

Statement of Community Involvement

Angmering

Persimmon Homes

May 2020

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Background

Persimmon Homes land extending west of Dapper's Lane, Angmering has been allocated in the Adopted Local Plan as part of the North Angmering Strategic Development Allocation. The site forms part of a wider housing allocation for 800 new homes in Angmering North (through Policy SD9). Persimmon are seeking planning permission for 84 homes at the site, following consultation with Council Officers, elected members, the Parish Council and the public over the last 12 months.

The site covers 9.1 acres, of which 6.5 will be new housing, accommodating 84 dwellings, alongside an area of habitat which will be retained for dormice (running along the northern and western boundaries) plus areas of informal public open space including the Village Green and pond.

Engagement Strategy

Arun District Council's Statement of Community Involvement (SCI) was adopted in 2018 and encourages developers to undertake meaningful consultation with the local community in preparing planning applications. The Council recommends that developers adopt at least one of the consultation methods listed in its SCI in advance of submitting planning applications for both minor and major applications. For major applications, the council wish to see:

- Public meetings – on more controversial schemes, a wider audience can debate and discuss proposals
- Public exhibitions – exhibitions held locally to the proposal can provide information and raise interest
- Workshops – allow stakeholders and community groups to discuss in detail particular issues at an early stage of a development proposal. Professional independent facilitators may be considered as part of this process.
- Planning for Real – uses simple models as a focus for people to put forward and prioritise ideas on how their area can be improved
- Town & Parish Councils – important way of raising interest locally and provides access to a network of local community groups
- Media – radio and local press can enable a wide audience to be reached. Documents and processes can be explained in simple, appropriate language
- Mail drop – this would provide communities with information on proposed future involvement events
- Street survey questionnaires – important method of obtaining the views of individuals or groups that would otherwise be difficult to obtain e.g. full time employed at transport nodes and leisure centres
- Specialist community involvement consultant - this should be considered in order to devise overall strategy and run specific events
- Notify neighbours – this can address concerns early on in the process and applications may be revised having regard to legitimate concerns raised
- Website – all relevant documents can be provided online through dedicated web pages facilitated by the Council or applicant, keeping residents informed of consultation events etc. This method may also include web-based questionnaires

Pre-application consultation can be helpful because discussions between a developer and local residents can help to identify potential problems or improvements that could be made to proposals at an early stage. Local residents can benefit from this by providing their input to help ensure the development is acceptable. It can also assist developers by reducing the scope for objections at a later stage. We sought to:

- Let people know what the scheme is proposing and be clear about what they can influence when making comments.
- Use different engagement approaches to maximise opportunities for people to influence the proposals.
- Submit a statement alongside the final planning application outlining the community involvement work that has been undertaken.

To satisfy the requirements of the SCI and support the planning application we undertook several of the methods recommended by the council:

- Hosting useful information about the promotion and application on a bespoke website
- Delivering an informative newsletter to neighbouring residents, businesses and stakeholders with contact points
- Sent press releases to local news outlets, informing readers of the plans and how to get in contact
- Liaised with the District and Parish councils, as well as with planning officers
- Summarise our consultation responses in a Statement of Community Involvement, which will be submitted upon completion of the statutory consultation process

Timetable of activities undertaken

6 December 2018, 14 March, 4 July, 1 August and 5 December 2019	Meetings with the Angmering Advisory Group (AAG) where we presented, or the proposals were discussed. The AAG comprises members of the Planning Committee, officers, the Town Council and if required WSCC highways
25 March 2020	Newsletters distributed to community
31 March 2020	Press release sent to local journalists
31 March 2020	Website went live
Early May 2020	Submission of Planning Application and SCI Document

Supporting the application

Newsletter

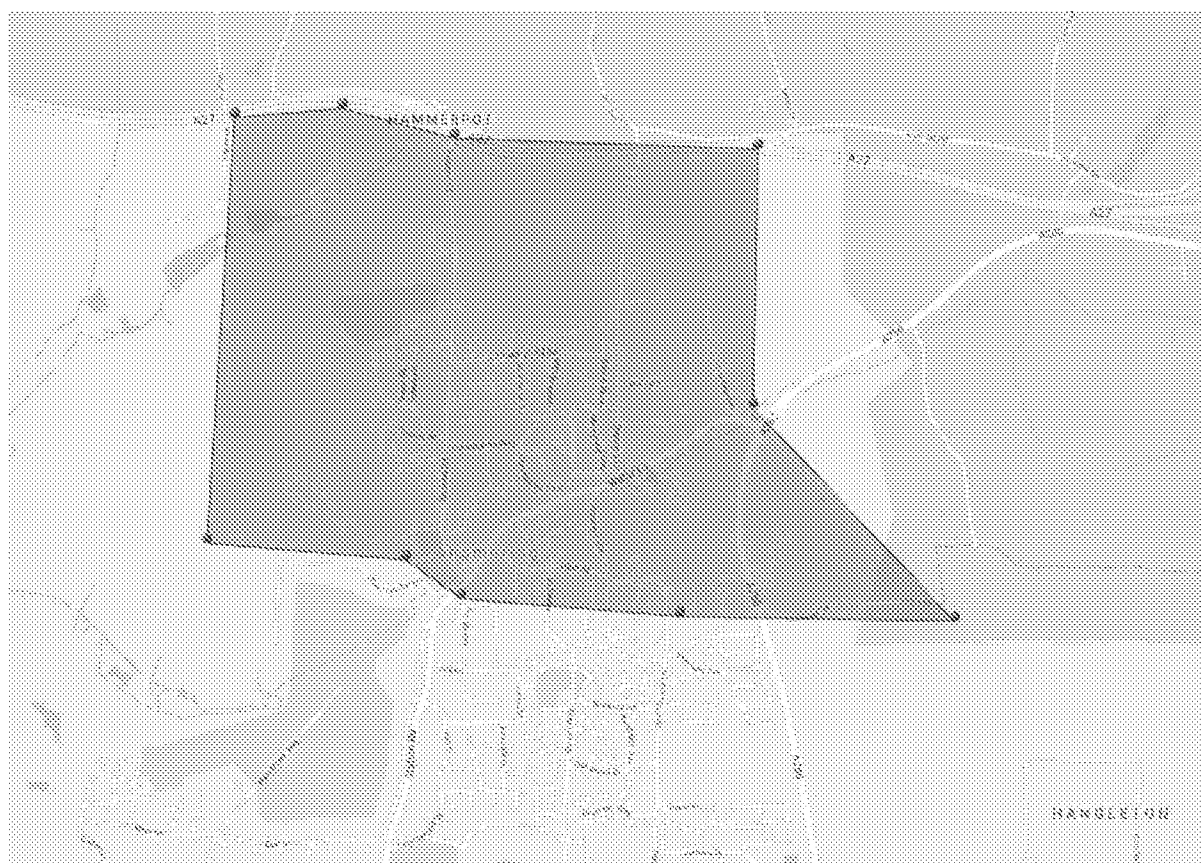
A two-page newsletter was distributed to residents of Angmering (1447 properties) informing them about the proposals and allowing them to feedback by email and via the website

The newsletter was circulated to residents on Wednesday 25 March 2020.

The content of the newsletter covered:

- Background to the proposals – the Local Plan, how many homes and of what type
- A masterplan for the site
- The proposals for the site, including open space, ecology and drainage
- Next steps
- How to comment

The distribution of the newsletter is shown below. This distribution area was agreed with Arun District Council



Project website

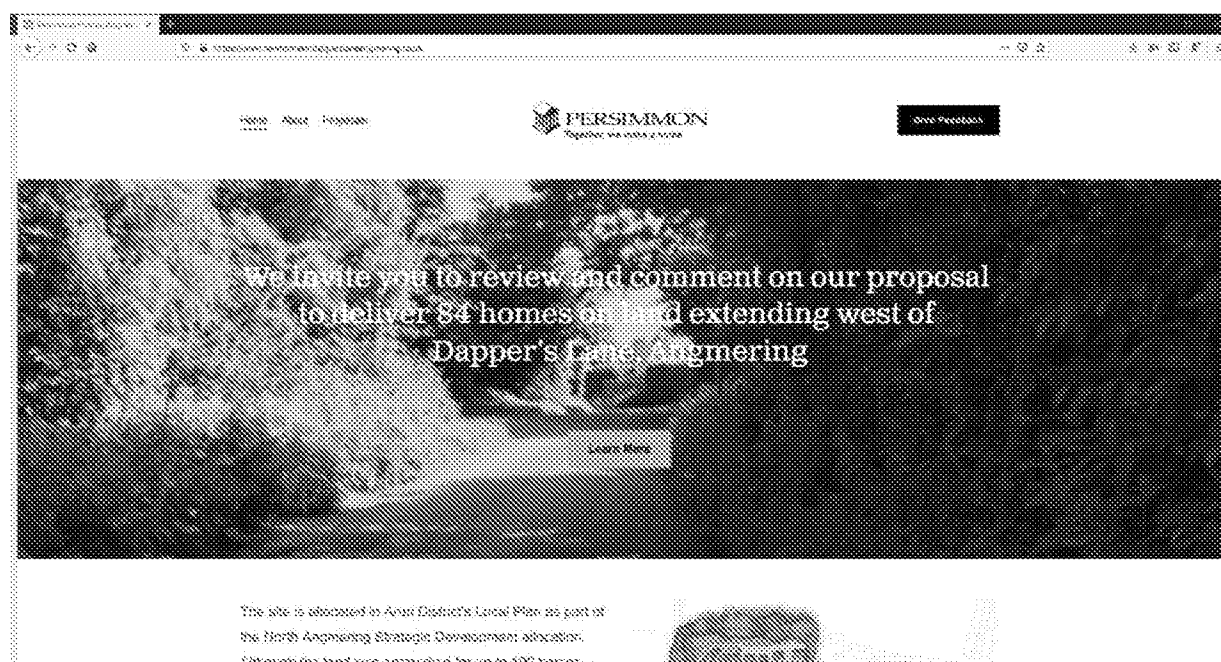
The project website, hosted on a bespoke website, was created with more details about the proposals, with residents able to submit feedback. It will be continually updated as the application and the plans progress.

The website was hosted at <https://www.newhomesindapperslaneangmering.co.uk/>

The website includes:

- Background to the proposals
- Information about the scheme
- Current plans
- Contact details (including by email and the website)
- Ability to comment online via a feedback form

As of 12 May 2020 we received 21 comments on the website. Five were supportive, one was broadly supportive but with concerns about Dapper's Lane, 8 commented without supporting or opposing and 7 were opposed. On the day of writing, the website had received 214 unique visitors, 186 visits and 586 pageviews. Of these, 139 (75%) were from a Desktop, 32 (17%) were from a mobile and 15 (8%) were from a tablet.



Responding to comments

Alongside the 21 comments on the website we received one letter and one email plus some phone calls regarding the scheme. Answers to common questions included:

Why do we need more homes in Angmering?

There is an acute local need for affordable housing. Our plans will help tackle this with 25 (30%) of the homes being affordable

How will Dapper's Lane be improved for the increase in traffic?

The proposed access strategy for the development involves a new junction onto Dapper's Lane and West Sussex Council supports the arrangement – including the off-site works which will be required.

These works will involve the widening of Dapper's Lane along a section of approximately 83 metres heading southwards from the junction. This will allow for a continuous pedestrian reservation along the length of Dapper's Lane.

How has ecology and biodiversity been incorporated into the plans – including the impact on dormice?

We undertook an extended Phase 1 habitat survey, a bat activity survey and a dormice survey. Based on this, we have introduced a series of measures to protect the bats and their foraging/commuting routes, which include retaining buffers along the eastern and western boundaries, and a sensitive lighting strategy.

Throughout the layout there will be areas of informal open space - such as a new pond, a Village Green and areas of protection around the retained trees. The Village Green and pond will provide focal/landscape features within the layout and opportunities for planting and bio-diversity enhancement.

There are small patches of habitat that are suitable for dormice along the northern and western boundaries, most notably adjoining the woodland area. A buffer is proposed between the woodland and the new homes to preserve this habitat.

Has the capacity of local schools and doctors' surgeries been taken into account?

Through the Government's New Homes Bonus scheme and financial contributions from Persimmon Homes, there will be a comprehensive package of education, healthcare and childcare funding.

When will the application be submitted and what are the timescales for development?

It is anticipated an application will be made in early May and commencement of development is unlikely to be before early 2021.

Have plans been prepared to manage construction?

A construction management plan will be a pre-commencement condition attached to any planning permission we achieve. We would look to discharge this condition as soon as possible and it will be made available for the general public to review in the same way as all applications submitted to the LPA.

How will the sewer capacity manage the new homes?

Southern Water will be consulted as part of the formal application process, during which they will be able to provide a direct response to our application. We have instructed consultant engineers to develop a robust strategy for foul water with both Arun District Council and West Sussex County Council.

Recent changes to infrastructure and connection charges (OFWAT Charging Rules) place the onus on the sewerage undertaker to reinforce their network should there no longer be sufficient capacity to serve a new development. Funding for this is provided by revised charging arrangements for infrastructure and connection charges for each dwelling constructed comprising a Network Reinforcement Charge and Site-Specific Charges. The revised charging arrangement (funded by the developer) covers alterations to the Existing Sewer Network and the sewerage undertaker remains responsible for the cost of reinforcing their Strategic Assets.

How will you be protecting the trees on the site?

The proposed development falls outside of the Tree root protection area of the trees. An Arboricultural Statement will be submitted with the application and a Construction Method Statement agreed with Arun District Council should planning permission be granted.

How will you be consulting on the work going forward?

Once we have submitted our planning application along with the supporting consultants' reports (including highways, landscaping and environmental) a statutory planning consultation will be triggered. Details will be set out in our application's supporting documentation.

Will the new footpath link into the existing network?

There are two connections proposed to the footpath (from the development) along the west side of Dapper's Lane.

How will surface water be managed on site?

As part of the planning process, Arun District Council officers will assess a Sustainable Urban Drainage System report which will set out how water will be managed on the site. The assessment included a detailed winter ground monitoring survey, over the winter period, to assess ground conditions.

How high is the boundary line on the southern side, and what will it be made of?

There will be a fence positioned along the existing boundary with a height of 1.8 metres.

What do the “V” marks mean on the two car-sized bays north of number 7 Woodlands Close?

The V stands for visitor parking bays, a requirement of West Sussex County Councils parking standards.

Are the homes too close to the northern and western boundaries used by the dormice? Should these be fenced off from the estate in order to protect them from disturbance given the dormice are ground nesting?

Protection for the dormice will be provided in accordance with expert advice and agreed with the planning authority via a planning condition.

Appendices

1. Community Consultation Newsletter

Persimmon Homes – Angmering
Statement of Community Involvement

Community Consultation

Planning application for 84 homes - West of Dappers Lane, Angmering



We invite you to read and comment on our proposals to build 84 homes on land west of Dappers Lane, Angmering.

Our plans will help towards tackling the acute local need for affordable housing with 30% of the 84 homes (equating to 25) being a mixture of shared ownership and below market rent. This will enable local young adults and key workers on modest salaries the opportunity of getting a home of their own without having to leave the community within which they have grown up.

The land is allocated in the Adopted Local Plan as part of North Angmering Strategic Development Allocation. This is in response to Arun Council's district-wide requirement to provide 1,000 homes a year over the Local Plan period.

The Site and Proposed Development

The site is 9.1 acres overall, and extends from the west side of Dappers Lane, from where access will be taken, beyond which there are open fields and then St Margaret's Primary School. To the south of the site is an existing housing development (Woodlands Close), and to the north is Heron's Farm.

Presently the land is used for multiple paddocks for grazing horses, there are no special or restrictive planning designations that apply to the site, and there is no built-coverage of any kind within its confines. While the zoning for this land is 100 homes, our proposal is for a more modest 84 homes.

Our proposals are in detailed form and are shown on the Master Plan on page 2. Approximately 6.5 acres will have the 84 homes, of which 30% will be affordable housing, leaving nearly 3 acres as open space with a pond and wildlife areas.

The key benefits include:

- A range of 2, 3 and 4 bedroom homes
- 30% of the housing will be affordable - including 75% rent and 25% shared ownership
- The unsightly pylons which now cross the site will be removed
- The on-site open space will provide areas for local recreation
- The creation of a green corridor along the northern and western boundaries for wildlife
- Each property will be provided with a charging point for electric vehicles
- Homes are informally located around the centrally positioned Village Green, providing a separation from the properties in Woodlands Close
- A comprehensive financial package towards the local authority's education, public transport and local highways improvements, as well as to the Clinical Commissioning Group's healthcare

Community Consultation

Planning application for 84 homes
West of Dappers Lane, Angmering



Open Space

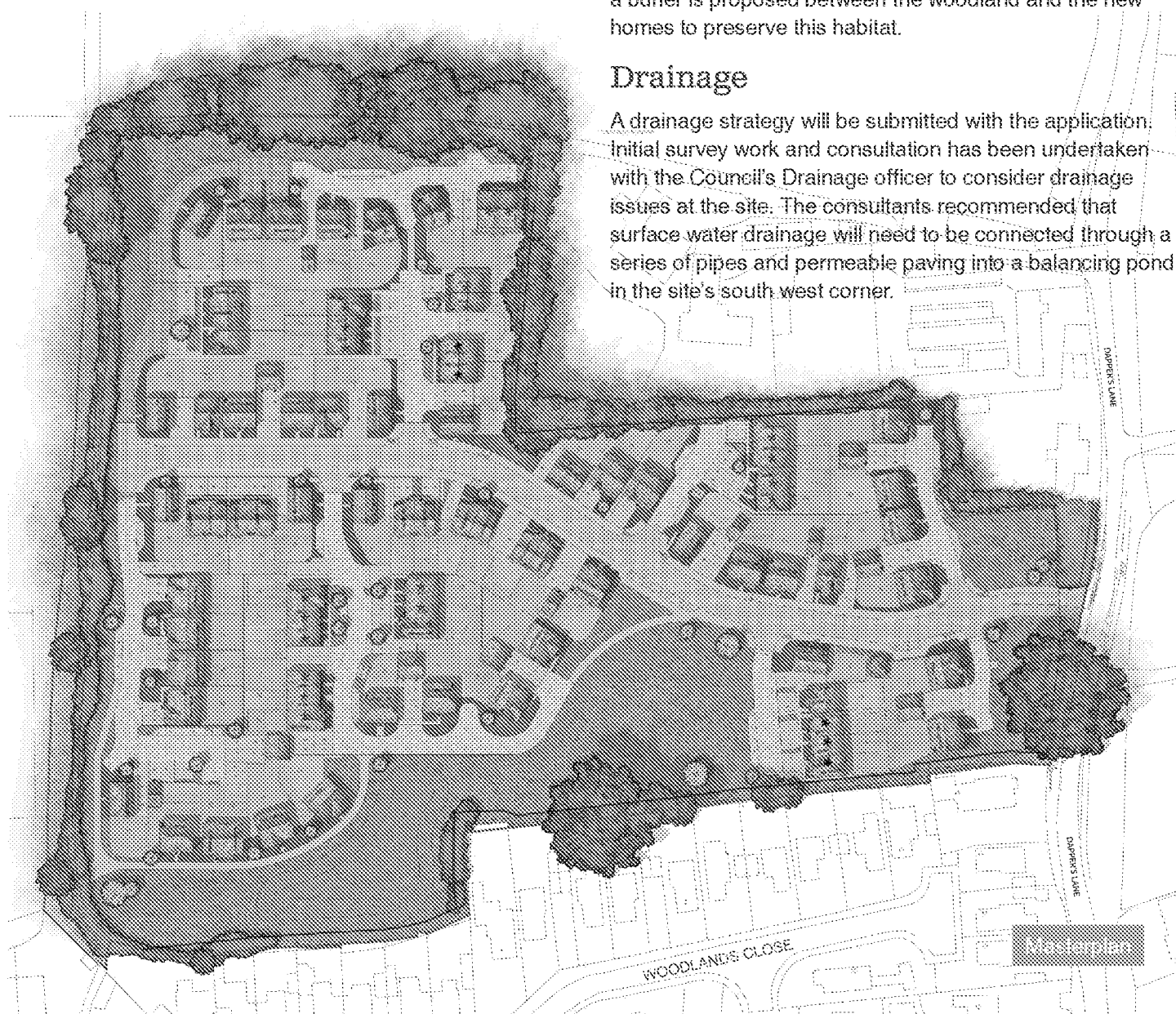
There will be areas of informal open space, including a new pond, a Village Green and areas of protection around the retained trees, throughout the development. The Village Green and pond will provide focal and landscape features, plus extensive opportunities for planting and bio-diversity enhancement.

Ecology

All boundary features are being incorporated and retained within the development, so existing habitats will be safeguarded. Also there are small patches of habitat that are suitable for dormice along the northern and western boundaries, most notably adjoining the woodland area. Evidence of dormice was found during the field survey and a buffer is proposed between the woodland and the new homes to preserve this habitat.

Drainage

A drainage strategy will be submitted with the application. Initial survey work and consultation has been undertaken with the Council's Drainage officer to consider drainage issues at the site. The consultants recommended that surface water drainage will need to be connected through a series of pipes and permeable paving into a balancing pond in the site's south west corner.



How to comment on our proposals

We are keen to hear your views, so please do take the time to review our proposals and submit your comments via email or on our website where there is further information (see details below).

www.newhomesindapperslaneangmering.co.uk

info@newhomesindapperslaneangmering.co.uk