

Rustington Golf Centre

Statement of Community Involvement

On behalf of Barratt David Wilson Homes

June 2021

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1. Introduction

This Statement of Community Involvement (SCI) sets out the strategy undertaken for consulting the local community regarding Barratt David Wilson Homes' planning application for land at Rustington Golf Centre.

This document demonstrates that Barratt David Wilson Homes has actively informed and involved the local community about the plans, in accordance with Arun District Council's Statement of Community Involvement and national planning guidance.

Barratt David Wilson Homes is committed to stakeholder engagement and wanted to ensure that the community were made aware of the proposed development and had a chance to input into the development.

This Statement of Community Involvement gives an overview of all consultation activity undertaken prior to the current planning application submission.

1.1 Barratt David Wilson Homes

Barratt David Wilson Homes has been building quality new build homes since 1958. We aim to provide the highest standard of design, construction and customer service in the business, resulting in a host of major industry awards in recent years.

Every year since 2010, Barratt David Wilson Homes has been awarded a '5 Star Housebuilder Award' by the Homebuilders Federation.

The award is the result of customers' recommendations, as well as our superior build quality, so we're especially proud to be the only major national housebuilder to be awarded this accreditation every year since 2010.

Barratt David Wilson Homes has a track record of success in the local area and has delivered new homes and communities in Chichester, Emsworth and Haywards Heath.

1.2 MPC

Meeting Place Communications (MPC) was established in 2006 and is now one of the leading public relations companies specialising in consultation around planning issues. We have worked with a wide range of house builders, retailers, and commercial developers.

Our experience is across England and Wales and we are experienced in reaching out and positively engaging with local residents when it comes to planning applications.

2. Consultation requirements

The importance and benefits of community involvement is highlighted in national planning policy and guidance, including the National Planning Policy Framework (NPPF), February 2019. The NPPF states that “early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties.” It further explains that “good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.”

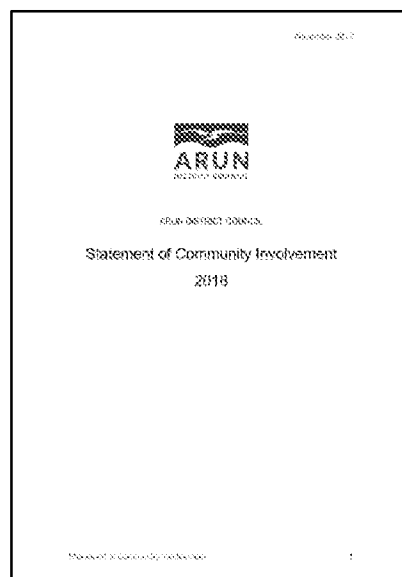
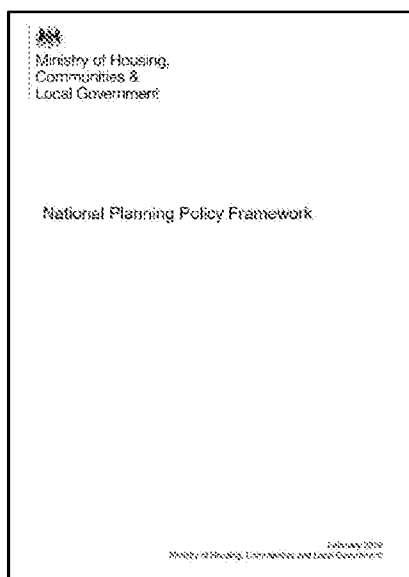
The Localism Act (November 2011) enshrines in law the need for consultation. The act requires developers to consult local communities on planning applications, allowing people to comment when there is genuine scope to make changes to proposals.

2.1 Arun District Council’s Statement of Community Involvement

Local authorities are required to produce a SCI under the Planning and Compulsory Purchase Act 2004 (as amended). The principal objective of the SCI is to ensure that all sections of the community, including local groups and organisations, are given an opportunity to engage in the planning process.

The site is located within the civil parish of Angmering in Arun District Council. Arun District Council adopted their SCI in November 2018. This document sets out the ways in which applicants can engage with residents and communities to enable them to have a say in the decision-making process. The SCI highlights several engagement approaches that can be utilised by applicants to involve the community.

It also sets out the need for engagement to be flexible and responsive to exceptional circumstances like those which have been imposed by the Covid-19 pandemic. Whilst the Council appreciates that some means of face-to-face engagement are valuable to particular members of the community, these are not necessarily possible during these restrictions. As such, Barratt David Wilson Homes will seek to continue engagement by other means including physical copies of documents by post and holding virtual consultations.



Barratt David Wilson Homes – Rustington Golf Centre Statement of Community Involvement

3. We have responded to this by...

With ongoing central government guidance on social distancing measures due to the Covid-19 pandemic, we prepared an engagement strategy to undertake effective and meaningful consultation without in-person events. To fulfil the requirements of the consultation, set out in local and national policy, we have sought to:

Engage with local representatives

Prior to submission of the planning application, we sought meetings with local representatives and stakeholders including representatives of Arun District Council and Angmering Parish Council. We have kept all stakeholders abreast on the proposals while offering the opportunity to answer any questions. Further details of this engagement is set out at Section 4.0 of this document.

Involve residents and stakeholders

A newsletter was sent to 591 residential addresses surrounding the site (**Appendix A**). The newsletter provided information about the detailed proposals, an opportunity to give feedback and details of dedicated contact points (**Appendix B**).

Encourage feedback

The newsletter included a feedback form that residents could return via Freepost with their comments and suggestions. In total 7 feedback forms were received via post, as well as via phone and email. These can be viewed in full in **Appendix C**.

4. Involving local representatives

As part of the consultation, local political representatives and groups were sent digital copies of the consultation newsletter and invited to virtual meetings. Invitations were sent to Arun District Council ward members and Angmering Parish Council.

4.1 Presentation to Angmering Parish Council

A virtual meeting was due to be held with Angmering Parish Council on 3rd June 2021, to which the Angmering & Findon ward councillors were also been invited. Unfortunately this meeting had to be postponed, and will be reorganised for a later date in June. This meeting will give the Parish Council and District Councillors an opportunity to learn more about the proposals and give their feedback.

4.2 Contact with Arun District Councillors

On 27th May 2021, a phone call took place between MPC and Cllr Paul Bicknell (Arun District Councillor for Angmering and Findon), following his receipt of the email invitation for a virtual meeting. Areas of discussion on this phone call included:

- Land ownership
- Affordable housing provision and type
- Drainage

A virtual meeting was held with Cllr Andy Cooper on 23 June 2021, areas of discussion included:

- Traffic and congestion on the A259
- Footpath links to wider Rustington
- Bus services

For all stakeholders we committed to ensuring they remained engaged post submission.

5. Involving residents

Residents were given a variety of methods to give their feedback, with a detachable feedback form included in a newsletter, Freepost address and Freephone number. This helped to engagement to go ahead despite the social distancing measures which were in place.

5.1 Newsletter and feedback form

A newsletter was sent out to 591 local residents and businesses close to the site. The A4 newsletters included details of the scheme, a location plan and key statistics. It invited residents to give their feedback via a cut-out slip on the newsletter. This could be returned via our Freepost address.

5.3 Social media

Once the newsletter was received by residents, it was shared by residents on social media. This broadened the reach of the newsletter beyond those 591 addresses and allowed for a wider perspective into public opinion on the proposals. The post was shared in the Rustington Village News Facebook group, and received 11 shares, 29 reactions and 34 comments.

5.2 Further resources

For those with any additional questions, contact details were provided so that anyone could get in touch with us about the proposals or to provide feedback for the project team to consider. The Freephone information line and Freepost address were also publicised as part of the newsletter.

5.3 Outcome

In total 7 completed feedback forms were received. The specific feedback provided by local people has been analysed in depth in Section 6.

**591 newsletters
delivered**

**7 completed
feedback forms**

6. Feedback

6.1 Quantitative feedback

The feedback forms offered respondents to give their thoughts on the proposals via an open ended question. Most of the residents raised concerns about the schemes and were near neighbours of the proposals.

43% of comments given noted concerns with the impact that the development would have on social infrastructure, particularly health and education facilities, and on road infrastructure. 43% of respondents also objected to the development in principle, largely on the basis of a perceived lack of need for new housing in Angmering. 29% of respondents also raised concerns with the loss of leisure facilities, although some respondents appeared to believe that the proposed development would encompass the entire leisure complex, including Lanes Health Centre and Out of Bounds.

6.2 Qualitative feedback

The feedback forms offered participants an opportunity to give their initial thoughts on the proposals. The local community has also been able to give feedback via the Freephone telephone number provided and some informal comments have been made on social media. The comments left via feedback forms can be found in full in **Appendix C**, however the comments in brief covered the following themes:

- Principle of development
- Impact on social infrastructure
- Provision of affordable housing
- Traffic
- Loss of leisure facilities

7. Response to feedback

7.1 We don't need any new homes here.

A number of respondents raised concerns with the scale of housebuilding in the local area, believing that no more additional homes are needed in Angmering and the wider Arun District.

In 2017, Arun District Council granted planning permission for a leisure complex on the site, including a new hotel. This sets a precedent for some form of development on this site.

Arun District Council's Local Plan, adopted in 2018, sets out a need to build 20,000 new homes in the district over the 20-year plan period. However, the publication of the results of the Housing Delivery Test (2020) confirmed that Arun District Council could not demonstrate substantial housing delivery having only delivered 61% of their target. This means that many households are continuing to miss out on being able to buy a home of their own.

With over 1,000 people on the waiting list for an affordable home, providing new affordable homes in Arun District is of huge importance. The proposed development would deliver around 54 new affordable homes, with a policy compliant mix of those for affordable rent and shared ownership.

7.2 Local services couldn't cope with new residents.

Some respondents raised concerns that local social infrastructure, such as schools, dentists and GP surgeries, is overwhelmed at current and would not have sufficient capacity to accommodate new residents from this development.

When a development comes forward, there are a range of contributions which are made to the district, county and parish councils to expand local provision. This includes contributions of facilities such as libraries, primary and secondary schools, sports provision, community space, highways and other contributions as deemed appropriate by the council.

These contributions form part of a legally binding agreement made as part of the Community Infrastructure Levy (CIL) and Section 106 payments. They allow for Arun District Council and West Sussex County Council to invest in local services to mitigate any potential impact of this development.

7.3 Local roads will struggle to cope.

A number of those commenting on the proposals noted the site's location to the A259 and raised issues with traffic on this road at current, particularly with regard to the Mill Lane roundabout.

A detailed transport assessment has been provided as part of the application, which looks at typical everyday peaks in the morning and evening (recognising that during the pandemic, traffic levels have not been typical). This has shown that there would be no demonstrable harm to the road network and the road network has the capacity to deal with the additional vehicles, alongside background growth and other committed developments. This report will be studied in detail by officers at West Sussex

County Council and only if they are satisfied with the results they will put forward a recommendation on the scheme to Arun District Council on its impact.

There are road improvements suggested to key junctions. Access to the site would be from Golfers Lane, which provides the access to the leisure facilities adjacent to the site. This would access route would be enhanced by a widening of the junction of Golfers Lane and the A259, assisting new residents and existing leisure users with access to the site and the A259.

There is also a need to ensure that local residents have alternatives to using their cars. With existing pedestrian routes across the A259, and the close proximity of the site to bus routes and Angmering railway station, new residents would easily be able to access local facilities and services by walking or cycling.

7.4 Loss of leisure facilities

Some respondents raised concerns with the loss of leisure and golfing facilities as a result of the proposed development.

Whilst the proposals would seek to redevelop the Par 3 golf course currently used for 'foot golf', the majority of facilities including the Par 70 golf course, driving range, Lanes Health Club and Out of Bounds would be retained. The sale of this part of the Rustington Golf Centre may allow the owner of the Golf Centre to reinvest in facilities.

8. Conclusion

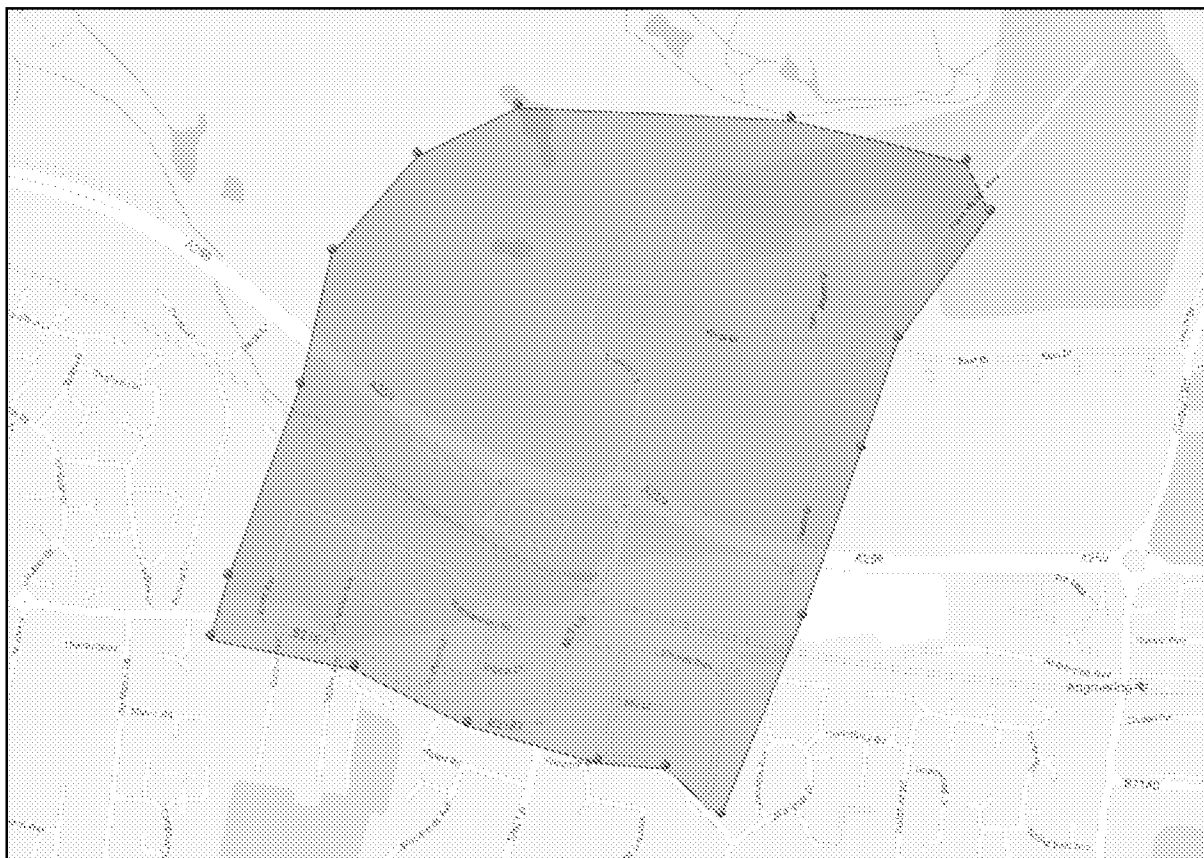
Barratt David Wilson Homes has undertaken extensive pre-planning application discussions with local community in Angmering and actively involved them in the design process for the proposed development in accordance with the guidance in Arun District Council's draft Statement of Community Involvement.

This activity included a newsletter sent to local residents with the opportunity to provide feedback, a Freepost address and Freephone line, an email address for feedback, and virtual meetings with local stakeholders.

Barratt David Wilson Homes is also delighted that a large number of people have engaged with the public consultation to evolve the proposals. Moreover, the project team has listened to the feedback received throughout the consultation process and have incorporated residents' views, where possible, into the Planning Application Submission.

Proactive engagement with the local community will continue throughout the planning process and Barratt David Wilson Homes looks forward to continuing conversations with all stakeholders.

Appendix A: Mailing radius



Barratt David Wilson Homes – Rustington Golf Centre
Statement of Community Involvement

Appendix B: Newsletter

LAND AT RUSTINGTON GOLF CENTRE

May 2021


BARRATT
HOMES



DAVID WILSON HOMES
WINNERS OF THE 2020



Example of a previously delivered home

Barratt David Wilson Homes is bringing forward plans for around 160 new homes on land at Rustington Golf Centre.

Barratt David Wilson is preparing a planning application to be submitted to Arun District Council later this year, and is consulting the local community on the plans for new homes.

In normal circumstances, we would like to have face to face conversations with local people, but in line with current government guidelines, we are updating local residents on the proposals remotely.

You can give us any comments you may have on the plans by using the attached feedback form. If you have any queries on the proposals, please get in touch with Barratt David Wilson Homes by calling 0800 148 8911 or writing to **Freepost, MPC CONSULTATION**

Proposals

- Around 160 high quality new homes to meet local need
- 30% affordable housing
- Providing open spaces on site, including areas for children to play
- Providing contributions to support local services through the planning process
- Improved cycling and footpath links in the local area

Barratt David Wilson Homes – Rustington Golf Centre
Statement of Community Involvement



New homes

The development will deliver around 190 high quality new homes and a policy compliant number of affordable homes to meet local need.

With the Council continuing to fail to deliver the new homes the District needs, there is national Government policy support for the identification, and development of proposals for new homes in sustainable locations:

Barratt David Wilson Homes is proposing to deliver a mix of detached, semi-detached and terraced homes and some maisonettes. All new homes provide between one and four bedrooms, suitable for those looking to buy their first home, those looking for extra space to work from home and those seeking to downsize.

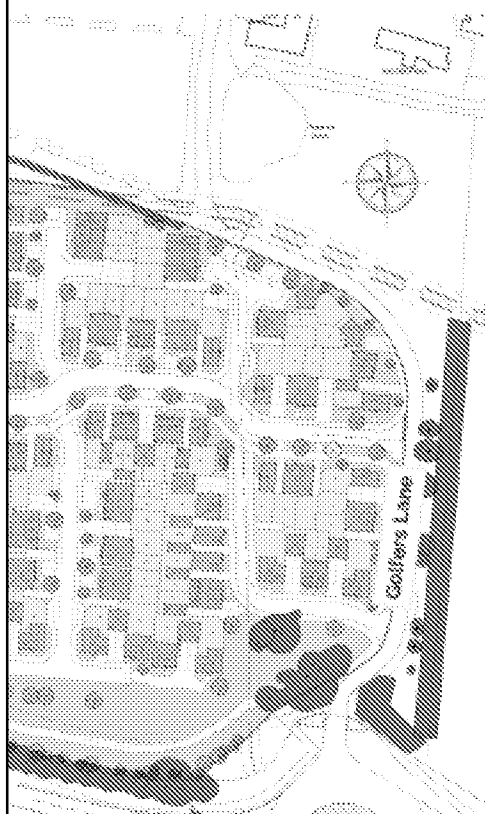


Example of previously delivered homes

Landscaping

The plans include extensive public open space, accessible to new and existing residents. These areas of public open space will include exciting and dynamic play space for children.

Many of the existing trees on site will be retained, maintaining a green corridor from north to south in the centre of the site. A number of additional trees will be planted, boosting biodiversity on the site.



Sustainable location

The site is located to the north of the A259, an area which has seen substantial transformation in recent years with the development of the Chandlers BMW dealership to the south of the A259 opposite the site, as well as a new Aldi and Next store.

With retail and leisure facilities in such close proximity to the site, as well as bus and train links within walking distance, the site is a suitable and sustainable location for a residential development.

In 2017, Arun District Council granted planning permission for a leisure complex on the site, including a new hotel, setting a precedent for development on this site.

Design

Barratt David Wilson Homes is proposing to deliver a mix of two and 2.5 storey homes, reflecting the scale of existing homes in Angmering and Rustington. The dwellings will be set back from the A259 and surrounded by open space interspersed with existing vegetation.

Brick will be the main building material, with a variety of features to mark key buildings across the site.

Access from the A259 will be from the south east of the site, and Barratt David Wilson Homes is proposing to widen this entrance to improve vehicular access to and from the new homes.

Let us know what you think

What are your priorities for the proposals for new homes on land at Rustington Golf Centre?

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If you would like to receive updates on the progress of the proposals, please leave us your contact details.

Name:

Address:

Postcode:

Email:

Phone:

The information is being collected on behalf of Barratt David Wilson Homes and will be shared with them and the project team, securely stored and destroyed at the end of the planning process. For further information about how we use your data and your rights under General Data Protection Regulations please call 0800 548 8813.

LAND AT RUSTINGTON GOLF CENTRE

May 2021



BARRATT
HOMES



DAVID WILSON HOMES
WE BUILD QUALITY HOMES

About Barratt David Wilson Homes

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Barratt David Wilson Homes has a track record of success in the local area and has delivered new homes and communities in Chichester, Boreham and Haywards Heath.

Next steps

Barratt David Wilson Homes will review all comments submitted on the proposals as part of preparing a planning application to be submitted to Arun District Council.

If you have any questions at all, please do contact us via Freepost or Freephone using the details below.

Contact us via our Freephone number:

0800 148 8911

Write to our Freepost address:

Freepost, MPC CONSULTATION



Please return your comment slip using the pre-addressed envelope provided. No stamp required.

Barratt David Wilson Homes – Rustington Golf Centre
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Appendix C: Verbatim feedback

What are your priorities for the proposals for new homes on land at Rustington Golf Centre?
I strongly object to the build as the local area does not have the infrastructure to cope with more homes. Schools – doctors – traffic etc.
This is an appalling proposal and shows a total lack of empathy for the people of Angmering, Rustington and the area generally. The site is outside the Built Up Area Boundary and lies just short of the open spaces protected by Arun's "Strategic Gap Between Settlements" policy. It would have almost certainly been included in the policy if the planners had thought there was any change of the landowner selling to developers. Over 1000 new houses are being, or about to be, built in Angmering and there is no demonstrated need for more. We don't want it!! No to another Bramley Green. There are too many houses in the local area and not enough facilities or recreational areas. Traffic and schooling will be horrendous. Angmering was once a lovely village - It's now becoming a horrid housing estate. I completely 100% disagree with any further housing being built in the area until the infrastructure can sustain not only the current but also the expanding community. Therefore a new primary school, GP surgery, NHS dentist and completion of all roadworks must be the priority before any more houses are built. Roundabout is far too busy at the moment. Another access point on A259 would have to be built. With Aldi and Sainsburys both using the roundabout as a turn, traffic leaving the town has to queue. Protection of Ham Manor. Retention of Lanes Leisure Facilities. I am shocked and appalled by these proposals. Even if I didn't use the golf centre on a regular basis, I would still object to more housing developments on an already built up area. The site is a great leisure facility for the local residents (and beyond) and it would be deeply depressing to lose it for more units. Please take your plans elsewhere!!

