



LAND NORTH OF WATER LANE, ANGMERING

STATEMENT OF COMMUNITY INVOLVEMENT | SEPTEMBER 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

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SEPTEMBER 2018

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1. INTRODUCTION

- 1.1 This Statement of Community Involvement (SCI) has been prepared by Pro Vision on behalf of Gleeson Strategic Land and Rydon Homes (the Applicants). The development comprises up to 525 residential dwellings, 3ha (gross) of employment space, public open space, play areas, associated infrastructure and landscaping.
- 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 Gleeson Strategic Land 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

Stakeholder Engagement

- 3.1 The Public Consultation event has taken place between the Applicants, Arun District Council (ADC), Angmering Parish Council (APC), West Sussex County Council (WSCC), and the Angmering Advisory Committee (AAC). This consultation began prior to the submission of the application and has continued post submission.

Consultation with Arun District Council

- 3.2 Concept details for the Proposed Development, together with a detailed covering letter, were provided to the Council and pre-planning application advice sought in summer 2017.
- 3.3 A pre-application meeting was held with Michael Eastham and David Innes at ADC on 13th July 2017 and written advice was subsequently provided in a letter dated 25th September 2017. In particular, the Council's pre-application advice stated that:
- a. a screening request had been submitted in April 2017 and the Council had confirmed that no EIA was required;
 - b. the Council was unable to demonstrate an adequate supply of housing land as required by paragraph 49 of the NPPF;

- c. relevant development plan policies were out of date and the emerging Local Plan was a material consideration;
- d. where the development plan is absent, silent, or the relevant policies are out of date, the NPPF states that the presumption in favour of sustainable development requires the granting of planning permission, 'unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits;
- e. whilst the proposal does not comply with the development plan there are material considerations that would justify a recommendation to approve the principle of mixed use development (residential and employment) on the site as it would not be contrary to the core principles within the NPPF; and
- f. a Design and Access Statement should be submitted with the application in order to demonstrate how it meets the high quality design aspirations.

CONSULTATION HISTORY

- | | |
|---|--|
| <p>3.4 Comments received in response to this pre-application process have been taken into consideration in the parameters plans and illustrative masterplan submitted as part of the application.</p> <p>3.5 Prior to submission, a meeting was held with Michael Eastham and the Applicants on 15th March 2018. During this meeting ADC requested that the following points were clarified in the application:</p> <ul style="list-style-type: none">a. layout of the Illustrative Masterplan;b. any engineering works associated with the sports facilities;c. housing boundary to the north of the Site;d. connectivity between north of Water Lane and south of Water Lane; ande. open space. | <p>3.6 The covering letter submitted with the application addressed each of these points and directed ADC to the appropriate location within the submission pack.</p> <p>3.7 Post submission, a meeting was held with Michael Eastham, Clare Potts and Neil Crowther at ADC and the Applicants on 16th July. During this meeting the design of the Proposed Development was discussed and ADC requested further information on the design.</p> <p>3.8 As requested by ADC, this additional information was then presented to the Angmering Advisory Committee on 13th September 2018, which allowed the advisory group to comment on the additional information.</p> <p>3.9 Following the feedback received from the Angmering Advisory Group in September, the Applicants met with ADC on 11th October 2018 to discuss the further design amendments of the Proposed Development.</p> |
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CONSULTATION HISTORY

Consultation with Angmering Parish Council

- 3.10 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.

Two meetings with Angmering Parish Council have been held prior to the submission of this planning application. The first took place on 18th July 2017 and the second on 8th February 2018. At the first meeting a presentation was given to the Parish Council and most notably, the following comments were received:

- a. the Parish Council would like to see roundabout access instead of the proposed signalised junction on the A280;
- b. pedestrian and cycle connections between the proposed development on land south of Water Lane and the Site are important; and

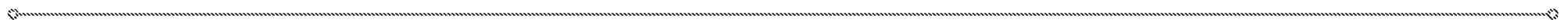
- c. pedestrian and cycle routes are important throughout the Site.

- 3.11 These comments have been taken into consideration and are reflected in the submitted parameter plans and illustrative masterplan.

- 3.12 At the second meeting comments were received on the following areas:

- a. the Parish welcome the inclusion of the roundabout;
- b. pedestrian connections between the proposed development on land south of Water lane and the Site are welcomed;
- c. the Parish may have companies that require employment in the area; and
- d. the location of the school is being discussed with the Council and WSCC.

- 3.13 Following the submission of the application a meeting took place with the Parish Council on 5th July 2018. The Applicants updated the Parish Council on the status of the application and were able to respond to any questions asked by the Parish.



CONSULTATION HISTORY

Consultation with West Sussex County Council

- 3.14 Following the meetings with ADC and APC, ongoing discussion has been undertaken with WSCC in relation to the location of the new primary school in Angmering. As a direct result of this consultation, the Applicants produced a Feasibility study and a suitable solution was identified.
- 3.15 Throughout the design and application process the applicants have been in contact with WSCC in relation to the transport works associated with the Proposed Development. The associated transport works were discussed in detail with WSCC and they provided a consultee comment that did not object to the Proposed Development.

Angmering Advisory Committee

- 3.16 The Angmering Advisory Committee meets every few months to discuss development proposals which affect the village, providing an interaction between Councillors at ADC, representatives from the Parish Council, ADC Officers and developers. The Applicants have attended these meetings, both prior and post submission.
- 3.17 Prior to submission the Applicants produced a 'Vision Document' which provided an overview of the whole strategic allocation and discussed this with the Advisory Group.
- 3.18 Post submission includes the committee meetings on 10th May and 5th July. The Applicants were available to attend the proposed Advisory Group meeting on 19th April, however this was cancelled due to WSCC availability.
- 3.19 During the Angmering Advisory Group took place on 13th September, the Applicants presented the additional design information that was requested by ADC on 16th July. Following the presentation the Angmering Advisory Group and ADC provided feedback on the additional design information.

4. PUBLIC EXHIBITION

4.1 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 through the Council's pre-application advice process.

Involving local representatives

4.2 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.

Involving residents

4.3 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 as shown in figure 1. The Parish Council was also informed of the event. The public consultation event was held at Angmering Village Hall on Tuesday 18 July 2017 between 2.30pm – 8pm.

4.4 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.

Land north of Water Lane, Angmering **Community Consultation Event**

An opportunity to view and comment upon proposals for residential development of up to 525 new homes and related development at Land north of Water Lane, Angmering.

Your views count...please come along to our community consultation event where the proposals will be displayed and there will be an opportunity to share your views.

Event to be held at
Angmering Village Hall,
Station Road, Angmering, BN164HL
Tuesday 18 July from 2.30pm – 8pm



2017 2018

PUBLIC EXHIBITION

- 4.5 At the public exhibition a number of the project team were available to answer questions.
- 4.6 The exhibition was widely advertised as detailed in paragraph 3.4.
- 4.7 The timing of the exhibition was deliberate to ensure that as many people as possible would be able to attend if they so wished, but extending into the evening to enable people to attend after work.
- 4.8 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.
- 4.9 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.
- 4.10 The exhibition was well attended, with at least 119 people attending on the day.
- 4.11 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.
- 4.12 A dedicated page on Pro-Vision's website was (and is) made available to view all the exhibition boards in high resolution at any time following the event.

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, Bottsey, Hampshire, SO51 9BD or via email to: angmering@pro-vision.co.uk	
 www.pro-vision.co.uk/angmering	

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

Environmental Context

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

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

Figure 5: Community Consultation Exhibition Boards

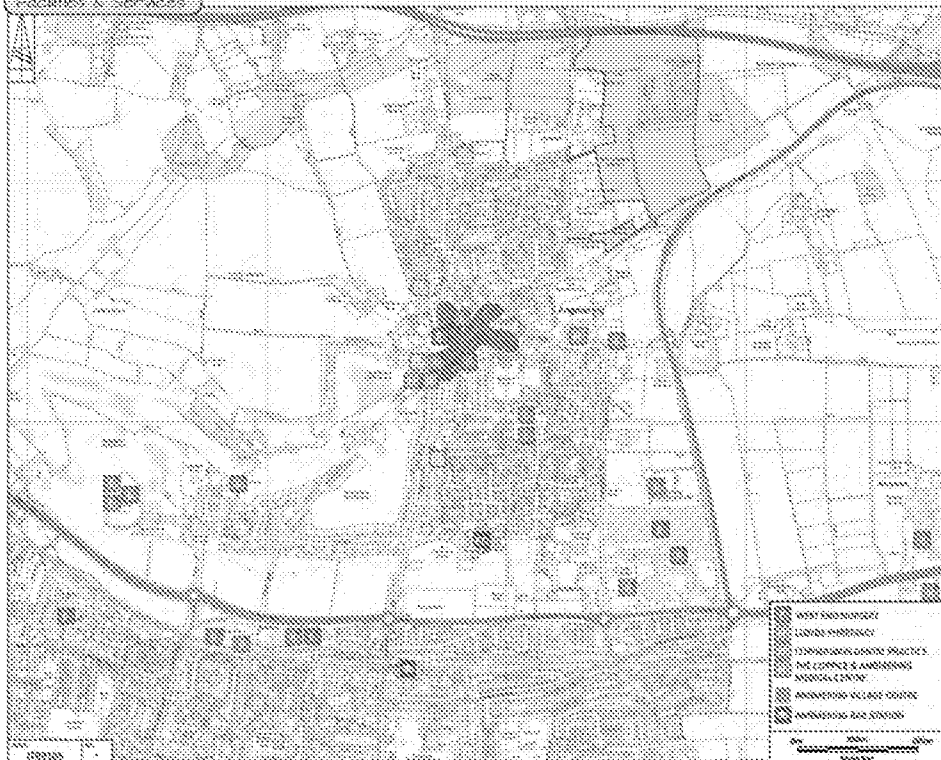
PUBLIC EXHIBITION
EXHIBITION BOARDS

Land North of Water Lane, Angmering




The Site

Facilities & Services



The map shows the site's proximity to various local amenities. Key locations include:

- Angmering Village Green**: A central open space.
- Angmering High Street**: The main thoroughfare.
- Local Shops and Services**: Various commercial units along the street.
- Primary and Secondary Schools**: Educational institutions nearby.
- Medical Facilities**: Healthcare services accessible from the site.

Site Analysis

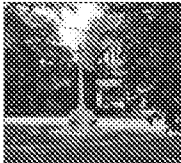
The site covers an area of just over 30 ha (74 acres) of land and is located to the north of Water Lane on the eastern fringe of Angmering.

Angmering High Street and village centre is located within a short (10 minute) walk from the site and provides a number of services including newsagents, local shops, medical facilities, hairdressers, takeaways and community facilities. Other local facilities, including primary and secondary schools along with leisure facilities, are also located within the village within a comfortable walk and cycle of the site.

Transport

The site is well served by public transport routes, including bus stops and train stations. The nearest railway station is located within a short distance of the site.

Development Examples






A Suitable and Accessible Location for Development...

PUBLIC EXHIBITION

EXHIBITION BOARDS

Land North of Water Lane, Angmering



Wider Context

Planning Policy Context

Land north of Water Lane forms part of a Strategic Site Allocation (SD9) identified by Arun District Council for the development of at least 800 homes in its emerging Local Plan. This is one of a number of proposed strategic allocations in the district which, together with sites that already have planning permission, will deliver a total of 20,000 new homes in the period to 2033.

The Arun Local Plan Examination is due to continue in autumn 2017.

The Angmering Neighbourhood Plan was based upon an earlier version of the emerging Arun Local Plan – a version which an independent inspector concluded was unsound as it did not provide sufficient housing to meet the needs of the district. As a result, the housing requirement for the district has almost doubled from an average of 580 dwellings per annum to 919 dwellings per annum. This has necessitated the allocation of a significant number of additional housing sites across the district.

The Key Diagram from the emerging Local Plan (reproduced opposite) shows the key areas proposed for development by Arun District Council against this background.

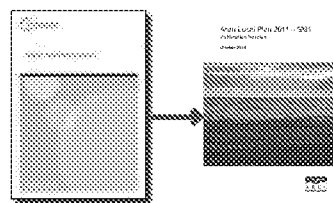
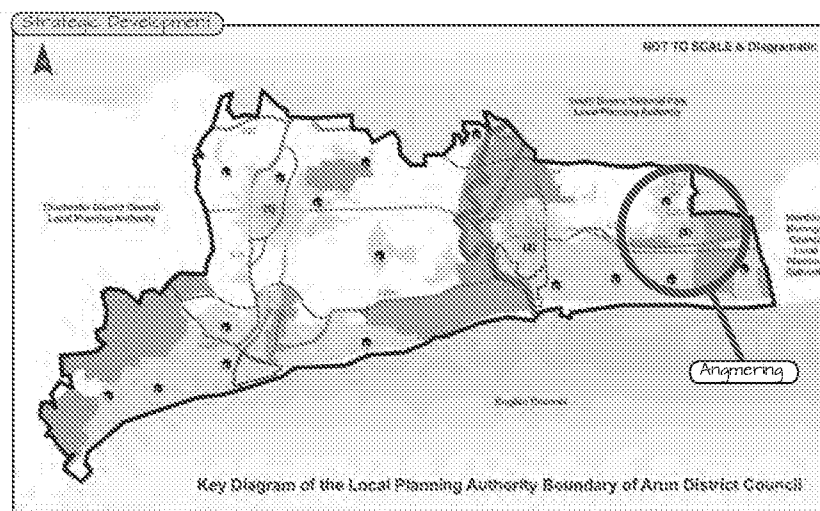
As part of a strategy to boost housing supply in the short term, Arun District Council agreed to invite planning applications immediately on sites identified as suitable in its Housing and Economic Land Availability Assessment (HELAA) and on sites included in the emerging Local Plan as Strategic Site Allocations.

The proposals for land north of Water Lane, which follow the submission of an application for 175 new homes on land south of Water Lane, accord with the emerging Local Plan and the Council's strategy to boost housing supply.

Development Context

The Council's updated 2010 employment assessment for Angmering (2013) report found the "land north and south of Water Lane to be suitable for development" and the Council's Sustainability Appraisal stated that Angmering is "the most sustainable location, in the short term". In addition, the Publication Draft Local Plan (October 2014) stated that "Angmering is considered a sustainable place for additional housing and employment growth".

We agree with the Council's assessment of Angmering, particularly land north and south of Water Lane, as a sustainable location for development.



Key	
	Top Brown Development
	Green Area
	Water Area
	Railway
	16" Road
	Economic Growth Area
	Development for which a new road network (location of road to be allocated)
	Social Location for Strategic Growth
	1. Business/Enterprise/Community 2. Community/Local Enterprise 3. Community/Local Enterprise 4. Community/Local Enterprise 5. Community/Local Enterprise
	Green + Town Council Allocation
	Strategic Employment Areas

3.

A Suitable and Accessible Location for Development...

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EXHIBITION BOARDS

Land North of Water Lane, Angmering



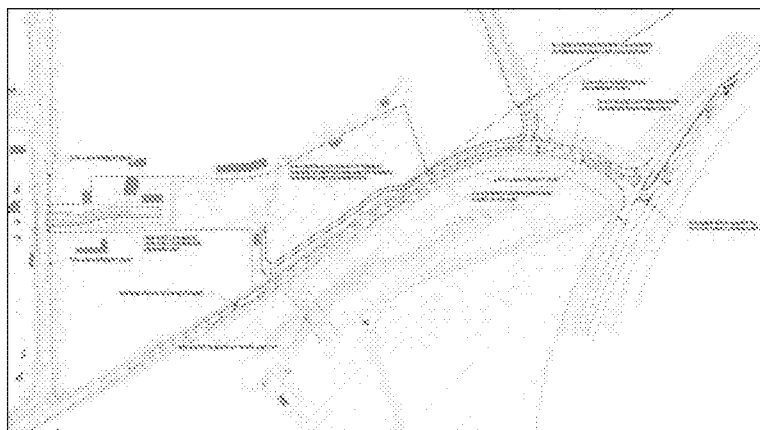
Site Access & Local Connectivity

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.

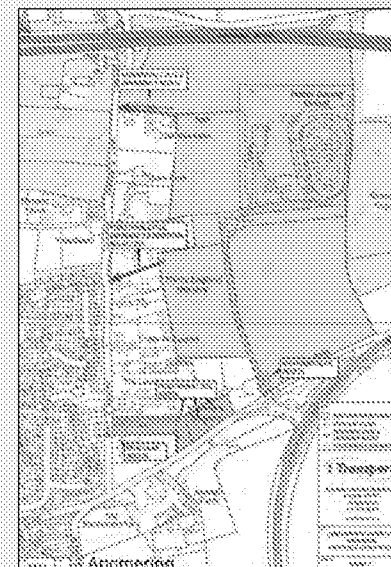
Assessment of the operation of the main access junction demonstrates that it would function well, with no material queuing or delay on Water Lane. Emergency access is proposed onto Dappers Lane in both the north-west corner of the site and to the south of Culberry Nursery, which is also being explored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

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EXHIBITION BOARDS

Land North of Water Lane, Angmering

Rydon



Other Technical Considerations

Landscape Assessment

A Landscape Assessment has been conducted which demonstrates that:

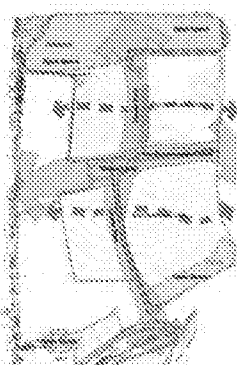
- The site lies within the Ecclesden Hills landscape character area as defined by the Landscape Capacity of Strategic Sites in Arun District 2017.
- The site is adjacent to the South Downs National Park to the north and east, and Groom's Copse Ancient Woodland to the east.
- The landscape is gently undulating 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 Dorey'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

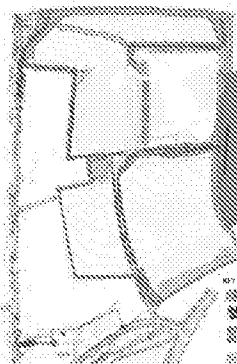
The Landscape Assessment recommended that the proposed development should provide the following:

- 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 Infrastructure 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...

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Land North of Water Lane, Angmering

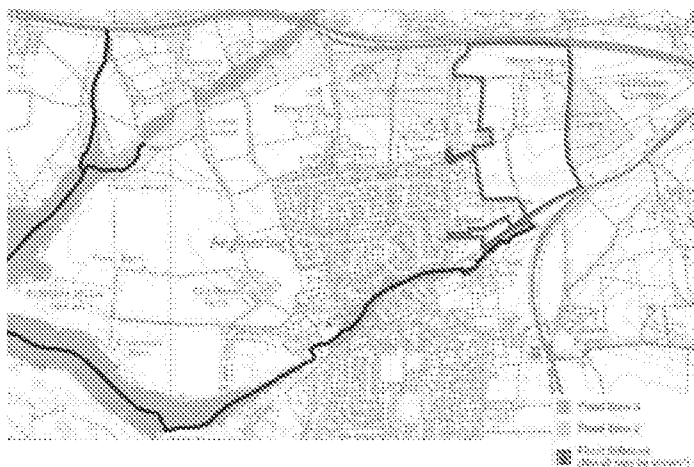


Other Technical Considerations

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.

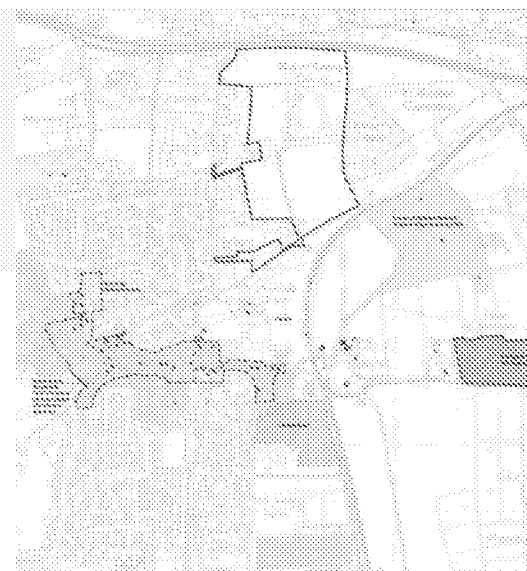


Heritage

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 SSSI
- Medieval period features on Highdown Hill, Angmering and Ferring sites
- Roman activity, the site of St. Peter's Church and the Parish Church of St. Margaret, Angmering
- The site of Ecclesall Quarry
- Medieval Village, Angmering site
- Angmering Conservation Area
- Previous Archaeological Work - Heritage Events
- Listed Building
- Monuments
- Wind Turbine
- Negative side view



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...

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



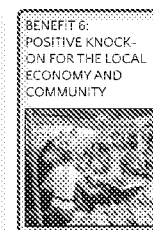
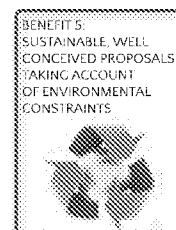
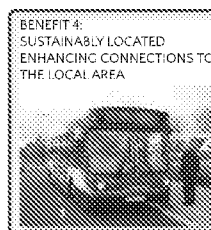
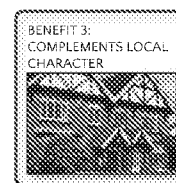
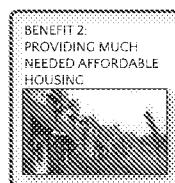
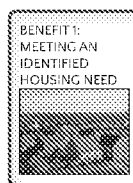
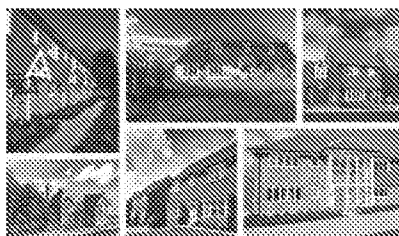
What Happens Next?

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.



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...

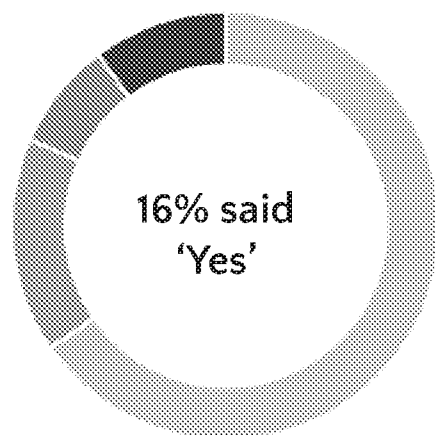
5. SUMMARY OF FEEDBACK

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

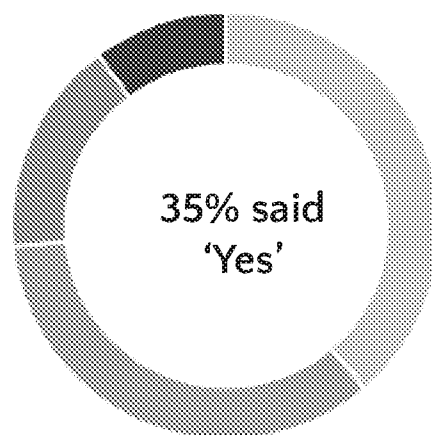
5.2 From 277 properties that received the leaflet advertising the public consultation 119 attended the exhibition.

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:

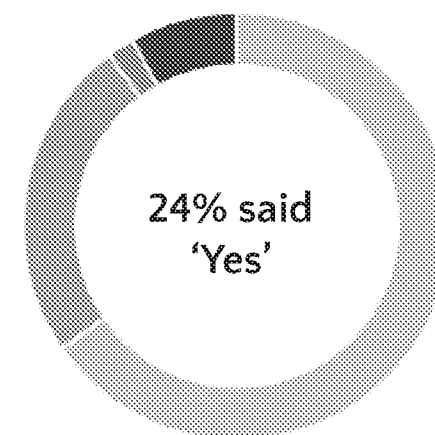
Do you support the proposals in Angmering?



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



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



Yes
No response
No
Don't know

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.”

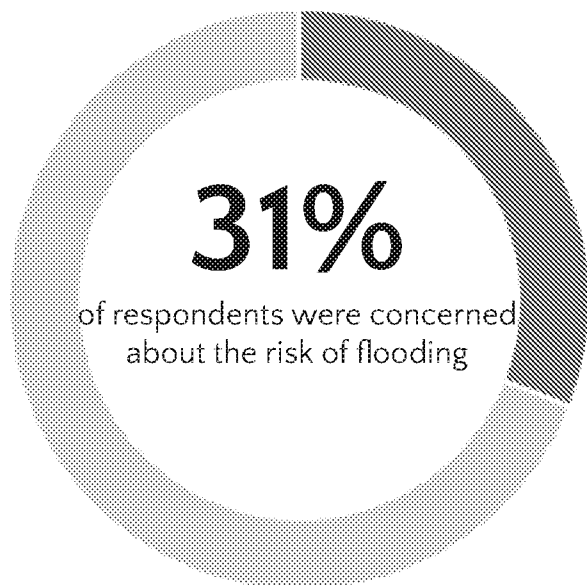
“This will cause more flooding. Land to the side of Dapper's Lane has flooded for years. Let alone Water Lane. But if you must build, we need more affordable housing for the younger generation.”

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:

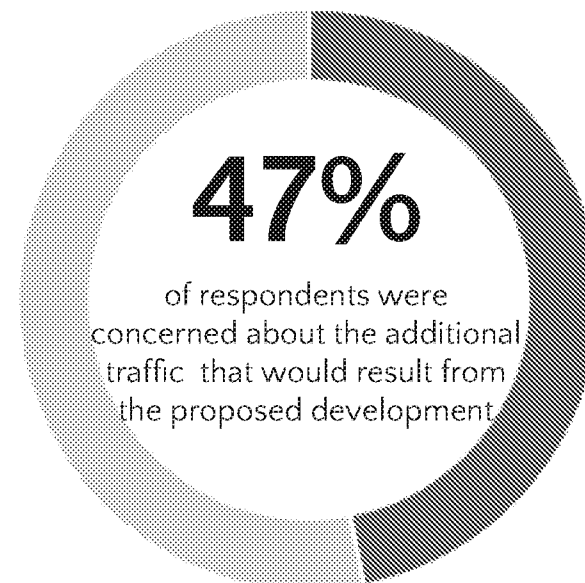
The issue of flooding was mentioned by many of the respondents. They were worried that the development would impact the potential for flooding in the existing residential areas of Angmering.

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:

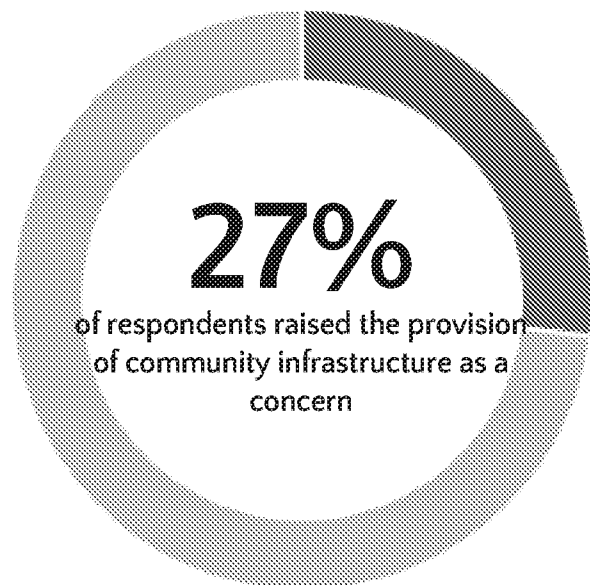
Many respondents raised concerns regarding the increased traffic that would be generated as a result of the proposed development.

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:

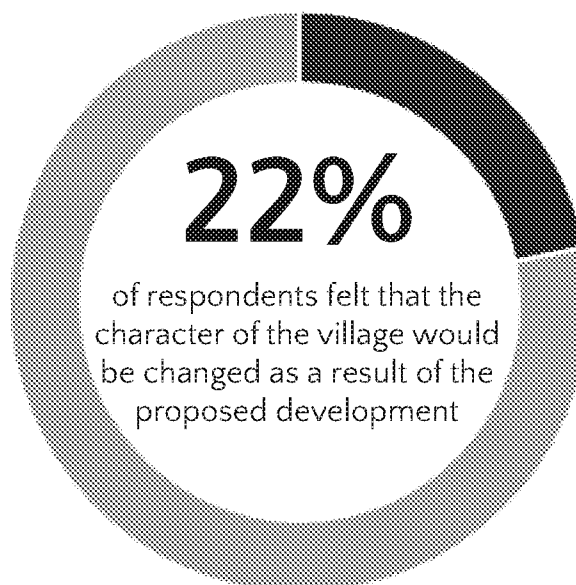
Further review of local character and development of concept with separate character areas that take account of local distinctiveness and site features. This is developed further in the accompanying Design and Access Statement.

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.

Loss of Village Identity



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	The Impact on the local infrastructure has been assessed throughout the preparation of the planning application and where required mitigation measures have been proposed.
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.

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STATEMENT OF COMMUNITY INVOLVEMENT
SEPTEMBER 2018

LAND NORTH OF WATER LANE
ANGMERING

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

