

# LAND ADJACENT TO WATER LANE, **ANGMERING**

## **STATEMENT OF COMMUNITY INVOLVEMENT** | JUNE 2016

Prepared by **Pro Vision Planning & Design** on behalf of **Gleeson Developments Ltd** and **Rydon Homes**

ARUN DISTRICT COUNCIL A/99/17/OUT

LAND ADJACENT TO WATER LANE, ANGMERING
STATEMENT OF COMMUNITY INVOLVEMENT
PROJECT NO. 2044

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

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

GRAPHICS BY:
DANIEL BEE, BA (HONS)
GRAPHIC DESIGNER

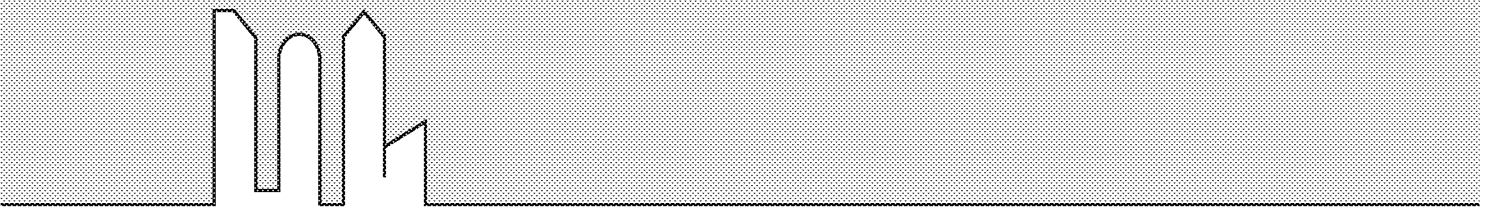
DATE:
JUNE 2016

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.

ARUN DISTRICT COUNCIL A/99/17/OUT

# 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


DAVID JARVIS ASSOCIATES · dpm metebrook · phlorum · the ecology partnership · i-Transport · PJC · Nexus Planning · Rydon Homes

# 1. INTRODUCTION

1.1 Nexus Planning have been instructed by Gleeson Developments Ltd and Rydon Homes to prepare and submit an outline application for the development of land adjacent to Water Lane, Angmering for up to 175 open market and affordable dwellings, associated new vehicular and pedestrian accesses, estate roads, footpaths cycleways, public open space and surface water attenuation features.

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 Developments Ltd 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.


ARUN DISTRICT COUNCIL A/99/17/OUT

# 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 Developments Ltd 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.

## Involving local representatives

3.2 Several local councillors were given individual invitations to the consultation event referred to below. They included **Councillors Andy Cooper, Dudley Wensley, Paul Bicknell, Ricky Power** and **Stephen Haymes**. A meeting with the Parish Council took place on 25 February 2016. There has been further ongoing engagement with Councillors including through a local working group

## Involving residents

3.4 A letter informing local residents of the consultation event was sent out to 277 properties. 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 19th April from 2.30-8pm.

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.

**Water Lane, Angmering**
Community Consultation Event

An opportunity to view and comment upon proposals for residential development of up to 175 new homes and related development at Land south 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 19 April from 2.30pm – 8pm**

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


ARUN DISTRICT COUNCIL A/99/17/OUT

# 4. PUBLIC EXHIBITION

4.1 A public exhibition was hosted by the development team comprising: Pro Vision Planning & Design, Gleeson Developments Ltd, Rydon Homes, Nexus Planning, i-Transport, David Jarvis Associates and Merebrook Consulting at Angmering Village Hall on Tuesday 19th April between 2.30-8pm.

4.2 The exhibition was widely advertised through the insertion of an advert into the local newspaper, to the parish council and elected representatives.

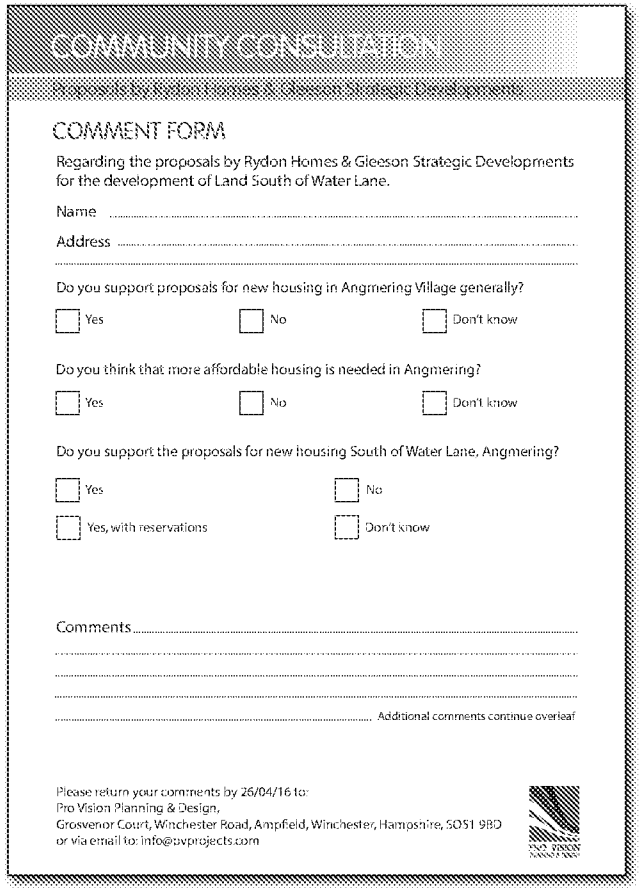
4.3 The timing of the exhibition was deliberate to ensure that as many people as possible would be able to attend if they so wished, avoiding the weekend but extending into the evening to enable people to attend after work.

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 Development Ltd, Rydon Homes, Pro Vision Planning & Design, 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 stimulate responses from those attending.

4.6 The exhibition was well attended, with approximately 156 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 South 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 South of Water Lane, Angmering?

☐ Yes ☐ No

☐ Yes, with reservations ☐ Don't know

Comments .....

.....

.....

..... Additional comments continue overleaf

Please return your comments by 26/04/16 to:
Pro Vision Planning & Design,
Grosvenor Court, Winchester Road, Ampfield, Winchester, Hampshire, SO51 9BD
or via email to: info@pvprojects.com

# 4. PUBLIC EXHIBITION

## EXHIBITION BOARDS

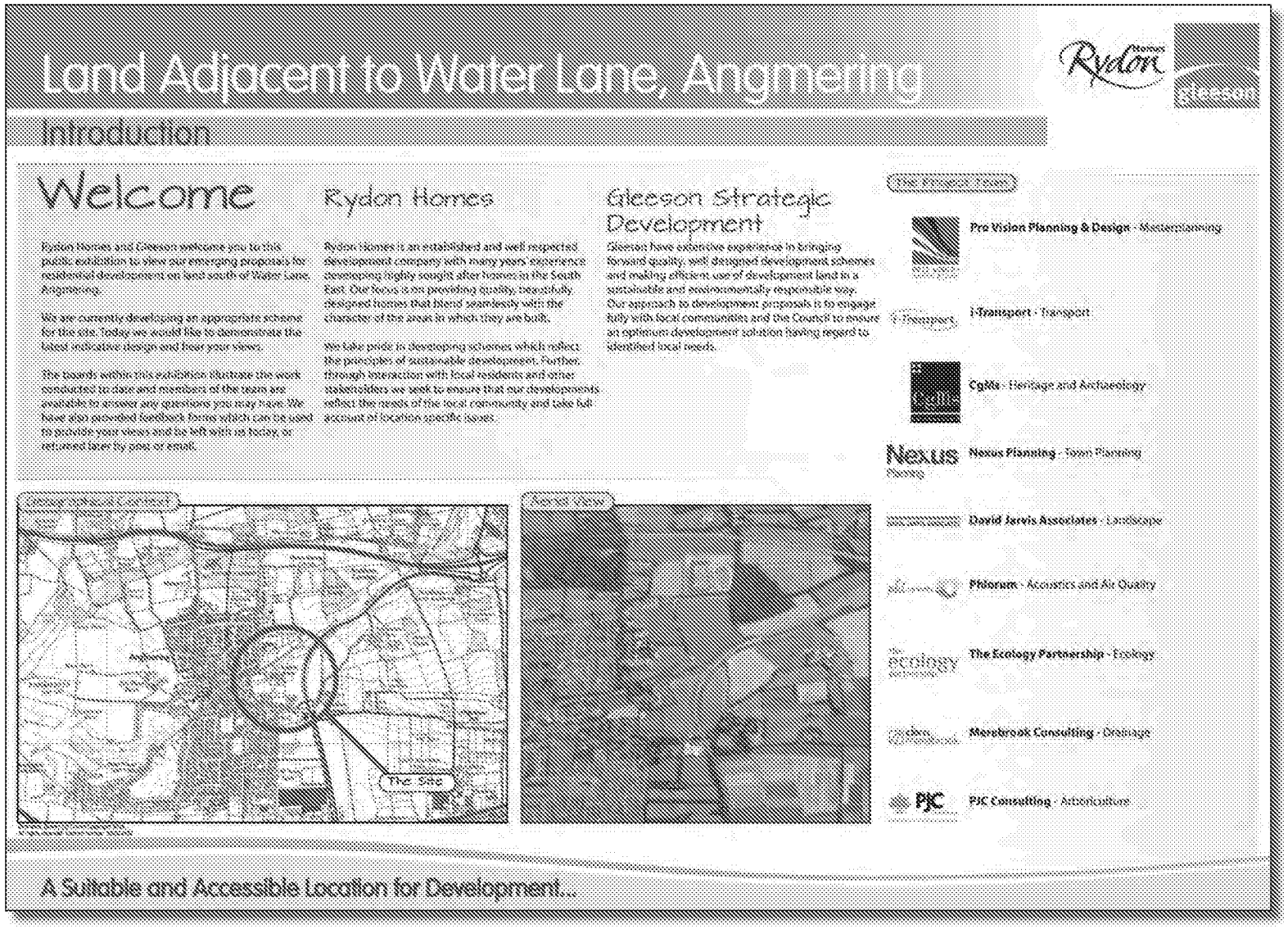



*Figure 5: Community Consultation Exhibition Boards*

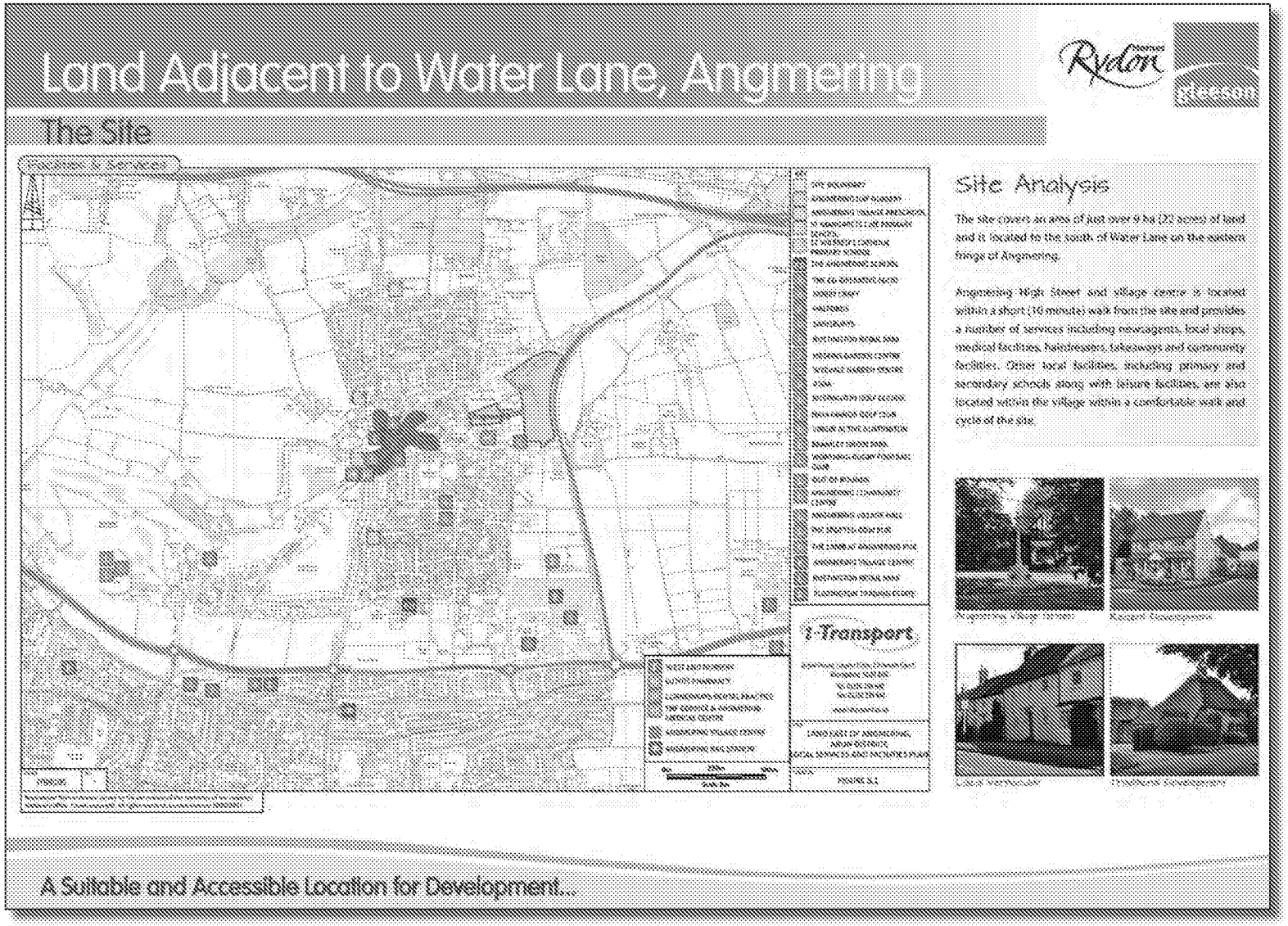


ARUN DISTRICT COUNCIL A/99/17/OUT

# PUBLIC EXHIBITION

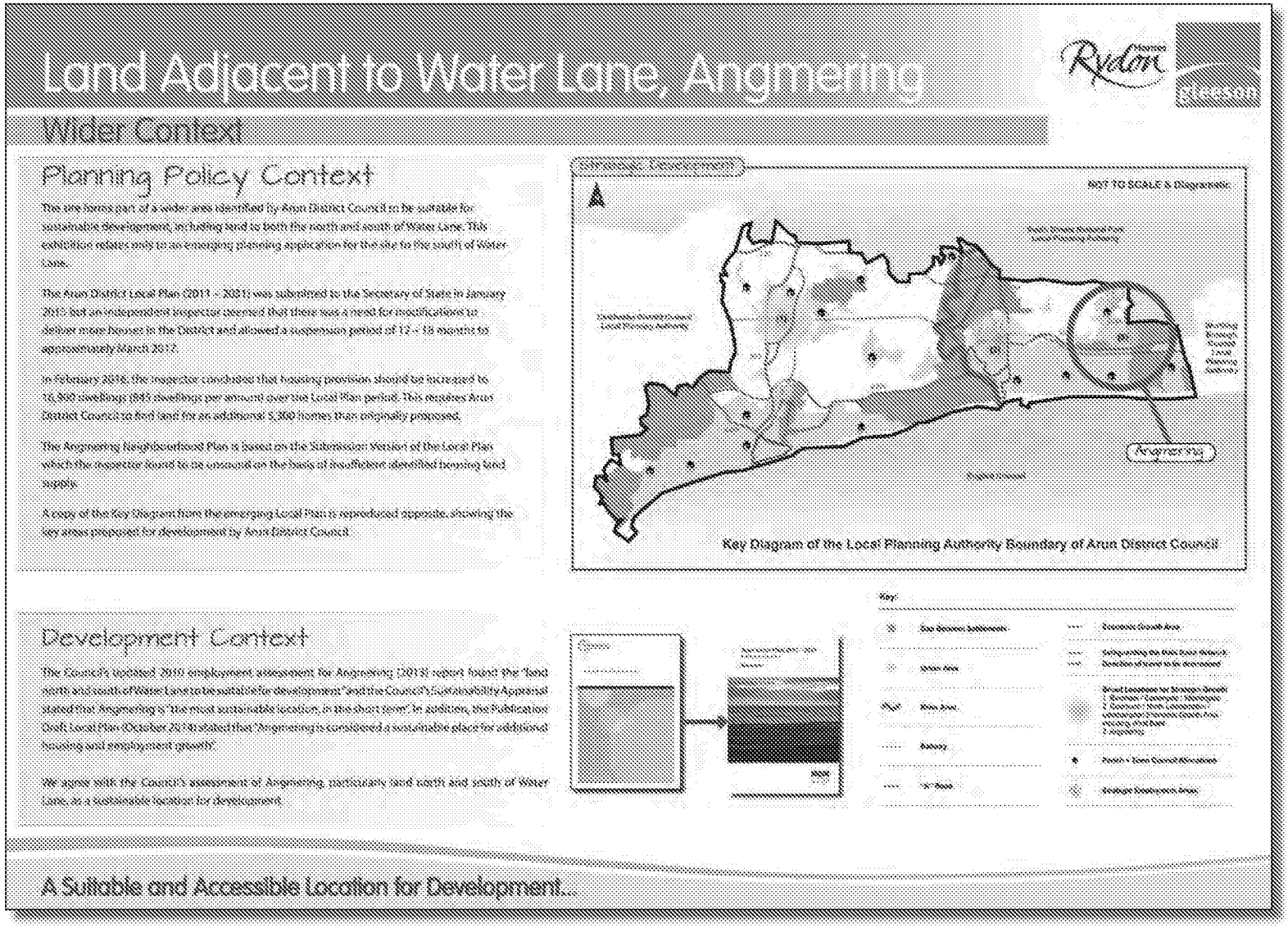
## EXHIBITION BOARDS

2.



# 4. PUBLIC EXHIBITION

## EXHIBITION BOARDS




3.



ARUN DISTRICT COUNCIL A/99/17/OUT

# PUBLIC EXHIBITION

## EXHIBITION BOARDS

4.

# Land Adjacent to Water Lane, Angmering

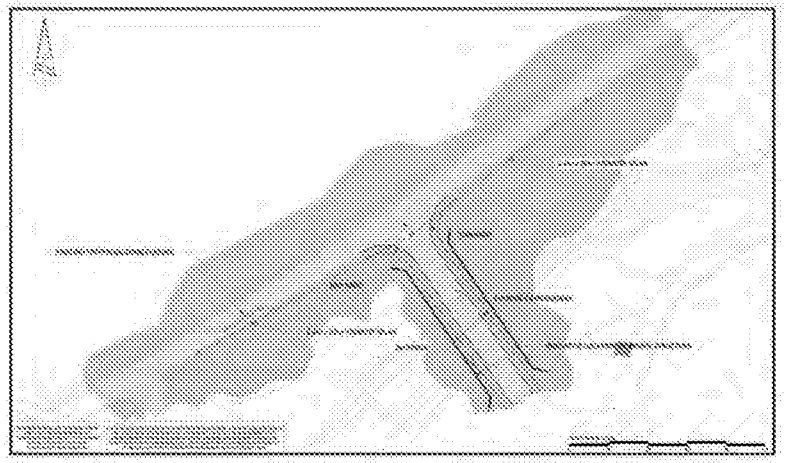
Ryelands Estates

## Site Access & Local Connectivity

### Vehicular Access

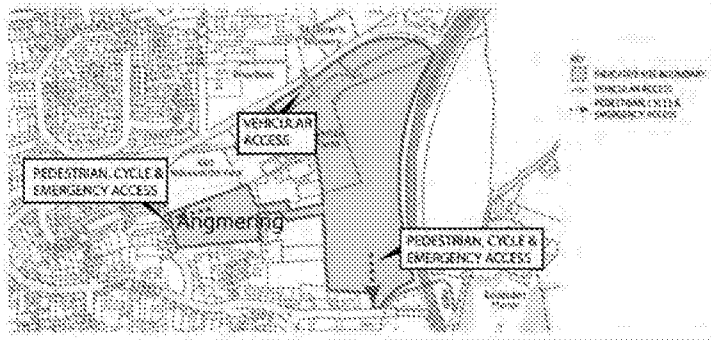
Vehicular access to the development would be provided from Water Lane through the creation of a potential new priority 'T' junction. The access design has regard to existing traffic speeds on Water Lane and provides good visibility in both directions. A bridge structure will carry the access road across the watercourse.

Assessment of the operation of the access junction demonstrates that it would function well, with no material queuing or delay. This assessment has also considered traffic that may be generated by other local developments. Emergency access is proposed to both Weaver's Hill to the west and High Street to the south.



### Pedestrian and Cycle Access

To create a permeable and connected development, two pedestrian and cycle connections are proposed, one to the west to Weavers Hill to provide a connection to Cumberland Road and a second access to High Street. These connections will provide direct and attractive walking and cycling routes to local facilities. Cyclists will also be able to access the existing cycle routes on Water Lane from the main site access junction.




### 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

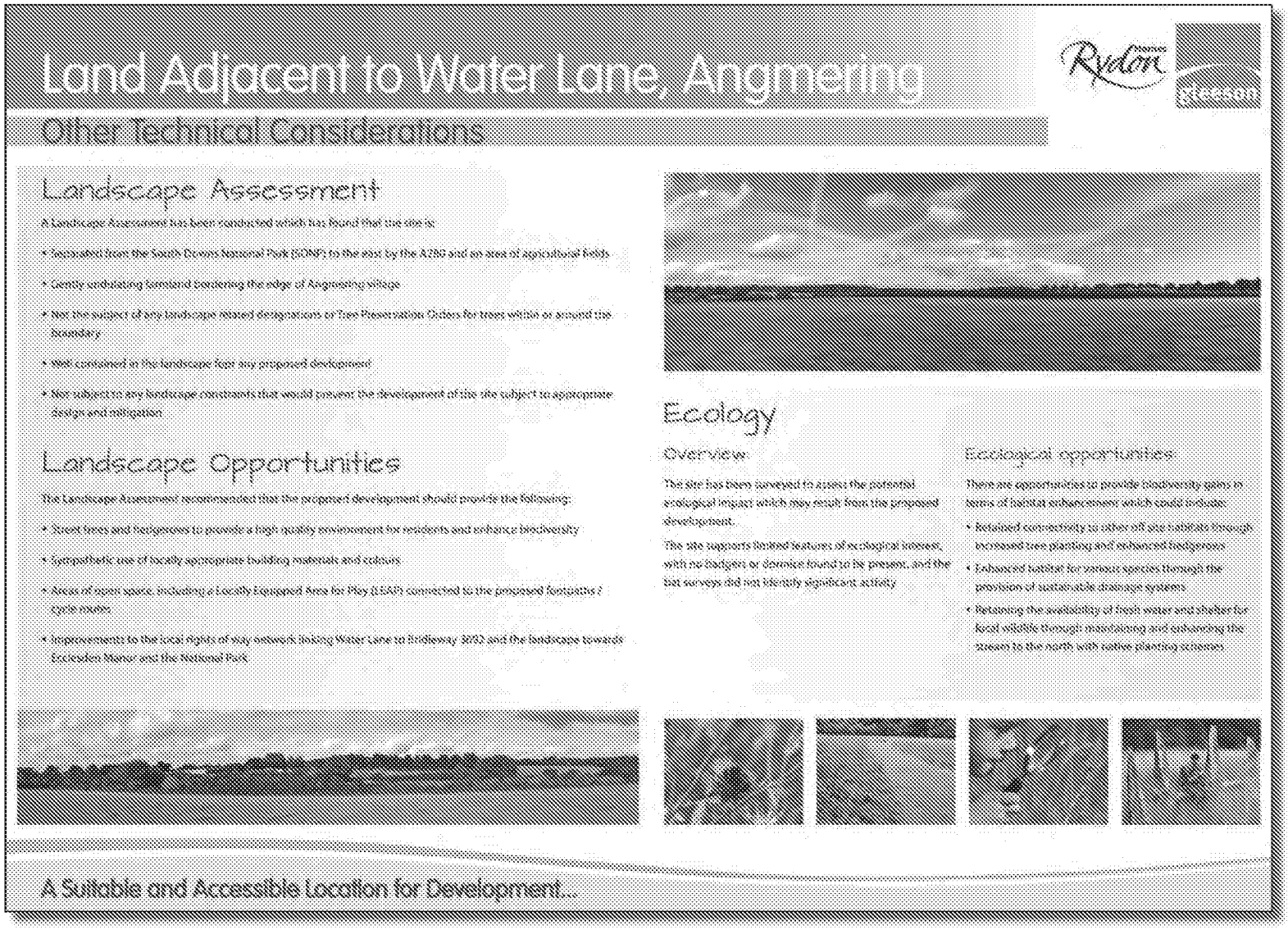
To support the planning application a Transport Assessment is being prepared in consultation with West Sussex County Council. This will consider the impact of the development on local roads and will take into account the cumulative impacts of other local development. The assessment will identify if any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

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

# 4. PUBLIC EXHIBITION

## EXHIBITION BOARDS

5.



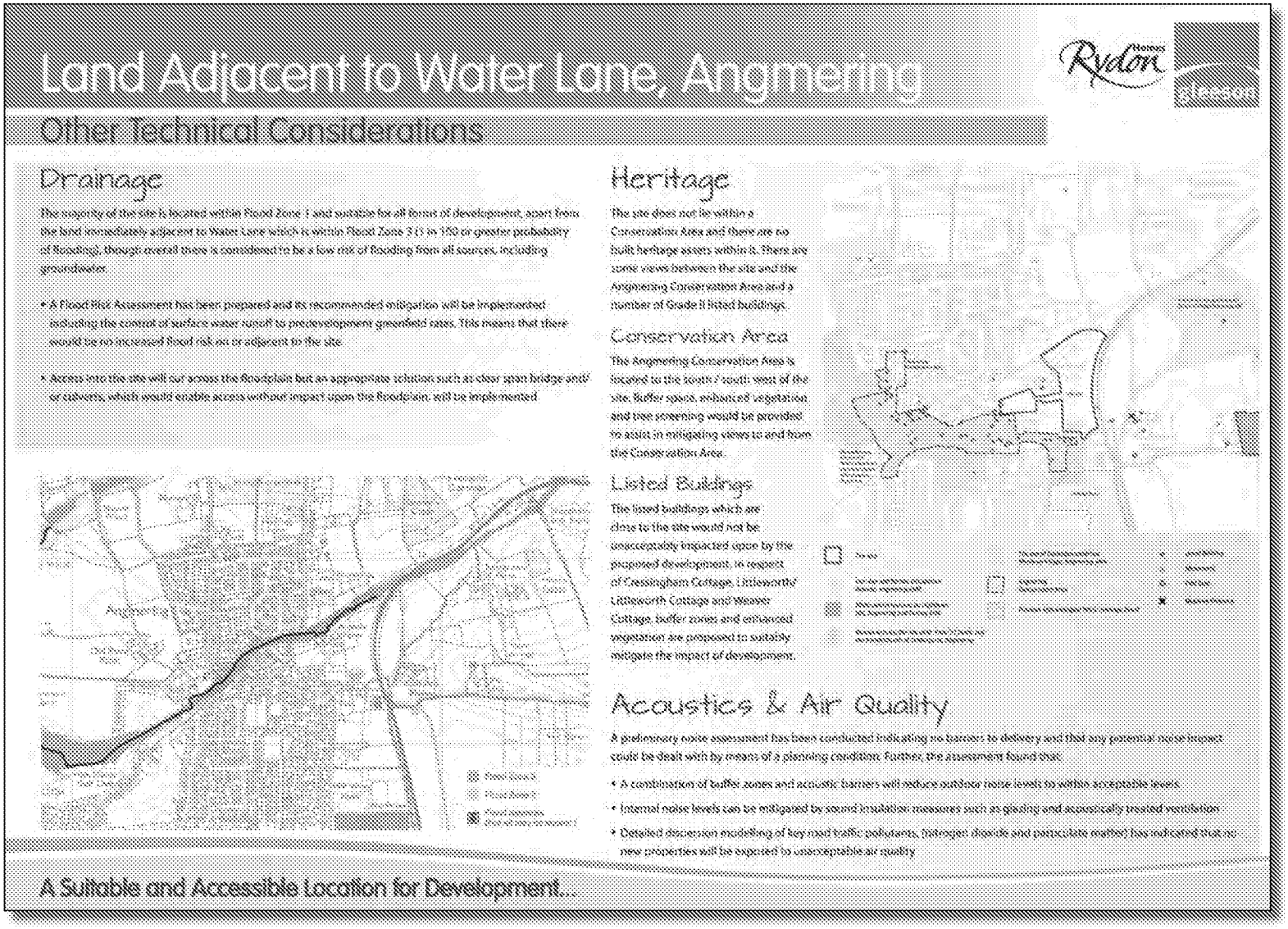



ARUN DISTRICT COUNCIL A/99/17/OUT

# PUBLIC EXHIBITION

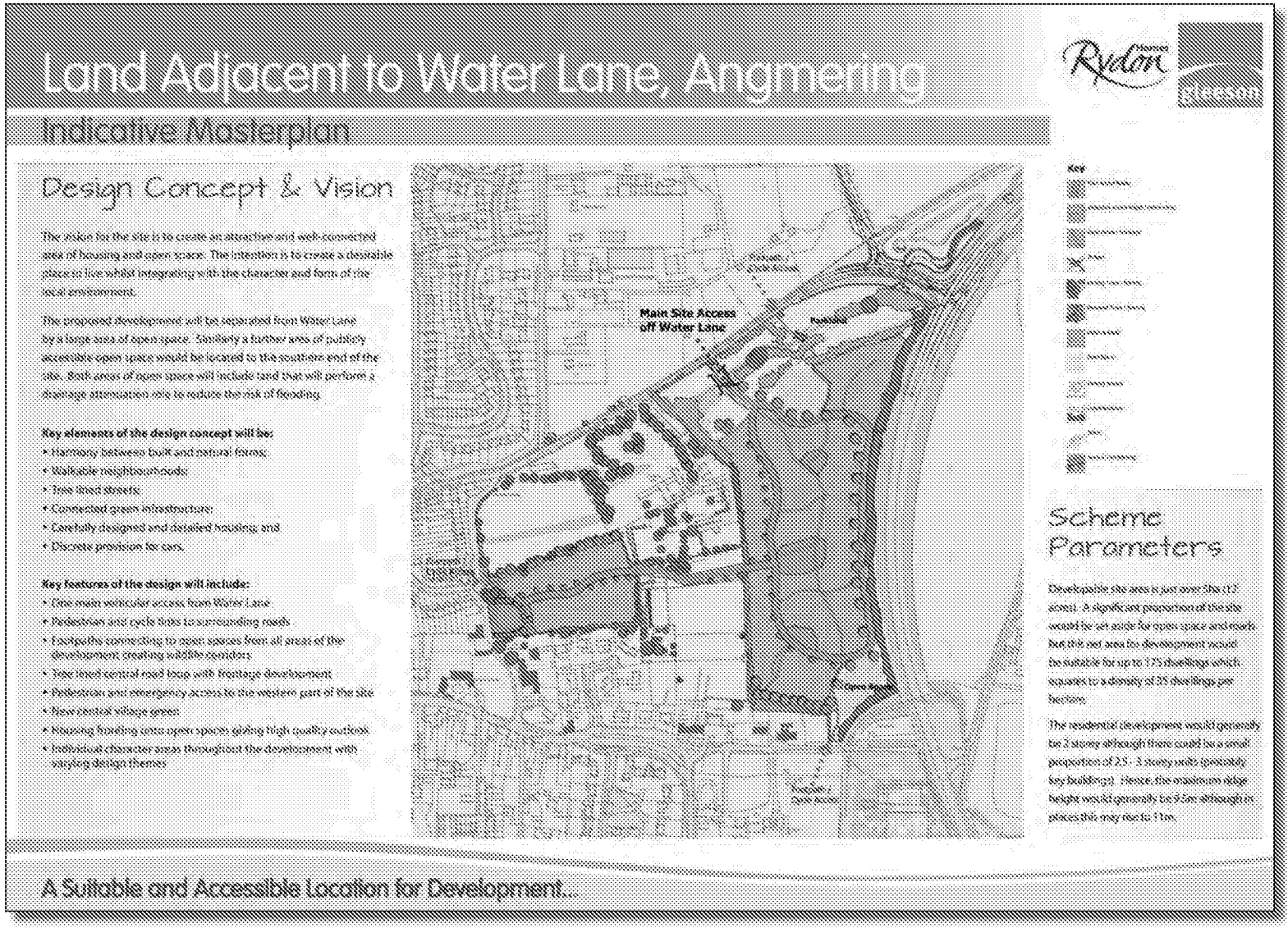
## EXHIBITION BOARDS

6.



# 4. PUBLIC EXHIBITION

## EXHIBITION BOARDS




7.

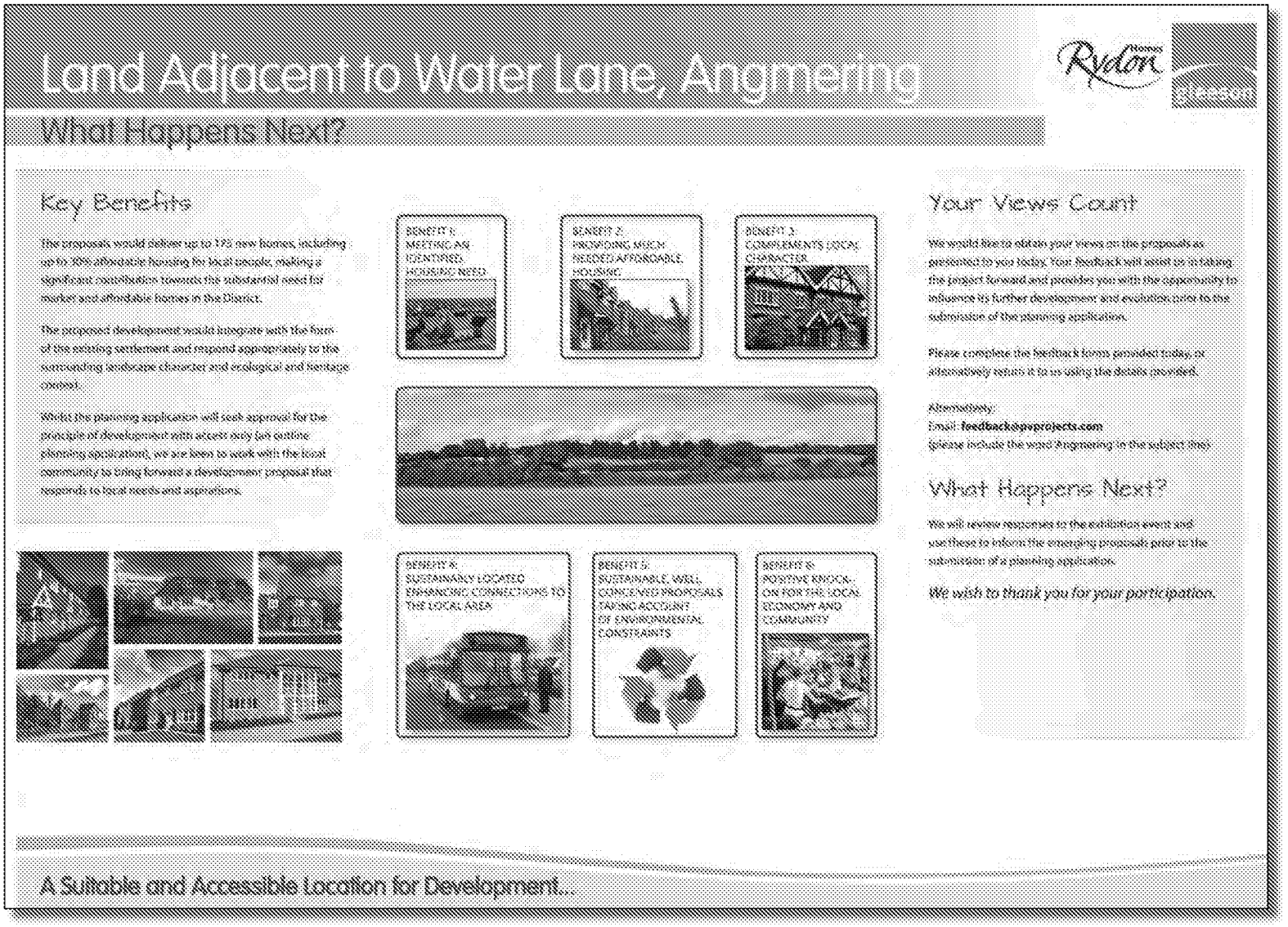


ARUN DISTRICT COUNCIL A/99/17/OUT

# PUBLIC EXHIBITION

## EXHIBITION BOARDS

8.



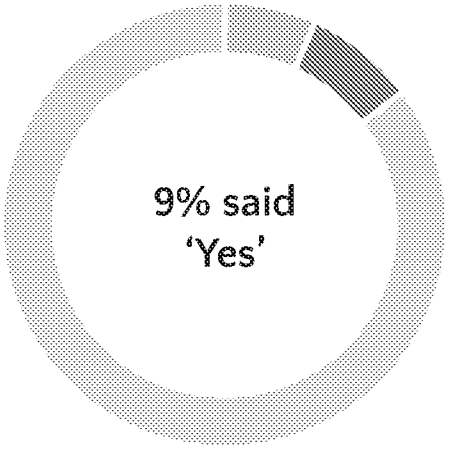
# 5. SUMMARY OF FEEDBACK

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

5.2 From 277 properties that received the leaflet advertising the public consultation 156 attended the exhibition.

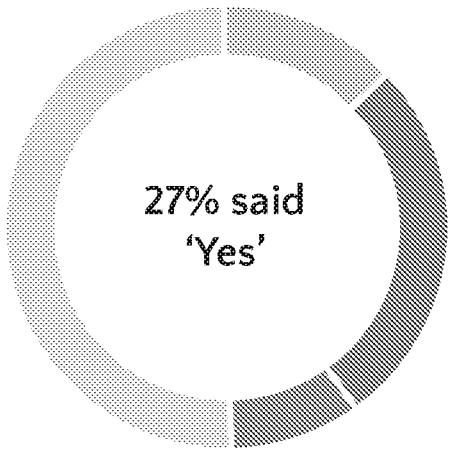
5.3 A total of 70 responses were received; 59 of these responses were feedback forms and 11 emails that were received following the public consultation event. In response to the questions that were posed on the feedback form, the response was as follows:

Do you support proposals for new housing in Angmering Village generally?

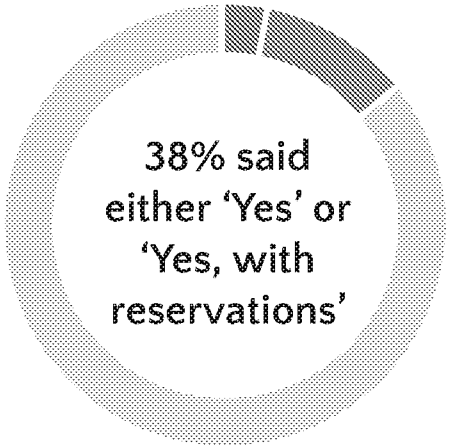



Yes
Yes, with reservations
No
Don't know

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




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





ARUN DISTRICT COUNCIL A/89/17/OUT

# SUMMARY OF FEEDBACK

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

"As long as the only vehicle access is on to Water Lane, Not bad"

"The site will be prominent when viewed from the SDNP, particularly Highdown, consideration should be given to additional screening to the east side of the site"

"A very limited development is possible"

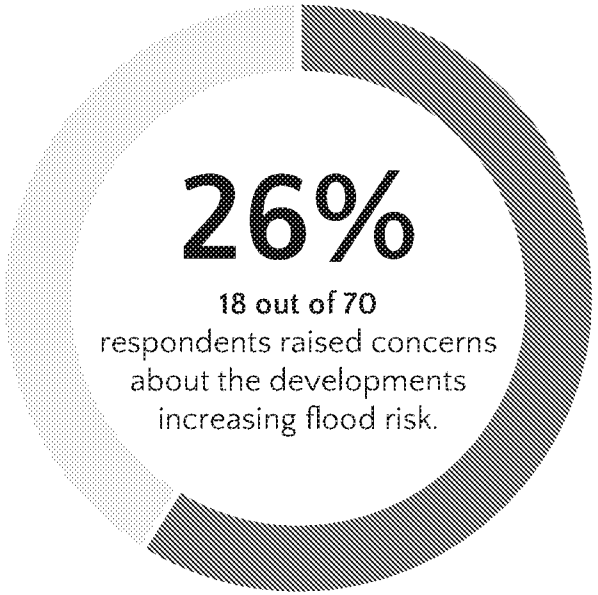
"This development should seek to protect the context and position of listed buildings on Weavers Hill and this route to the intact historic section of the High Street"

# 5. SUMMARY OF FEEDBACK

5.4 The following charts give a summary of the key issues based on public feedback.

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

## Flooding & Drainage



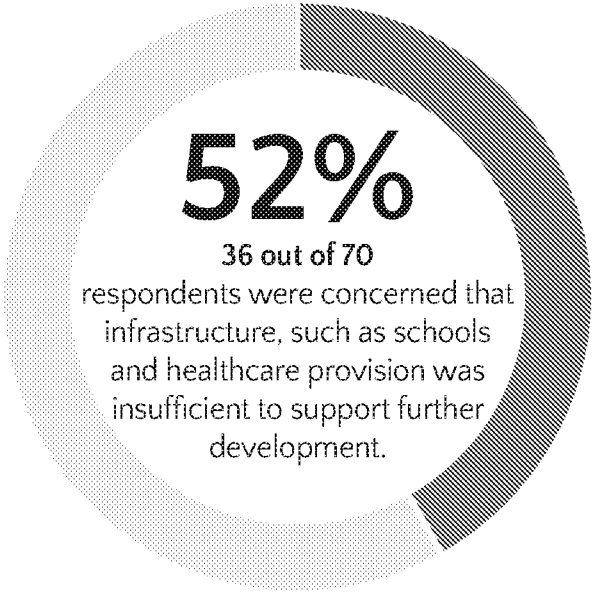

## 5.6 Flood Risk

Issue:
The issue of flooding was mentioned by many of the respondents. They were worried that the development would impact the adjacent flood plain which is designed to act as a soakaway and reduce the risk of flooding in the area.

Response:
Further review of flood risk and areas for surface water storage and subsequently extensions to ponds/detention basins and additional pumping station for westernmost part of development area.

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

## Community Infrastructure





ARUN DISTRICT COUNCIL A/99/17/OUT

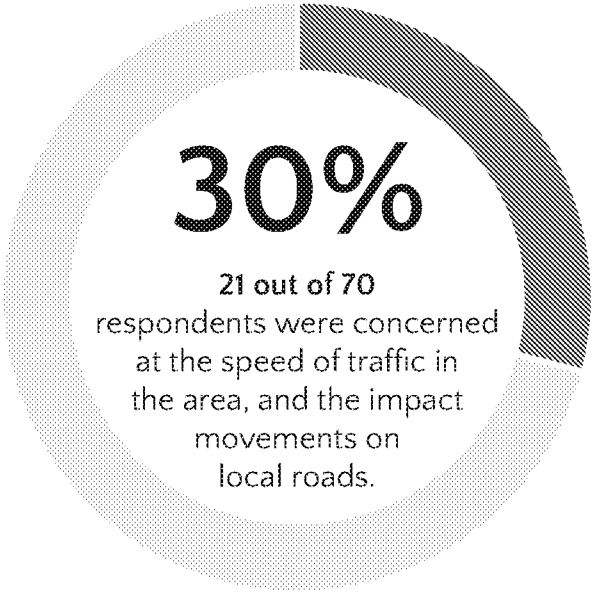
# SUMMARY OF FEEDBACK

## 5.7 Infrastructure Provision

Issue:
There were many comments that suggested Angmering does not have adequate infrastructure to support any new development.

Response:
Preparation of heads of Terms list for s106 to ensure contributions to community infrastructure provision where necessary and justified.

## Traffic




## 5.8 Traffic

Issue:
Many respondents raised concerns regarding the cycle and footpath connections and the increased traffic that would be generated by the development.

Response:
Review of cycle and footpath connections to ensure a suitable and well integrated network to maximise travel by sustainable travel modes.

Please refer to the Transport Assessment and Framework Travel Plan for more information.

## 5.9 Loss of Village Identity

Issue:
It was raised that the development will make the village lose its identity and not reflect the 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.

# 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.

6.3 A full and extensive programme of consultation with the local community has been undertaken in respect of the proposed scheme.

6.4 As a result of the comments recieved 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 | S106 Agreement |
| Increased flood risk | Flood Risk Assesssment<br>Geo Environmental Assessment |
| Capacity of highway network | Transport Assessment<br>Framework Travel Plan |



ARUN DISTRICT COUNCIL A/99/17/OUT

THIS PAGE HAS BEEN LEFT INTENTIONALLY BLANK

# STATEMENT OF COMMUNITY INVOLVEMENT
JUNE 2016

---

LAND ADJACENT TO WATER LANE
ANGMERING

---

PRO VISION PLANNING & DESIGN
Grosvenor Court, Winchester Rd, Ampfield,
Winchester, Hants SO519BD
Tel: 01794 368 698

www.pvprojects.com

PRO VISION
PLANNING & DESIGN

ARUN DISTRICT COUNCIL A/99/17/OUT