development, consistent fully with the objectives of planning policy and guidance.

Appendix A

Leaflet Distribution

Chandlers BMW – Leaflet Distribution 01.11.2012

Saxon Close East Preston – nos. 1, 3, 5, 7, 9, 4, 6 & 8

Old Worthing Road East Preston – nos. 46, 91, 93, 95, 97, 99, 101, 105, 107 and Roundstone Cottage

Cumberland Crescent Angmering – 1 to 17 inclusive

Cumberland Road Angmering – 41, 43, 45, 47, 49 & 51

Cumberland Crescent Angmering – 1 to 6 inclusive

Hillside Crescent Angmering – 11, 12, 13 & 14

Water Lane Angmering – 1 to 23 inclusive

Water Lane Angmering – Roanns, Ariston, Eachways

Angmering Villas High Street Angmering – 1, 2 & 3

Woodford Villas High Street Angmering – 1 & 2

High Street Angmering – Russetts, Sadlers, Cottrell House & Winchester House

High Street Angmering – Woodies News

Angmering Village Hall

Chandlers BMW

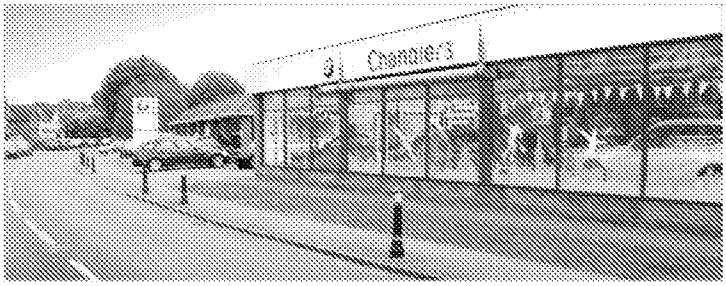
Appendix B

Display Boards

1.0

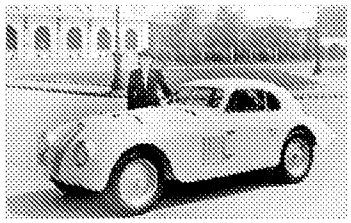
PROPOSED RELOCATION

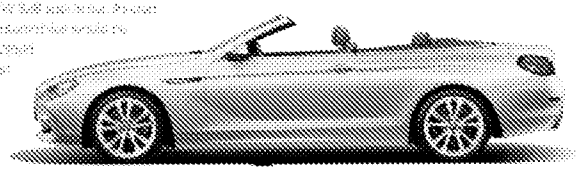
Chandlers - the evolution.

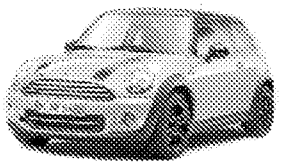


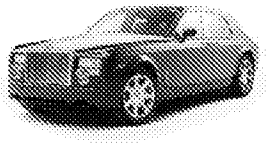
CHANDLERS

The BMW and MINI Brands.



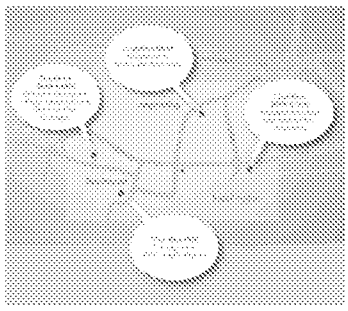






Why the need to relocate?

"...will be good for our employees, the majority of whom live locally, good for our local customers and, by extension, good for local trade."



Click to view map showing wider context

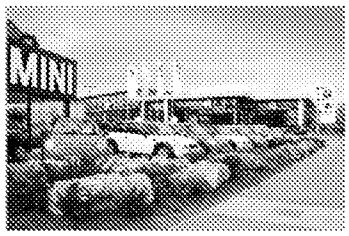
"The ongoing investment in premises does not constitute a commitment to the current location and the Company retains the right to relocate elsewhere in the future if it so chooses. The proposed facilities at Wade Lane, Leyland, will provide a modern, efficient and attractive facility for the long term benefit of the business, employees, customers and the Borough. The new facility will be fully compliant with the Equality Act 2010 and will provide improved facilities for disabled customers and employees."

The BMW and MINI brands have an outstanding reputation in the motor industry with significant growth potential. Both of these brands have been voted the most desirable premium brands in the world.

Chandlers have been at the forefront of the motor industry for over 100 years and have successfully retained existing franchises and gained new franchises. We are confident that the proposed facilities for the motor trade will be successful for many years to come.

ELAM HUFFER - Chandlers Group Chief Executive

Click to view location map



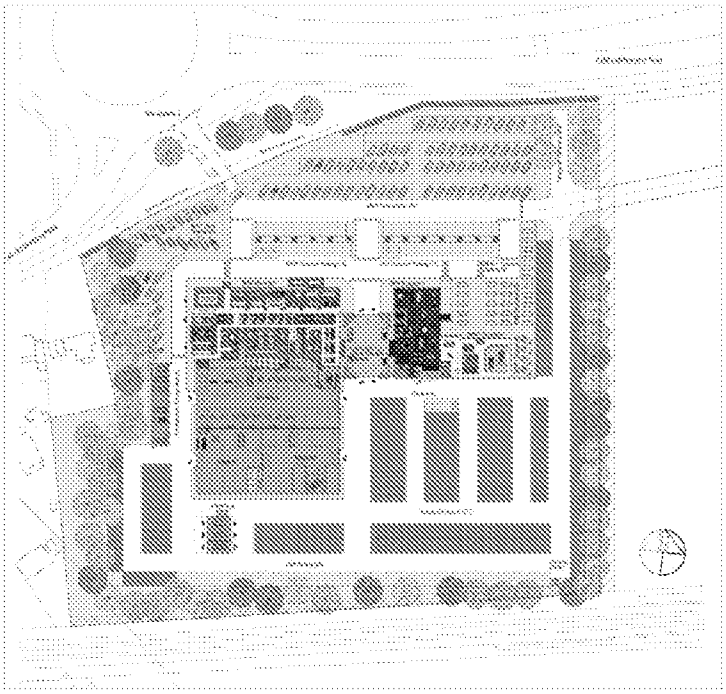
Click to view proposed BMW and MINI showroom

Click to view proposed car park and MOT bay

4.0

PROPOSED RELOCATION

Roundstone Farm - The Proposed Site



The site extends to approx. 8 acres and is bound to the south by the A24 and to the north and west by the A283 dual carriageway. The site is currently occupied by the Swift Fuels depot and by a number of industrial units. To the east is the village of Roundstone Farm. The site is level and is used for open storage with an existing access from the roundabout.

The site has access to the A24 and is predominantly from the roundabout - which will be a new access point - with delivery access and exit for all vehicles via a new access on the most South A283.

The site has three main elements, B&Q Showroom, MPK Showroom and Trade Warehouse & Builders Yard. To create an efficient building and storage facility for the warehouse it is proposed to erect a single building. The new building will be constructed with the B&Q trade counter - Front of House for customer use and Back of House for staff use only, both facing the

Front of House
The showroom element of the above B&Q unit is to be built from brick, concrete and glass. The showroom customer areas allow for a double aspect setting and each unit is to be provided with 1000 and 2000 All customer areas will be landscaped with shrubs which clearly demarcate their use for pedestrians and vehicles.

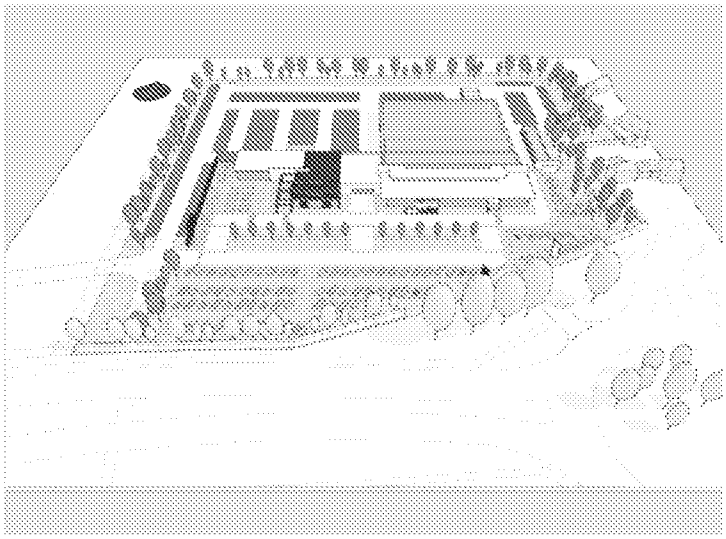
Back of House
The function of this area is used for storage, with access for customer pick up. All parking spaces will be clearly marked out to provide an efficient service storage area. Area fences and gates will be erected to the south and west boundaries to allow for security to the rear of the building and back of the new building from the surrounding area. The construction of a landscaping strip to the north and west boundary will help to screen the site from the proposed housing estate.

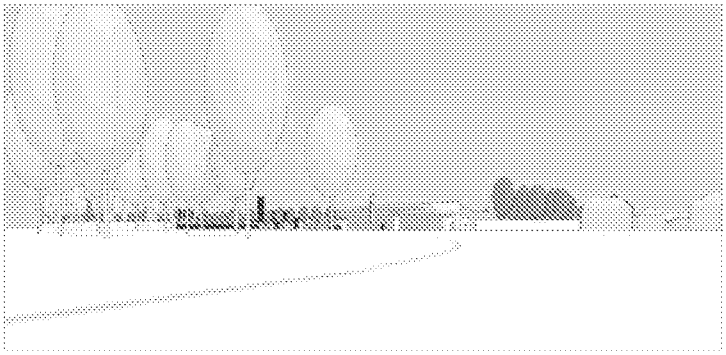
CHANDLERS

4.1

Roundstone Farm - 3D Models

PROPOSED RELOCATION





4.2

PROPOSED RELOCATION

Sustainability

Introduction

Both Chandlers and BMW NOW are committed to minimising our carbon emissions and to the new development, ASRB NG was given a target to be achieved using the following hierarchy to determine the strategy:

Be Lean

- Energy Efficient design by passive design
- Sustainable construction
- Implement renewable technologies
- Centralised combined heating
- Use of recycled energy from waste heat

Be Clean

- Be clean connecting to a district heating network
- Water recycling system to reduce water use
- Maximise natural ventilation in the commercial and workshops
- Energy efficient lighting
- Smart controls including Building Automation System
- Thermal flywheel
- Natural ground source heat pump
- Increased insulation values
- Maximise Building Management System
- High speed roller shutter doors to minimise heat loss
- Natural ventilation to workshops
- Partial rainwater harvesting and MVHR recovery
- Recycling waste

Be Green by Public Transport &

Bus

The site will be served with 3 services each of which stop on the ASRB. The bus stop has a single access from the Longmead Boulevard. Alternative between Southbound and Eastbound services are most local of the Bus and Longmead Boulevard. Chandlers proposes to install a shelter, which will be provided by the Local Authority or the service provider (not staff).

Train

Approximately 20 minutes walk from the site is Milton Keynes Central Station. Trains run to London Euston and Birmingham New Street. The station also serves Watford, Milton Keynes and Northampton. Chandlers proposes to provide a shelter within the dealership with real time information for staff.

Private Car

The site will be accessed from the existing roundabout from the Avebury and will be easily seen. The entrance to the site will be restricted to the exit of the ASRB. The site road to Pavilion will be over 6m wide to the entrance and will be clearly signposted. Adequate disabled parking will be provided in the proximity of both the BMW and MINI customer entrance points. It is noted and agreed that the route from the customer car park to the entrance of the showroom will be clear and safe for pedestrians. Between the public parts and the workshop will be high quality, durable and easy to maintain doors.

Due to the nature of the business, service customers arrive at, collect and return to drive to site. To reduce the use of their vehicles, the new showroom will have an internal waiting area and customer lounge to an average customer to remain within the showroom during the service of their vehicle. BMW / MINI have also introduced new valet services to collect and return the car from the customer's home / office. This also encourages customers to stay on site.

Pedestrian Access

Pedestrian from the ASRB's Eastbound Roundabout will be directed along the existing footpath into the site. It is proposed the pedestrian footpath will lead to the main entrance of the building. Pedestrian routes will also be provided connecting paths to pedestrians within the site. All crossing points will have dropped kerbs and tactile paving for disabled access and ease of the use.

Cycle Access

A dedicated cycle route will be provided from the eastern access for cyclists and pedestrians. On site there will be cycle parking for staff and customers.

Delivery Vehicles

All delivery and collection vehicles will only enter the site through the new entrance off the ASRB so that vehicles can't exit and leave on foot and HGV's will be directed to the compound area. There is provision on site for a turning area for HGV's to ensure they exit and leave in a forward motion. All vehicle turning within the site will be clear of the car parking.

Car Sharing

Chandlers are committed to reducing the number of single occupancy private car trips to and from site. A car sharing initiative will be implemented to encourage participation by staff and users.

4.3

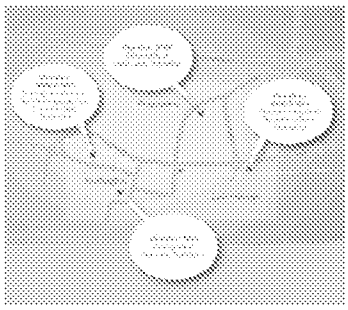
PROPOSED DEVELOPMENT

Roundstone Farm - Positive Impact

"This scheme is a great opportunity for the local community, and another great step forward in creating and developing Pinehurst. There are a number of good reasons to be excited about the Roundstone Farm site, and we look forward to seeing work start on it as soon as possible."

Councillor Malcolm Wilson, Cllr Mrs Sue Wilson and Cllr Mrs Pat Wilson from Pinehurst Town Council

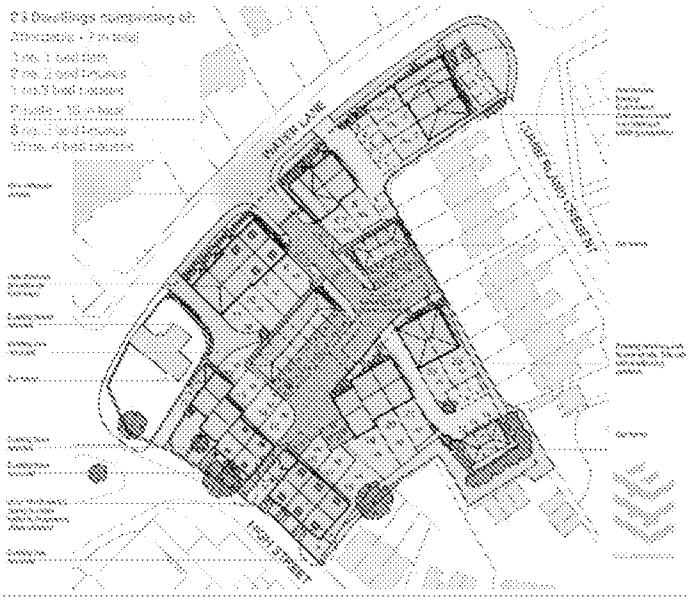
Highways - movement



5.0

PROPOSED DEVELOPMENT

Water Lane, Angmering - The Proposal



Design Concept

Planning

- The site is partly within the Built Up Area Boundary for Angmering and forms part of the Water Lane Employment Area as identified in the Development Plan. The proposed development will provide a comprehensive redevelopment of the site, bringing forward new employment, retail and residential uses.
  - The proposal seeks the demolition of the existing buildings on the site, which are in poor condition, and the erection of a new building to provide 1,000 sq.m of B1 floorspace and 3 retail units (A1/A2/A3) at ground floor level.
  - The scheme also includes the provision of 14 residential units (8 x 1 bed flats and 6 x 2 bed flats) above the commercial units fronting the High Street.
  - The scheme will provide a total of 34 parking spaces, including 2 disabled spaces, to serve the residential and commercial elements of the development. The parking spaces will be located to the rear of the site and accessed from Water Lane.
  - Overall there will be a reduction in the amount of employment floorspace on the site from 1,500 sq.m to 1,000 sq.m. However, the proposed development will provide a significantly improved quality of employment floorspace which will be more attractive to the market and will help to secure employment in the village.

Arrangement of Buildings

- The buildings are arranged around the existing access to Water Lane and the lighthouse, thus retaining the street scene.
- The buildings are designed with a traditional 'Sussex Barn' style roof to reflect the village context. The buildings will be predominantly two storey in height, however there will be some three storey elements to the rear of the site.
- There will be a 20 metre minimum distance between the proposed buildings and the nearest residential properties.

Relationship to neighbouring dwellings

- The new buildings fronting the High Street and 3 storeys in the centre and reduce to 2 storeys to the rear to minimise any overbearing effect on adjacent properties.
- All the new residential units on the High Street buildings will be provided with balconies which will overlook the rear of the site, thus providing natural surveillance of the car park.
- The height of the residential buildings fronting Water Lane will be lower than the existing lighthouse and have a similar ridge height to the listed building.
- There is a new access to the rear of the Southwood Care and Nursing Home which will be retained. The existing boundary treatment will be retained and enhanced where necessary.

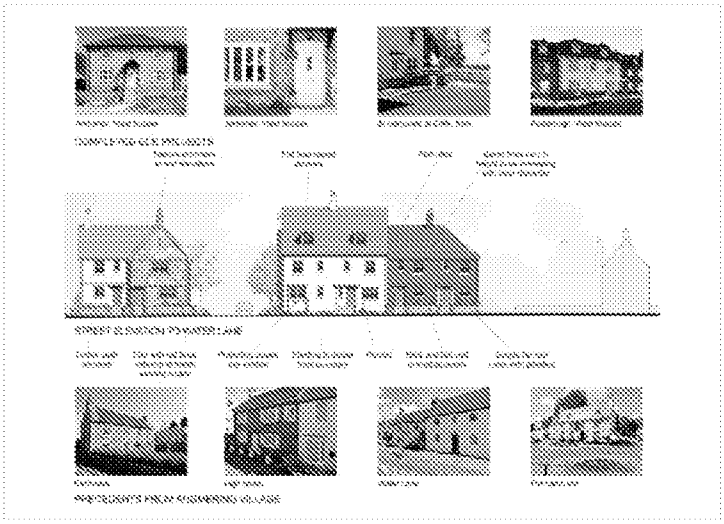
continued overleaf

CHANDLERS

5.1

PROPOSED LOCATION

Water Lane, Angmering - The Proposal



New Access Road
- A new section of the existing Water Lane will be realigned to the north to create a new access road. This will allow for safe and efficient two way traffic movement between the new development and the existing properties on Water Lane.
- A footpath will be provided on the northern side of the new access road. This will connect to the existing footpath on Water Lane and provide a safe pedestrian route between the new development and the existing properties on Water Lane.
- The new access road will be designed to accommodate the traffic generated by the development and will be designed to adoptable standards.

Parking
- Parking will be provided in accordance with the relevant standards and will be allocated to the dwellings as appropriate.
- Parking spaces will be provided for each dwelling and will be located adjacent to the dwelling they are allocated to.
- Visitor parking will be provided throughout the development. This will be in addition to the parking provided for the individual dwellings.

Character and Detailing
- The development will be designed to reflect the character of the surrounding area.
- The materials and finishes will be selected to reflect those present in the village.
- A distinct palette of materials will be used to help create a sense of place within the development. The palette will comprise:
  - Brick, stone and render;
  - Plain roof tiles and slate; and
  - Timber windows and doors.

Other Considerations
- The development has been designed to incorporate

Secured By Design principles and features will be taken into consideration where appropriate, particularly in relation to the following:
- Providing clear and defensible public spaces and parking areas.
- Public 1.8 - 2.0 m high boundary treatments and rear gates to provide defensible rear gardens.
- Lighting to all public areas and parking courts.

Environment
- Local Authorities Core Strategy Policy ENV DM1 Sustainable Development requires developments to make the most efficient use of the site and to incorporate measures to reduce energy consumption and to minimise the use of natural resources.
- Energy efficient measures will be incorporated into the design of the dwellings, which will include:
  - Thermal insulation of the walls, roof and floors of the dwellings, with a specification exceeding Part L of the Building Regulations;
  - Efficient gas central heating systems with thermostatic controls and programmers to provide zoned control of the heating system;
  - Energy efficient lighting throughout the dwellings, such as low energy light bulbs in the light fittings and external lighting with photocell and PIR controls;
  - Water efficient measures will be incorporated into the dwellings, such as low flow sanitary ware, dual flush toilets and water butts for garden use.
- Consideration has been given to the existing trees on the site and where possible these will be retained. Where trees are to be removed, replacement trees will be planted to compensate for the loss.
- The development will be designed to minimise the amount of hard surfacing and the use of porous surfacing materials will be encouraged where appropriate.
- Refuse and recycling facilities will be provided in accordance with the Council's guidelines.

CHANDLERS

Appendix C

Consultation Feedback Form

6.0

PROPOSED RELOCATION

Your feedback

Thank you for attending this exhibition, now it's your turn. We really value the opinions of local people and would be grateful if you can visit our special Relocation Web Page and fill in the form provided. The address is:
www.mychandlers.co.uk

www.mychandlers.co.uk
or scan the QR code
above with your smart
phone.

CHANDLERS