



LAND NORTH OF WATER LANE, ANGMERING

STATEMENT OF COMMUNITY INVOLVEMENT | FEBRUARY 2018

Prepared by Pro Vision Planning & Design on behalf of Gleeson Strategic Land and Rydon Homes



LAND NORTH OF WATER LANE, ANCMERING
STATEMENT OF COMMUNITY INVOLVEMENT
PROJECT NO. 2479

PREPARED BY:
ALICE DREW, BSc (HONS)
ASSISTANT PLANNER

CHECKED BY:
JAMES CLEARY, MA, DipUD, MRTPI
DIRECTOR

DATE:
FEBRUARY 2018

PRO VISION PLANNING & DESIGN
GROSVENOR COURT
WINCHESTER ROAD
AMPFIELD
WINCHESTER
HAMPSHIRE
SO51 9BD

COPYRIGHT: THE CONTENTS OF THIS DOCUMENT MUST NOT BE
COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE
PRIOR WRITTEN CONSENT OF PV PROJECTS.

CONTENTS

1. Introduction	1
2. Relevant policy Considerations	2
3. Consultation History	3
4. Public Exhibition	4
5. Summary of Feedback	13
6. Conclusions	17

1. INTRODUCTION

- 1.1 Nexus Planning have been instructed by Gleeson Strategic Land and Rydon Homes to prepare and submit an outline application for the development of land north of Water Lane, Angmering for up to 525 dwellings, including up to 30% affordable homes, associated new vehicular and pedestrian accesses, estate roads, footpaths/ cycleways, public open space and 3ha employment land.
- 1.2 This Statement of Community Involvement (SCI) sets out the strategy that has been undertaken to consult the general public on the proposal prior to submission of the application.
- 1.3 This document aims to demonstrate that the applicant has actively informed and involved the local community about the plans, in accordance with Arun District Council's Statement of Community Involvement, the National Planning Policy Framework (NPPF) and the Localism Act (2011).
- 1.4 The MJ Gleeson Group Plc play a significant role in strategic land throughout the country. They are widely recognised for their specialist expertise in identifying new opportunities and successfully managing them through the planning system.
- 1.5 Rydon Homes is an established and well respected development company with many years' experience developing highly sought after homes in the South East. They focus on providing quality, beautifully designed homes that blend seamlessly with the character of the areas in which they are built.
- 1.6 Both Gleeson Strategic Land and Rydon Homes are committed to community engagement and have sought to ensure that the proposals were exhibited clearly and conveniently. Feedback on the proposals was encouraged at the event and following it, in order to allow concerns to be considered and the plans to be amended before the application was submitted.
- 1.7 This document gives an overview and summarises the findings of the consultation phase undertaken before the outline application was submitted.

2. RELEVANT POLICY CONSIDERATIONS

Localism Act (2011)

- 2.1 The Localism Act received Royal Assent in November 2011 and makes pre-application consultation a statutory obligation for certain developments. It requires developers to inform nearby residents and businesses of their proposals, allowing local people a chance to comment at a stage when there is genuine scope to amend the proposal.

National Planning Policy Framework (2012)

- 2.2 The NPPF identifies the role of local authorities in encouraging high quality pre-application consultation by applicants and developers.
- 2.3 Paragraph 66 of the NPPF states that proposals which have evolved to take into account the views of the community “should be looked on more favourably”. Paragraph 155 recognises that “Early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential.”
- 2.4 Paragraph 189 of the NPPF states that local authorities should “encourage any applicants who are not already required to do so by law to engage with the local community before submitting their applications”, where this would be beneficial.

Arun District Council Statement of Community Involvement (2012)

- 2.5 Arun District Council formally adopted its Statement of Community Involvement in April 2012. It applies to both the preparation of local planning policy documents and to planning applications. It sets out how everyone in the District will have the opportunity to be involved with planning decisions and states that:

“Arun District Council wishes to engage as many individuals and groups as possible in the Plan making process.”

3. CONSULTATION HISTORY

- 3.1 Gleeson Strategic Land and Rydon Homes have responded to the requirement to engage with the local community prior to submission of this application by engaging fully with council officers and formally through the Council's pre-application advice process. A pre-application meeting was held at Arun District Council Offices on 13th July 2017. Four members of the project team were in attendance along with three representatives from the Council.

Involving local representatives

- 3.2 Several local councillors were given individual invitations to the consultation event referred to below. A meeting with the Parish Council took place on 18th July 2017 following the consultation event.
- 3.3 Following feedback from consultations, team consultants representing Nexus, Pro Vision and iTransport presented the scheme at a meeting of the Angmering Advisory Group at Arun D.C. Offices on the evening of 25 January 2018.

Involving residents

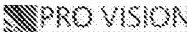
- 3.3 Following feedback from consultations, team consultants representing Nexus, Pro Vision and iTransport presented the scheme at a meeting of the Angmering Advisory Group at Arun D.C. Offices on the evening of 25 January 2018.
- 3.4 A letter informing local residents of the consultation event was sent out to 277 properties based upon postcode proximity to the application land. Advertisements for the public consultation event were published in the Worthing Herald and the Littlehampton Gazette. The Parish Council was also informed of the event and it is understood that they notified people of the event. The public consultation event was held at Angmering Village Hall on Tuesday 18 July 2017 between 2.30pm – 8pm.
- 3.5 Feedback forms were provided at the consultation event, these could either be completed and placed in the box provided or comments could be sent via email.



Figure 1: Newspaper advert published in *The Worthing Herald* and *The Littlehampton Gazette*

4. PUBLIC EXHIBITION

- 4.1 A public exhibition was hosted by the development team comprising: Pro Vision, Gleeson Strategic Land, Rydon Homes, Nexus Planning, i-Transport, David Jarvis Associates and Merebrook Consulting at Angmering Village Hall on Tuesday 18 July between 2.30pm – 8pm.
- 4.2 The exhibition was widely advertised through the insertion of an advert into the local newspaper, to the parish council and elected representatives.
- 4.3 The timing of the exhibition was deliberate to ensure that as many people as possible would be able to attend if they so wished, avoiding the weekend but extending into the evening to enable people to attend after work.
- 4.4 The exhibition comprised a series of 8 boards which set the context and history to the proposal whilst setting out the opportunities and constraints. The boards included a plan of the design concept and vision for the site, as well as setting out what would happen following the consultation event.
- 4.5 The exhibition was manned throughout by representatives from Gleeson Strategic Land, Rydon Homes, Pro Vision, Nexus Planning, i-Transport, David Jarvis Associates and Merebrook Consulting. As well as answering the public's questions and addressing concerns, members of the team were proactive in their attempts to engage with and stimulate responses from those attending.
- 4.6 The exhibition was well attended, with approximately 119 people attending on the day.
- 4.7 A feedback form was provided for attendees to complete. It comprised a series of questions seeking the views of the respondent on the proposed scheme. This could be completed at the event or sent via email at a later date.

COMMUNITY CONSULTATION	
Proposals by Rydon Homes & Gleeson Strategic Developments	
COMMENT FORM	
Regarding the proposals by Rydon Homes & Gleeson Strategic Developments for the development of Land North of Water Lane.	
Name	
Address	
Do you support proposals for new housing in Angmering Village generally?	
☐ Yes	☐ No ☐ Don't know
Do you think that more affordable housing is needed in Angmering?	
☐ Yes	☐ No ☐ Don't know
Do you support the proposals for new housing North of Water Lane, Angmering?	
☐ Yes	☐ No
☐ Yes, with reservations	☐ Don't know
Comments	
.....	
.....	
.....	
..... Additional comments continue overleaf	
Please return your comments by 01/08/17 to: Pro Vision, Grosvenor Court, Ampfield Hill, Ampfield, Romsey, Hampshire, SO51 9BD or via email to: angmering@pro-vision.co.uk	
 PRO VISION www.pro-vision.co.uk/angmering	

4. PUBLIC EXHIBITION

EXHIBITION BOARDS

Land North of Water Lane, Angmering




Introduction

Welcome

Rydon Homes and Gleeson welcome you to this public exhibition to view our emerging proposals for residential development on land north of Water Lane, Angmering.

We are currently developing an appropriate scheme for the site. Today we would like to demonstrate the latest indicative design and hear your views.

The boards within this exhibition illustrate the work conducted to date and members of the team are available to answer any questions you may have. We have also provided feedback forms which can be used to provide your views and be left with us today, or returned later by post or email.

A copy of the material from this event is available to view and download at: www.pro-vision.co.uk/angmering



Aerial View

The Project Team



Pro Vision - Masterplanning



i-Transport - Transport



CgMs - Heritage and Archaeology



Nexus Planning - Town Planning



David Jarvis Associates - Landscape



Phlorum - Acoustics and Air Quality



The Ecology Partnership - Ecology

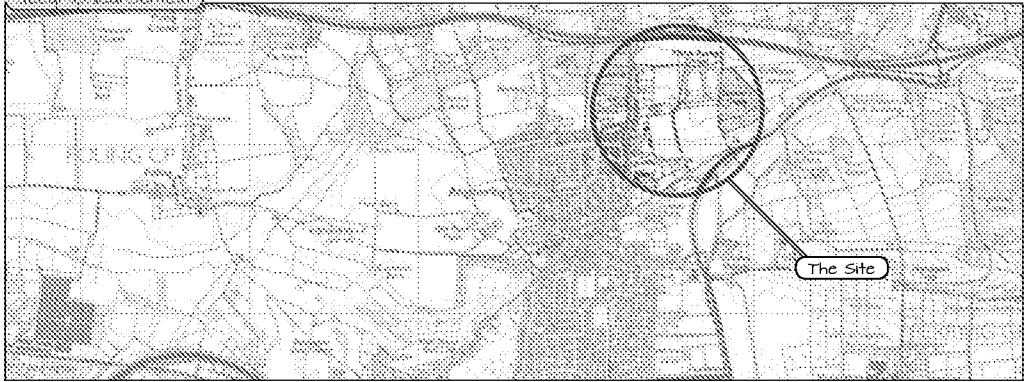


Merebrook Consulting - Drainage



PJC Consulting - Arboriculture

Regional Context



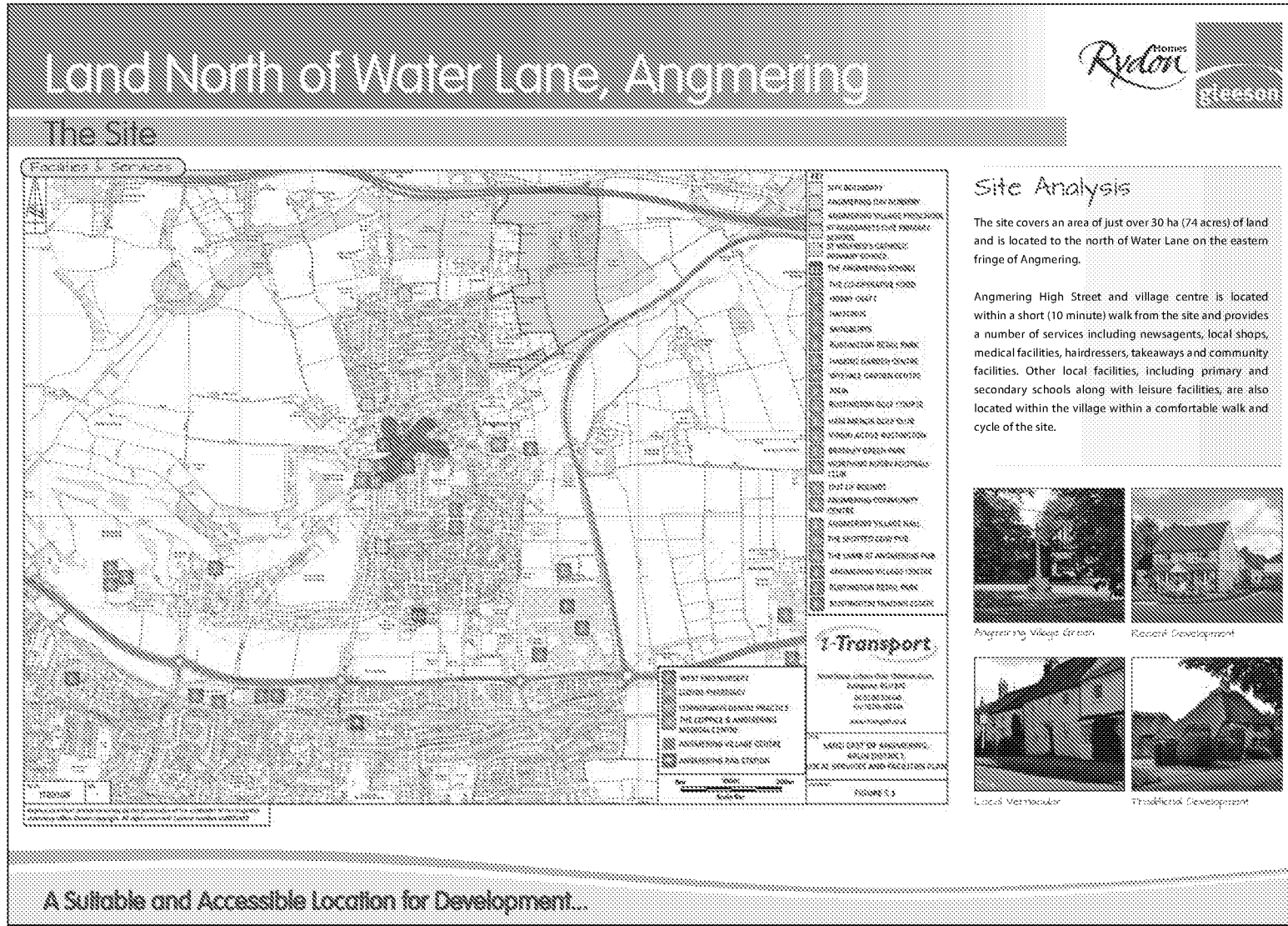
The Site

1. A Suitable and Accessible Location for Development...

Figure 5: Community Consultation Exhibition Boards

PUBLIC EXHIBITION

EXHIBITION BOARDS



Planning Policy Context

Development Context

Strategic Development

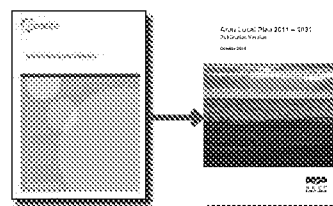
NOT TO SCALE & Diagrammatic

South Downs National Park Local Planning Authority

Worthing Borough Council Local Planning Authority

English Channel

Key Diagram of the Local Planning Authority Boundary of Arun District Council



- | Key: | |
|---|---|
|  | High Behavioural Sustainability |
|  | Urban Area |
|  | River Area |
|  | Roadway |
|  | "B" Road |
|  | Economic Growth Area |
|  | Relinquishing the State Road Network
Direction of Land in the Government |
|  | Local Landmark for Planning, Growth
Business, Enterprise, Innovation
2. Economic Growth, Relinquishing
Urbanization Economic Growth Area
including River Road
3. Relinquishing |
|  | Panel + Town Council Allocation |
|  | Ecological Development Area |

PUBLIC EXHIBITION

EXHIBITION BOARDS

Land North of Water Lane, Angmering



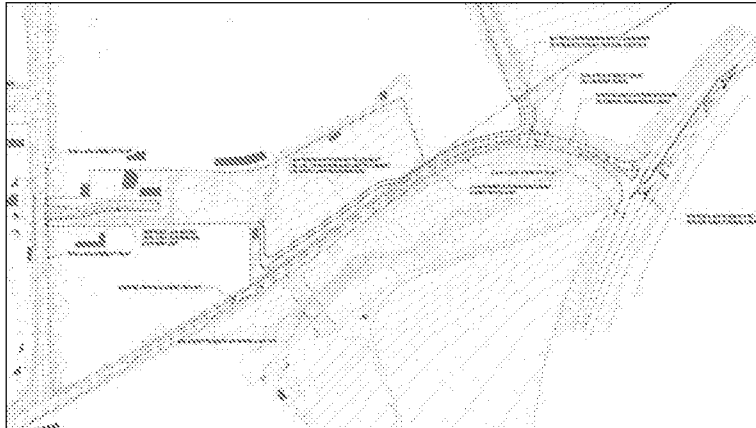
Site Access & Local Connectivity

Vehicular Access

Vehicular access would be provided from Water Lane by upgrading the existing access to the Oval Raceway into a ghost island priority junction. The access design has regard to existing traffic speeds on Water Lane and provides good visibility in both directions. The adjacent A280/ Water Lane junction would also be converted to traffic signal control to improve traffic flow.

An additional vehicular access to Dappers Lane would be provided to serve a small development parcel through the creation of a new priority T junction.

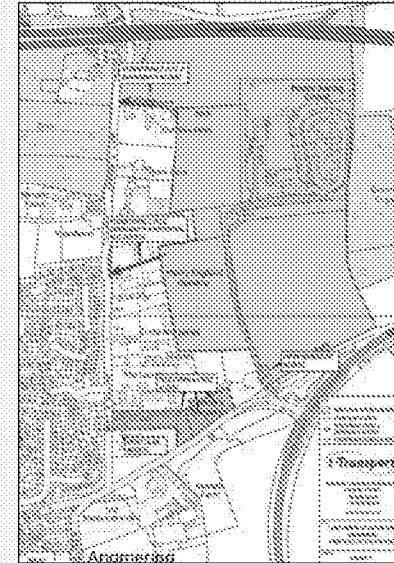
Assessment of the operation of the main access junction demonstrates that it would function well, with no material queueing or delay on Water Lane. Emergency access is proposed onto Dappers Lane in both the north-west corner of the site and to the south of Culberry Nursery, which is also being explored as a potential bus access route.



Pedestrian and Cycle Access

To create a permeable development, several pedestrian and cycle connections are proposed to Dappers Lane, one at the north-west corner of the site, one located south of Culberry Nursery and one at St Deny's South.

A footway / cycleway is also proposed along Water Lane to provide a route to Dappers Lane and to connect to the Land South of Water Lane.



Public Transport

The Stagecoach operated Bus Service 9 passes the site on Weaver's Hill and bus stops are available at both Weaver's Hill and at Roundstone Lane, offering access to regular bus connections to the village centre, Rustington shops and Angmering railway station, as well as destinations further afield including Littlehampton, Worthing and Shoreham.

Traffic Impacts

To support the planning application a Transport Assessment is being prepared in consultation with West Sussex County Council. This will consider the impact of the development on local roads and will take into account the cumulative impacts of other local development. The assessment will identify if any improvements to the local highway network are needed to support the development.

4.

A Suitable and Accessible Location for Development...

4. PUBLIC EXHIBITION

EXHIBITION BOARDS

Land North of Water Lane, Angmering



Other Technical Considerations

Landscape Assessment

A Landscape Assessment has been conducted which demonstrates that;

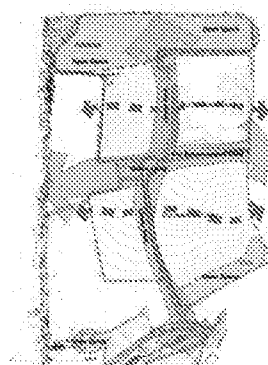
- The site lies within the Ecclesden Hills landscape character area as defined by the Landscape Capacity of Strategic Sites in Arun District 2017.
- The site is adjacent to the South Downs National Park to the north and east, and Groom's Copse Ancient Woodland to the east.
- The landscape is gently undulating from Water Lane to the south up to the A27 along the northern boundary.
- To the west Dapper's Lane provides a connection with Angmering village in the south.
- There are no landscape designations of national importance within the site. Of local importance is Public Right of Way 2149 running through the site along Oval Raceway and towards Poling Furze fields, and the group of trees by St Deny's South and Dapper's Lane which are subject of a Tree Preservation Order.
- The site is fairly well contained within the landscape with mature hedgerow and tree planting along Oval Raceway and along the southern and eastern boundaries.
- The proposed development is likely to be visible in part from north of the A27 and from the south east at Ecclesden Farm, including areas within the South Downs National Park.
- There are no landscape constraints that would prevent the development of the site subject to appropriate design and mitigation.

Landscape Opportunities

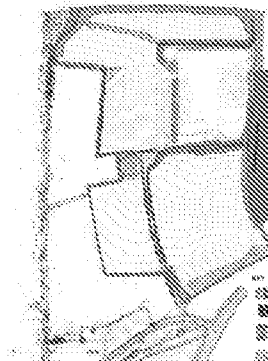
The Landscape Assessment recommended that the proposed development should provide the following;

- A consistent palette of street trees and hedgerows would be used to help soften the appearance of the development and provide a high quality environment for residents and enhance biodiversity.
- The sympathetic use of locally appropriate building materials and colours would help to minimise visual intrusion.
- Areas of open space are proposed throughout the development including a Locally Equipped Area for Play (LEAP) connected to the proposed footpaths and cycle routes.
- Existing hedgerow and tree planting would be retained and enhanced where possible, offering improved biodiversity and landscape opportunities.
- The local rights of way would be retained within the site to ensure the north south connection between the site and the National Park remains accessible.
- Retain Higher land as free from development.

Green Framework Plan



Green Framework Plan



Ecology

Results of surveys in 2015 and 2016 have identified the following:

- The site consists primarily of arable fields, surrounded by significant hedgerows, and tree lines. There are hedgerows throughout the site, which provide connectivity to the ancient woodland.
- Ancient woodland, Groom's Copse, lies adjacent to the site on the eastern edge.
- A total of five hedgerows on site were considered to be important.
- Bat activity surveys identified a high number of Common Pipistrelles using the site with other species recorded including Serotine and Noctule or Leislers.
- Dormouse surveys identified the presence of a population of Dormice within the ancient woodland on the eastern aspect of the site. The Dormice were also found along the species rich hedgerows along the centre of the site and down the hedgerows which lie adjacent to the main access.
- No reptiles were found in any suitable habitat across the whole of the site.
- Other species identified on site include a main badger sett within the central tree line and hedgerow.

Ecological Opportunities

- 15m buffer along the eastern edge of the site to buffer any impacts from development on the ancient woodland;
- No back gardens back onto any maintained tree line, hedgerow or ancient woodland buffer;
- Defensive planting along the edges of the site where required to protect Dormice and other species.
- Low level lighting within the site as a whole, lighting plans which include removal of lighting along edges of the site where significant habitats are present.
- Maintenance of hedgerows on site where possible.
- Maintenance of the green centre of the site, which includes a badger sett.
- Green linkages throughout the site to ensure species, including Badgers and Dormice, can move across the site and into the wider landscape;
- Provision of new habitats on site, including SUDs ponds, which will be planted to enhance for local wildlife, including water voles;
- Planting new habitats such as wildflower areas to the northern edge of the site to provide new opportunities for bats and birds as well as invertebrates;
- Other enhancement to the site including bat and bird boxes.

5.

A Suitable and Accessible Location for Development...

PUBLIC EXHIBITION

EXHIBITION BOARDS

Land North of Water Lane, Angmering

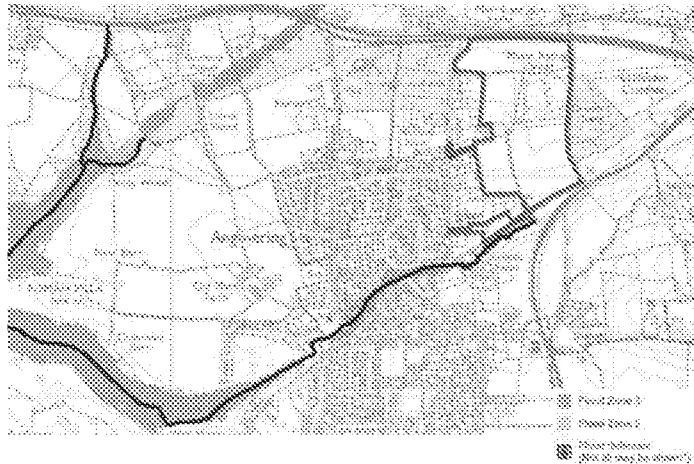


Other Technical Considerations

Drainage

The site lies within Flood Zone 1 (low probability of fluvial flooding), although parts of Water Lane close to the southern boundary are close to Flood Zone 3, (1 in 100 or greater annual probability of fluvial flooding). Overall there is considered to be a low risk of flooding from all sources.

- Flood risk assessment work has been undertaken and the recommended mitigations will be implemented including the control of surface water runoff to pre-development 'greenfield' rates. This means that there will be no increased flood risk on or adjacent to the site.
- Access to the site will be off Water Lane in the same location as the existing access to Angmering Raceway and Oval Race Club. This will have no impact on the functional fluvial floodplain associated with the Black Ditch river.

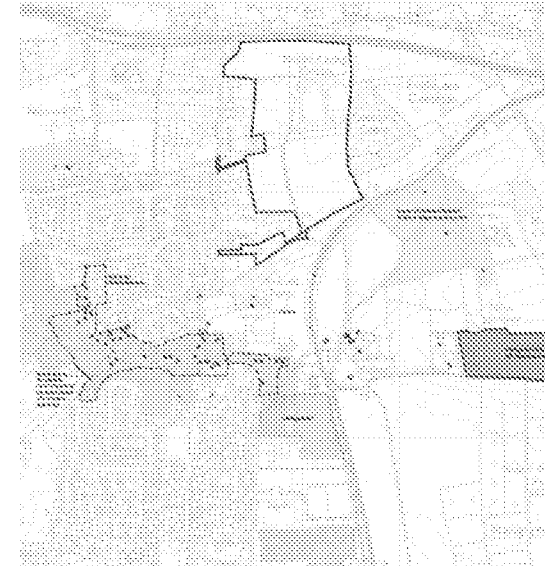


Heritage

The site does not lie within or adjacent to a Conservation Area and there are no designated or non-designated built heritage assets within it or within close proximity.

It is therefore, not possible to experience any built heritage assets, including their settings, from the site.

- The Site
- Iron Age and Roman Occupation Activity, Angmering AMA
- Multi-period features on Highdown Hill, Angmering and Ferring AMA
- Roman Activity, the site of St. Peter's Church and the Parish Church of St Margaret, Angmering
- The site of Eddisbury Drive Road Medieval Village, Angmering AMA
- Angmering Conservation Area
- Previous Archaeological Work - Heritage Event
- Listed Building
- Monument
- Find Spot
- Negative Evidence



Acoustics & Air Quality

A preliminary noise assessment has been conducted indicating no barriers to delivery and that any potential noise impact could be dealt with by means of a planning condition. Further, the assessment found that:

- A combination of buffer zones and acoustic barriers will reduce outdoor noise levels to within acceptable levels
- Internal noise levels can be mitigated by sound insulation measures such as glazing and acoustically treated ventilation
- Detailed dispersion modelling of key road traffic pollutants, (nitrogen dioxide and particulate matter) has indicated that no new properties will be exposed to unacceptable air quality

6.

A Suitable and Accessible Location for Development...

4. PUBLIC EXHIBITION

EXHIBITION BOARDS

Land North of Water Lane, Angmering



Indicative Masterplan

Design Concept & Vision

The vision for the site is to create an attractive and well-connected area of housing and open space. The intention is to create a desirable place to live whilst integrating with the character and form of the local environment.

With a principal access from Water Lane, the scheme features a linear park through which the public footpath is maintained, upgraded to a cycleway and separated from the primary access roads. Character areas follow the contoured topography interspersed with a central green lung - an enhanced habitat for wildlife and flora.

Key elements of the design concept will be:

- Harmony between built and natural forms;
- Walkable neighbourhoods;
- Tree lined streets;
- Connected green infrastructure;
- Carefully designed and detailed housing;
- Discrete provision for cars; and
- 3ha of Employment land.

Key features of the design will include:

- One main vehicular access from Water Lane;
- Pedestrian and cycle links to surrounding roads;
- Footpaths connecting to open spaces from all areas of the development creating wildlife corridors;
- Tree lined central road loops with frontage development;
- Pedestrian and emergency access to the western part of the site;
- New central linear park and central green "lung";
- Housing fronting onto open spaces giving high quality outlook;
- Individual character areas throughout the development with varying design themes; and
- Business park units, typically B1a, b & c uses.



KEY:

- Ancient woodland and 15m buffer landscape
- Existing trees / hedgerows
- Proposed trees / hedgerows
- Proposed SUDS (Sustainable Urban Drainage System)
- Residential development and landmark building
- Formal play area (LEAP - Local equipped area of play & LAP - Local area of play)

Scheme Parameters

Developable site area is just over 15ha. A significant proportion of the site would be set aside for open space and roads but this net area for development would be suitable for up to 525 dwellings which equates to a density of 35 dwellings per hectare.

The residential development would generally be 2 storey although there could be a small proportion of 2.5 storey units (probably key buildings). Hence, the maximum ridge height would generally be 9.5m although in places this may rise to 11m.

7.

A Suitable and Accessible Location for Development...

PUBLIC EXHIBITION

EXHIBITION BOARDS

Land North of Water Lane, Angmering

What Happens Next?

Key Benefits

The proposals would deliver up to 525 new homes, including up to 30% affordable housing for local people, making a significant contribution towards the substantial need for market and affordable homes in the District.

The proposed development would integrate with the form of the existing settlement and respond appropriately to the surrounding landscape character and ecological and heritage context.

Whilst the planning application will seek approval for the principle of development with access only (an outline planning application), we are keen to work with the local community to bring forward a development proposal that responds to local needs and aspirations.

**BENEFIT 1:
MEETING AN
IDENTIFIED
HOUSING NEED**



**BENEFIT 2:
PROVIDING MUCH
NEEDED AFFORDABLE
HOUSING**



**BENEFIT 3:
COMPLEMENTS LOCAL
CHARACTER**





**BENEFIT 4:
SUSTAINABLY LOCATED
ENHANCING CONNECTIONS TO
THE LOCAL AREA**



**BENEFIT 5:
SUSTAINABLE, WELL
CONCEIVED PROPOSALS
TAKING ACCOUNT
OF ENVIRONMENTAL
CONSTRAINTS**



**BENEFIT 6:
POSITIVE KNOCK-
ON FOR THE LOCAL
ECONOMY AND
COMMUNITY**






Your Views Count

We would like to obtain your views on the proposals as presented to you today. Your feedback will assist us in taking the project forward and provides you with the opportunity to influence its further development and evolution prior to the submission of the planning application.

A copy of the material from this event is available to view and download at: www.pro-vision.co.uk/angmering

Please complete the feedback forms provided today, or alternatively return it to us using the details provided.

Alternatively:
Email: angmering@pro-vision.co.uk
(please include the word 'Angmering' in the subject line)

What Happens Next?

We will review responses to the exhibition event and use these to inform the emerging proposals prior to the submission of a planning application.

Thank you for your participation.

8. **A Suitable and Accessible Location for Development...**

LAND NORTH OF WATER LANE, ANGMERING | STATEMENT OF COMMUNITY INVOLVEMENT | 12

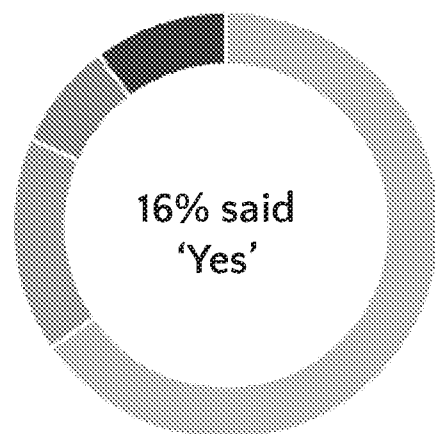
5. SUMMARY OF FEEDBACK

5.1 The public consultation event was the first opportunity for the residents of Angmering to comment on the proposals.

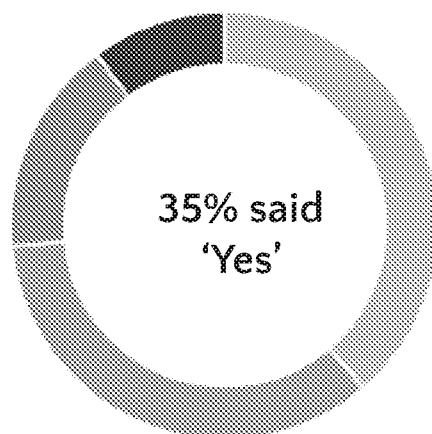
5.2 From 277 properties that received the leaflet advertising the public consultation 119 attended the exhibition.

5.3 A total of 49 responses were received. In response to the questions that were posed on the feedback form, the response was as follows:

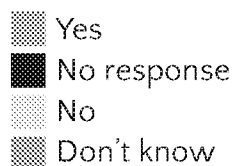
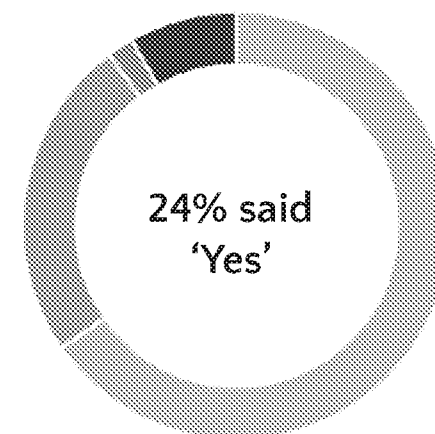
Do you support the proposals in Angmering?



Do you think that more affordable housing is needed in Angmering?



Do you support the proposals for new housing North of Water Lane Angmering?



SUMMARY OF FEEDBACK

5.4 The following are examples of some key comments that were made on the feedback forms:

“The village needs new infrastructure and recreation facilities.”

“Much too large for a small village to cope with. Traffic at peak times is queuing to get in and out of Angmering now. Whilst I agree development is needed, not on this scale.”

“If Rydon Homes were to work with the Environment Agency and contribute to the building of a balancing pond up stream to help with these problems, the existing community would benefit greatly - at present up to 30 properties flood. Before building of 100's of new homes on Green land, the current problems should be addressed. The Environment Agency are currently working on this and Rydon Homes could actually be seen to help the existing community”

“Worried about flooding in Angmering and infrastructure for schools, Doctors, etc.”

“I do believe there is scope for expansion, this needs a lot more discussion as there are very old values in the Village. But I do believe there is room for expansion.”

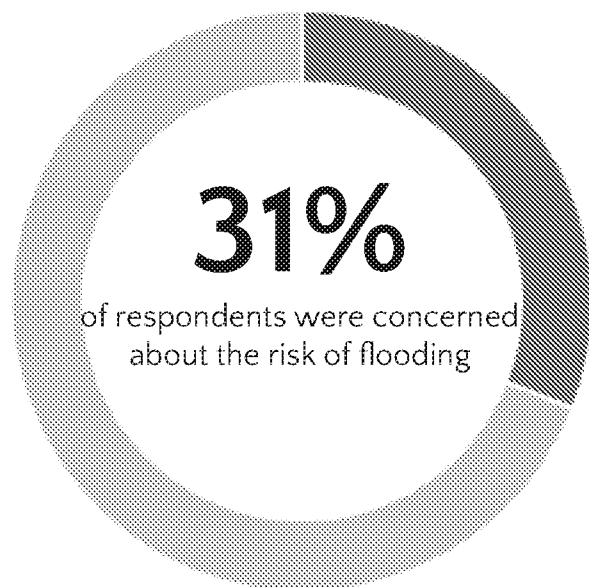
“This will cause more flooding. Land to the side of Dapper's Lane has flooded for years. Let alone Water Lane. But if you must build, we need more affordable housing for the younger generation.”

5. SUMMARY OF FEEDBACK

5.4 The following diagrams give a summary of the key issues based on public feedback:

5.5 We have listened to the comments received, and the following is a summary of how we have responded to the key concerns that were raised by respondents.

Flooding & Drainage



5.6 Flood Risk

Issue:

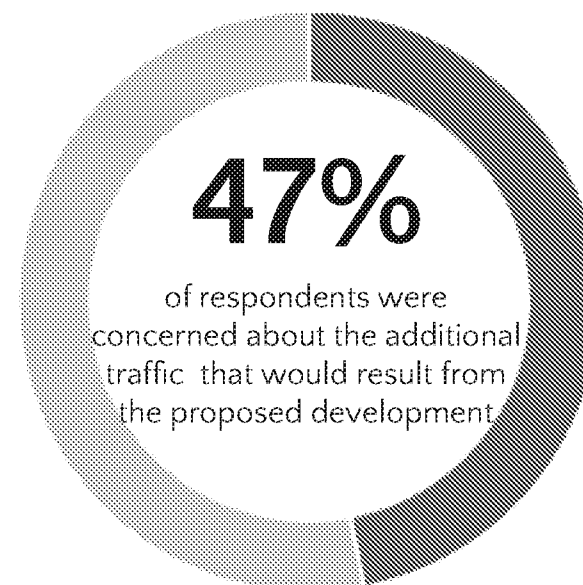
The issue of flooding was mentioned by many of the respondents. They were worried that the development would impact the potential for flooding in the existing residential areas of Angmering.

Response:

Further review of flood risk and areas for surface water storage and subsequently careful design of ponds/detention basins.

Please refer to the Flood Risk Assessment and Geo-Environmental Assessment reports attached to the planning application for more information.

Traffic



5.7 Traffic

Issue:

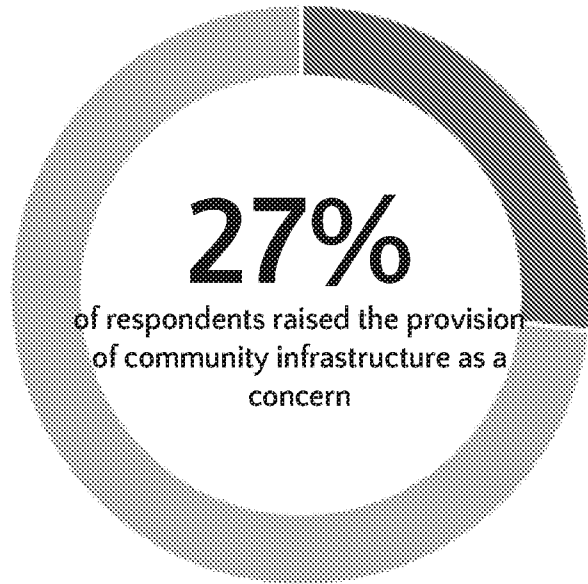
Many respondents raised concerns regarding the increased traffic that would be generated as a result of the proposed development.

Response:

The proposals include the possibility to improve the junction with the A280, comprising a roundabout to allow traffic to exit as well as enter Angmering along Water Lane in both North and South directions.

SUMMARY OF FEEDBACK

Community Infrastructure



Response:

A new dedicated bus entry route in to the development will assist linkage to the village. The development also contains provision for extended links to the footpath and cycleway network together with formal and informal play/open space areas.

5.9 Loss of Village Identity

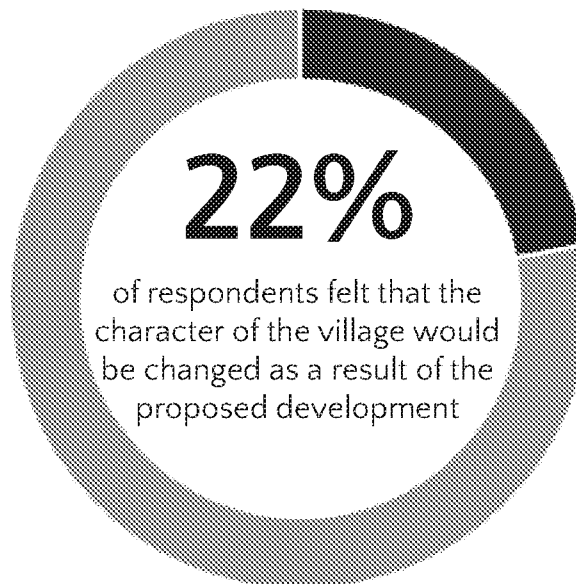
Issue:

Several respondents are concerned that the proposed residential development would impact the village's character and are worried the new dwellings would not reflect the existing character of the area.

Response:

Further review of local character and development of concept with separate character areas that take account of local distinctiveness and site features. This is developed further in the accompanying Design and Access Statement.

Loss of Village Identity



5.8 Infrastructure Provision

Issue:

There were many comments that suggested Angmering does not have adequate infrastructure to support any new residential development in the area.

6. CONCLUSIONS

- 6.1 A full and extensive programme of consultation with the local community has been undertaken in respect of the proposed scheme.
- 6.2 As a result of the comments received during the community consultation the proposed scheme has been amended to take account of these results.

Concern raised	How the concern has been addressed
Impact on local infrastructure	It is anticipated that a heads of terms list for a S106 Agreement will be prepared to ensure the scheme contributes to local infrastructure provision.
Increased flood risk	A Flood Risk Assessment and Geo-Environmental Assessment have been prepared to assess and mitigate the impact of flood risk.
Capacity of highway network	A Transport Assessment and Framework Travel Plan ensure that the surrounding highway network can safely accommodate the proposed increase in traffic resulting from the scheme.

THIS PAGE HAS BEEN LEFT INTENTIONALLY BLANK

STATEMENT OF COMMUNITY INVOLVEMENT
FEBRUARY 2018

LAND NORTH OF WATER LANE
ANGMERING

PRO VISION PLANNING & DESIGN
Grosvenor Court, Winchester Rd, Ampfield,
Winchester, Hants SO519BD

