

STATEMENT OF COMMUNITY INVOLVEMENT

Land East of Shripney Road, Shripney

27th September 2019

FINAL

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on behalf of:

Hanbury Properties

Prepared by GB – 20th September 2019

Checked by NJ – 27th September 2019

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Company registered in England & Wales No. 7548836

VAT Registration No. 110257563

Executive Summary

The process and form of consultation together with the findings has proved valuable to informing the nature of this outline planning application but the small number of pre-application responses from the immediate neighbours received has been disappointing:

- Discussions with a number of stakeholders during the summer of 2019 following detailed technical surveys and analysis has informed a series of draft layouts for the site, culminating in a Public Exhibition which took place in Shripney on Thursday the 5th September from 2pm until 7pm.
- In order to identify and reach the relevant and appropriate members of the local community, advice was taken from the Bersted Parish Council in addition to making other inquiries. Just over 120 leaflets were prepared and dropped through the letter boxes of residents living nearby. Local elected Members were contacted and informed, several of whom attended the exhibition.
- At the Exhibition 39 people were recorded as attending of whom just one completed an open-ended questionnaire leaving their comments. Further email correspondence with residents post Exhibition has resulted in five further Comments Sheets being submitted. The most contentious matters raised referred to any additional traffic emerging onto the A29 and the drainage position.
- The process of consultation has continued via email where questions raised by interested parties have been answered.
- A Pre-Application submission was made to Arun District Council at the beginning August 2019 in an attempt to establish any informal comments but regrettably the officers were unable to respond until October at the earliest due to a heavy workload resulting in the withdrawal of the pre-application.
- Cognizance has been taken from current Government Advice "*Before submitting an application*" insofar as the Applicant consulted all the key local government

organisations to ensure the most appropriate organisations and individuals were consulted prior to the submission of an application.

1. Introduction

- 1.1 Luken Beck mdp Ltd is instructed by Hanbury Properties, to prepare an Outline Planning Application in respect of Land East of Shripney Lane, Shripney in the Arun District Council and in support of the application, it is appropriate to explain the process of how the application has been constructed to include the involvement of other organisations including the local community of Shripney. This adopted process is wholly in accordance with S122 Localism Act 2011.
- 1.2 Initial preparations to submit an outline planning application were undertaken some months ago to obtain technical reports in order to assess the suitability of the site for development, the supporting infrastructure and other technical matters such as highways, drainage (surface and foul), archaeology, landscape and ecology.
- 1.3 A few draft layouts were prepared for in-house discussion purposes only based upon a constraints and opportunities exercise prior to sharing with various consultees, stakeholders and the local community in Shripney.
- 1.4 A Pre-Application was formally submitted to Arun District Council in early August but unfortunately the Council advised they were unable to consider the submitted material until early October, a timescale which was beyond the project deadline. The material was subsequently withdrawn from the Council although the local planning authority were invited to comment on the documentation if they wished.
- 1.5 A long experience of preparing applications over 40 years has demonstrated many times that the benefits of engaging stakeholders and the community can result in an improved scheme.
- 1.6 This document is called a 'Statement of Community Involvement' [SCI] and is prepared with the objective of setting out how various stakeholders have had the opportunity to engage with the consultant team prior to the submission of the application.

2. Methodology

- 2.1 Pre-application consultation has been at the forefront of the process since inception of the project because the site is not an allocated site for development within the Arun District Council Local Plan for which reason it was considered important for all parties to understand and have the opportunity to comment prior to the submission of an application.
- 2.2 The Arun District Council [ADC] is the determining authority for any planning application at Shripney and thus able to offer advice of various sorts. West Sussex County Council is the Highway Authority and has taken the opportunity to engage with the project team and been most helpful insofar as they are able to offer advice.
- 2.3 The latter consultation has been particularly important because the evidence in and around Shripney has highlighted ongoing concerns regarding the highway network in the local area including a proposed by-pass, now contained as policy in the Arun District Local Plan.
- 2.4 The County Archaeologist has also been a key stakeholder in the sense that in June 2019 a number of trial trenches were dug with the full knowledge and support of the County Council the objective being to establish whether there were any major impediments to development. A full archaeological report is attached to the planning application.
- 2.5 The Landscape setting on the edge of Shripney has been considered important to the design context retaining much of the existing eastern landscape boundary which includes some TPO'd trees as well as the drainage ditch. An ecological survey was also undertaken.
- 2.6 Previous development experience and involvement in the Parish of Bersted has proved helpful as the potential flooding and drainage matters have been considered most carefully. A full drainage report has been attached to the application in support of the proposed development.
- 2.7 It was critical to undertake all these technical assessments to inform a draft scheme before engaging the wider community because without a detailed level of knowledge

and understanding, the public in particular, would have likely considered the preparation to be inadequate and poor.

2.8 The process of identifying key stakeholders involved the assistance and advice from Bersted Parish Council offering a short list of possible interested parties. In view of those who might be interested in the draft proposals the following actions were taken;

- Inform the Member of Parliament for Bognor Regis of draft proposals and forward an invitation to attend the Public Exhibition;¹
- Copies of all correspondence and email invitation to the Director of Place at Arun DC inviting him and other officers to attend the Public Exhibition;
- Write to the Arun District Council Ward Members representing Bersted extending an invitation to attend the public exhibition;²
- Write to the Chairman and Vice Chairman of Bersted Parish Council inviting them to attend the Public Exhibition;³
- Write to the West Sussex County Councillor for the Ward forwarding an invitation to attend the Public Exhibition;⁴
- E-mail correspondence to the Parish Clerk of Bersted Parish inviting all Parish Councillors to attend the Public Exhibition;
- Prepare and distribute over 120 leaflets to those households nearest to the proposed site in Shripney;⁵

2.9 As a result of invitations sent to elected Members, the Chairman and Vice Chairman of Bersted Parish Council and one West Sussex County Ward Councillor attended the Public Exhibition. A Member of Aldingbourne Parish Council also attended requesting a copy of the Exhibition material to be presented at their Planning Committee meeting scheduled for the 10th September 2019, for information.

¹ Appendix 1

² Appendix 2

³ Appendix 3

⁴ Appendix 4

⁵ Appendix 5 – copy of leaflet

- 2.10 A public Exhibition took place on Thursday the 5th September 2019 to which at least 39 members of the local community attended all of whom signed the attendance sheet that was available. It is known that a few other attendees visited but chose not to sign the attendance register.
- 2.11 A Questionnaire⁶ was available for residents to leave comments or alternatively, a unique email address was circulated to all attendees should they wish to send comments at a later stage.
- 2.12 Besides Aldingbourne Parish Council three individuals or organisations requested copies of the Exhibition material to consider at their leisure, all of whom were sent copies.
- 2.13 Since the Exhibition, email correspondence has been received from a small number of interested residents and further discussions and responses to questions has occurred.
- 2.14 The Bersted Parish Council requested a brief presentation combined with a Q&A session which took place on Tuesday the 10th September 2019 at the Parish Hall.
- 2.15 No other organisations requested a meeting.

⁶ Appendix 6 - Copy of Questionnaire

3. Pre-Submission Consultation

3.1 Pre-submission consultation has taken various forms during the months leading up to the submission of a planning application but the engagement with the local community, including the various local authorities, did not commence until August 2019 when all the technical reports had been prepared thus providing a robust basis for consultation.

3.2 It was decided to hold a public exhibition once the school holidays were over and most people would be returned to work and school thus ensuring the maximum number of people were able to attend. The venue at the Robin Hood was chosen given its close proximity to the proposed development site.

3.3 A Leaflet was prepared and just over 120 copies were hand delivered on Monday the 19th August to those households located nearest to the site announcing the event in plenty of time.

3.4 The Exhibition was open to the public from 2pm until 7pm the hours selected to enable everyone the opportunity to attend during the course of the day to suit. A pre-exhibition format was arranged for the local MP and elected Members together with Officers of Arun District Council to attend between 1:30pm and 2pm.

3.5 The exhibition itself consisted of eight boards each dealing with a specific matter with the first board explaining the general position and purpose of the exhibition whilst subsequent boards considered

- Planning and Heritage,
- The Environment,
- Flood Risk, Drainage and Utilities,
- Transport,

Land East of Shripney Road, Shripney,
Bognor Regis

Public Consultation
Thursday 5th September 2019, 2.00pm to 7.00pm
Robin Hood Function Room, Shripney Road, Shripney, Bognor
Regis PO22 9PA

Aerial photo showing the site in Shripney



Planning Policy is constantly changing and in February 2019 the Government published an updated National Planning Policy Framework requiring local authorities to support the "objective of significantly boosting the supply of homes." There is of course an Arun DC Local Plan as well as a Bersted Neighbourhood Plan both of which remain material in the consideration of any planning application.

An opportunity has presented itself to develop a piece of infill land on the eastern side of Shripney Road in Shripney and it is believed your comments would be most helpful in formulating an appropriate scheme for the site.

Public Exhibition

The purpose of the Exhibition is to share information with you and to explain emerging thoughts for the development of the land and to receive your comments concerning the proposals.

There will be an opportunity to complete a 'Comments Sheet' at the Exhibition or, if you prefer, you may email shripney@lukenbeck.com for a limited period after the exhibition should you have further questions or comments.

- Local Facilities and Services
- Constraints and Opportunities, and
- Draft Layout Proposals

3.6 The exhibition was set up in the Function Room at the Robin Hood where a small number of consultants were available throughout the event to listen and answer questions.



Figure 1: Photograph of the Robin Hood in Shripney where the Exhibition was held.

Figure 2: Photograph of the Exhibition material in the Function Room at the Robin Hood



WELCOME TO OUR EXHIBITION FOR SHRIPNEY ROAD

WELCOME

- Thank you for coming, the purpose of this exhibition is to set out and obtain your feedback on:
- Details of our draft proposals to bring forward new homes (including affordable housing), open space and play facilities;
 - The physical and environmental constraints we have identified and;
 - How we are responding to the site specific challenges and opportunities; and
 - Our emerging plans, including a draft layout for 46 new homes, a landscape masterplan.

THE SITE

- The site is located on the east side of the A29 and comprises a single rectangular parcel of land;
- The site is about 1.8 hectares / 4.5 acres in area. Its road frontage is a little under 200 metres long;
- The site benefits from a wide range of facilities and services less than 800 metres away.



HAVE YOUR SAY

Should you have any questions please ask one of the consultant team who will be pleased to assist.

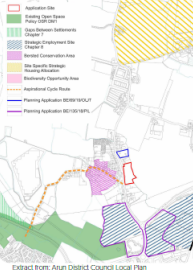
We invite you to complete a 'Comments Form' if you have the exhibition or we can consider your views.

If you would prefer to email, please send them shripney@lambeth.gov.uk by the 18th September 2019.

01 Land of East Shripney Rd

Email: shripney@lambeth.gov.uk

PLANNING AND HERITAGE



PLANNING

- The Bersted Neighbourhood Development Plan has been in place since 2014. Arun District Council (ADC) adopted their new local plan in July last year.
- Government policy in the National Planning Policy Framework sets out to significantly boost the supply of new homes to meet assessed needs, particularly supporting affordable housing.
- Where Local Authorities cannot demonstrate the necessary supply of new homes sites should be considered on their merits and whether development would be sustainable.
- ADC's plan covers the next 12 years (to 2031) and very large scale housing allocations, but at present meeting its housing supply targets. It does not have a settlement policy boundary.
- Shripney does not have a settlement policy boundary and is reasonably sustainable due to their access to Shripney and Bognor Regis.
- The Council recently gave planning permission to development at 'The Cottage' to the north of this.
- Development of this site can provide much needed and affordable housing for local persons unable to market.
- The site is not environmentally or physically constrained to facilitate a sympathetic, well designed addition to the local area.

HERITAGE & ARCHAEOLOGY

- There are no designated heritage assets (e.g. listed buildings, scheduled ancient monuments etc) near the site.
- The site is well separated from the conservation area.
- Comprehensive archaeological site investigations have been undertaken.
- In the north of the site an isolated Bronze Age pit, possibly a single cremation burial pit, was discovered.



02 Land of East Shripney Rd

Email: shripney@lambeth.gov.uk

FLOOD RISK, DRAINAGE AND UTILITIES



- FLOOD RISK AND DRAINAGE STRATEGIES**
- The vast majority of the site is at low risk of tidal and fluvial flooding.
 - The proposals will not encroach on the floodplain and the site will not increase flood risk elsewhere.

SURFACE WATER

- It is proposed to discharge surface water to a ditch watercourse adjacent to the eastern boundary of the site.

- Surface water flow to the existing green corridor as a result of the development will be reduced.
- Attenuation for large storm events will most best practice and surface water flood risk from the site.
- Sustainable Drainage Systems (SuDS) will be utilised as part of development and may include:
 - Permeable paving;
 - Swales; and
 - Detention basin.
- The use of SuDS will also provide water quality and biodiversity addition to reducing surface water flood risk.

FOUL DRAINAGE

- Consultation with Southern Water has confirmed that there is a public sewer network (adjacent to the site) to accommodate development.
- A new pumping station will be located beneath ground in the site, adjacent to the existing Southern Water facility.

UTILITIES

- Electricity, gas, water and BT Openreach are each available adjacent to the site.

04 Land of East Shripney Rd

Email: shripney@lambeth.gov.uk

TRANSPORT



- Site access will take the form of a priority island right turn lane junction.
- A new dropped kerb pedestrian crossing of Shripney Road with a refuge island will be located close to the proposed site access.
- The existing two-way hourly vehicle flows have been surveyed including at peak times.
- The proposed development will generate lower than 30 additional vehicle movements per hour (Approximately 2.5% of existing traffic) in the same peak hours.

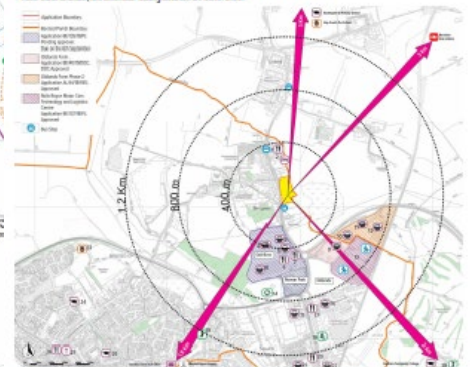
05 Land of East Shripney Rd

Email: shripney@lambeth.gov.uk

LOCAL FACILITIES AND SERVICES

ACCESSIBILITY

- Many key facilities (including convenience retail, and employment) are within walking and cycling distances.
- These within walking, and achievable walking distances are shown below:



Facility	Distance (m)	Facility	Distance (m)
1. Bognor Regis Town Centre	1200	11. Bognor Regis Town Centre	1200
2. Bognor Regis Town Centre	1200	12. Bognor Regis Town Centre	1200
3. Bognor Regis Town Centre	1200	13. Bognor Regis Town Centre	1200
4. Bognor Regis Town Centre	1200	14. Bognor Regis Town Centre	1200
5. Bognor Regis Town Centre	1200	15. Bognor Regis Town Centre	1200
6. Bognor Regis Town Centre	1200	16. Bognor Regis Town Centre	1200
7. Bognor Regis Town Centre	1200	17. Bognor Regis Town Centre	1200
8. Bognor Regis Town Centre	1200	18. Bognor Regis Town Centre	1200
9. Bognor Regis Town Centre	1200	19. Bognor Regis Town Centre	1200
10. Bognor Regis Town Centre	1200	20. Bognor Regis Town Centre	1200
21. Bognor Regis Town Centre	1200	22. Bognor Regis Town Centre	1200
23. Bognor Regis Town Centre	1200	24. Bognor Regis Town Centre	1200
25. Bognor Regis Town Centre	1200	26. Bognor Regis Town Centre	1200
27. Bognor Regis Town Centre	1200	28. Bognor Regis Town Centre	1200
29. Bognor Regis Town Centre	1200	30. Bognor Regis Town Centre	1200
31. Bognor Regis Town Centre	1200	32. Bognor Regis Town Centre	1200
33. Bognor Regis Town Centre	1200	34. Bognor Regis Town Centre	1200
35. Bognor Regis Town Centre	1200	36. Bognor Regis Town Centre	1200
37. Bognor Regis Town Centre	1200	38. Bognor Regis Town Centre	1200
39. Bognor Regis Town Centre	1200	40. Bognor Regis Town Centre	1200
41. Bognor Regis Town Centre	1200	42. Bognor Regis Town Centre	1200
43. Bognor Regis Town Centre	1200	44. Bognor Regis Town Centre	1200
45. Bognor Regis Town Centre	1200	46. Bognor Regis Town Centre	1200
47. Bognor Regis Town Centre	1200	48. Bognor Regis Town Centre	1200
49. Bognor Regis Town Centre	1200	50. Bognor Regis Town Centre	1200

06 Land of East Shripney Rd

Contact our team: shripney@lambeth.gov.uk



Figures Above: The Exhibition Boards displayed at the Exhibition

- 3.7 Altogether 38 local residents and some local Councillors attended the exhibition from 24 different households in Shripney representing 20% of those households leafletted in the village.



Photograph: Illustrating the public exhibition

- 3.8 Everyone who attended the exhibition was offered the opportunity to complete a Comments Sheet and leave it for further examination or alternatively attendees were given the email: shripney@lukenbeck.com, especially set up to enable residents to either forward their comments, no later than the 18th September 2019, or to ask any forgotten questions. An extension was allowed beyond the 18th September until the 27th September because a couple of residents wished to make comments after the initial deadline.
- 3.9 Three local residents were unable to attend the exhibition and requested a copy of the Exhibition material which was duly forwarded. Two other residents engaged in limited email correspondence but the few comments sheets received are to be found in the appendix although names and contact details have been redacted for reasons of preserving personal privacy.

4. Findings and Comments

- 4.1 In terms of the responses to the exhibition, a total of only six⁷ were returned, to include two email responses. Whilst it is important to capture the comments and respond accordingly, due to the very small number of responses received the sample set is insufficient to rely upon to gauge full public opinion. No inference is drawn from the response save to say that everyone was afforded the opportunity to comment of the draft scheme with the majority choosing not to submit a Form. There will be further opportunity to comment when a planning application is formally submitted to Arun District Council and perhaps residents may wish to make representations at that stage.
- 4.2 Of the comments received in writing⁸ concern was expressed concerning the loss of a green field site suggesting brownfield land should be developed in preference. In response, this principle is enshrined in planning policy but where there is insufficient brownfield land to accommodate land for much needed housing, consideration must be given to the development of greenfield land.
- 4.3 One comment was received that the site provides an ecological benefit implying this should not be disturbed. By way of response a full ecological survey has been undertaken resulting in a full analysis of the current ecology on the site. More importantly perhaps consideration has been given to the future benefits to ecology arising from the development.
- 4.4 The point has been raised that the proposal is contrary to the Arun Local Plan but as explained on behalf of the applicant, all planning applications must be considered in accordance with the Development Plan consisting of the Arun District Local Plan (2018) and the Bersted Neighbourhood Plan (2014-2029), and with the National Planning Policy Framework (February 2019). There is a central government requirement to boost the supply of housing significantly, set out by the latter, alongside the requirement to maintain a five-year housing land supply. This is something ADC cannot demonstrate at the current time. In this regard it is maintained there is a legitimate rationale for the development at Shripney.

⁷ Appendix – Copies of redacted responses

⁸ All responses to be found in Appendix 7

- 4.5 An issue that has been raised consistently by residents is the impact of any development with additional traffic utilising the A29 highway network.
- 4.6 Notwithstanding the above, concerns were raised also about the by-pass road planned to be located towards the north east of Shripney, a matter which cannot be influenced by the proposed development. Nonetheless some residents expressed the opinion that any development in Shripney would add additional traffic to the highway network.
- 4.7 In response, a full Transport Assessment accompanies the application which will be fully scrutinised by engineers at West Sussex County Council as part of the planning application process. This report will address the matter of improving pedestrian safe crossing over the A29 which is currently absent in the village.
- 4.8 Further comments were also received on the topic of potential flooding and drainage in the area generally. At the Exhibition it was explained the site falls outside of flood plain, so is in a location where development would normally be permitted but in any event a full flood risk assessment and drainage report accompanies the application exploring this in further detail.
- 4.9 One resident invested a great deal of time preparing a quite lengthy response concluding in his statement that, *"In short, I don't object to your proposed housing if it was stand-alone but there has to be some cross-communication with the Council and all the other developers...."*⁹. What is described here is the role and responsibility of the local planning authority [LPA] as Arun DC has published a Local Plan taking into account the needs and future role of the whole District. As and when planning applications are submitted, the LPA will consider any application in the light of all relevant policies and other material matters including future potential developments.
- 4.10 In addition to the six resident's comments, Bersted Parish Council invited the Project Team to a full Council meeting on Tuesday the 10th September 2019 when a presentation was made based upon the Public Exhibition material followed by a Q&A session when Members were invited to ask questions. The offer was made to attend a future meeting of the Parish Council's Planning Committee once the formal planning

⁹ See Appendix 7

application had been submitted to which the Chairman, on behalf of the Council, accepted.

- 4.11 The Bersted Parish Clerk was invited to circulate the Exhibition material to any Parish Member who might find it useful.

5. Conclusion

- 5.1 On behalf of the applicant, it was important to conduct a detailed analysis of the site undertaking a full suite of technical surveys followed up by the preparation of draft reports and discussions with statutory undertakers and other stakeholders.
- 5.2 This area of work was critical in order to understand the site and prepare the constraints and opportunities that might present themselves for any development. It was also an important exercise to ensure that the work was thorough and robust before presenting any material to the local community because they would expect nothing less than the investment of the appropriate time and effort to better understand the characteristics of any site.
- 5.3 The purpose of the public exhibition was not only to present and share the latest findings and draft layout prior to submitting a planning application but to seek constructive comments because often is the case that local knowledge quite often introduces information not found from standard surveys.
- 5.4 The Exhibition attracted 20% of those 120 households in Shripney which received hand delivered leaflets and by and large the discussions that took place during the day were amicable and helpful. Regrettably only six written Comment Sheets were returned which, whilst of assistance in themselves, cannot be taken as being fully representative of the views of local residents due to the very small number.
- 5.5 Some Members of the Bersted Parish Council attended the exhibition and invited the project team to make a presentation and engage in a Q&A session on the 10th of September to Council which was accepted.
- 5.6 On the basis of the pre-consultation exercise the planning application was finalised and submitted without too much alteration given the absence of negative commentary.
- 5.7 The opportunity for further engagement was left open to anyone during the period from the Exhibition up to the 18th September 2019 but other than a couple of residents who have raised questions there has been no further material submitted.

- 5.8 As a result of the input from key organisations and local individuals there is a high degree of confidence that the basis of the planning application is better understood and sound.

Appendix 1

LUKEN BECK

30 Carlton Crescent, Southampton SO15 2EW
Tel: 023 8063 3440
www.lukenbeck.com



Rt. Hon. Nicolas Gibb MP,
Commons Office,
House of Commons,
Westminster,
London SW1A 0AA

Our Ref: GB/17037
Your Ref: -

16th August 2019

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
Planning application for residential development with associated landscaped areas and parking with access from Shripney Road, Shripney

Land East of Shripney Road, Shripney, Bognor Regis – PUBLIC EXHIBITION

As you will be aware no doubt, the Government's recent publication of the National Planning Policy Framework in February 2019 states in paragraph 59, inter alia, that in order for local authorities to deliver a sufficient supply of homes they should continue, *"To support the Government's objective of significantly boosting the supply of homes, (and) it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay."*

The Arun District Council Local Plan was adopted in July 2018 whilst the Bersted Neighbourhood Plan was made in 2014 covering the period 2014-2029 and whilst both remain material to the determination of any planning applications, where there is any conflict, the NPPF will carry greater weight in that decision making process. At the present time it is understood the District Council is experiencing difficulties demonstrating an adequate housing land supply and it cannot meet the requirements of the Housing Delivery Test for which reason the planning authority needs to take steps to remedy the position.



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Company registered in England & Wales No. 7548836



VAT Registration No. 110257563

Appendix 2

LUKEN BECK

30 Carlton Crescent, Southampton SO15 2EW
Tel: 023 8063 3440
www.lukenbeck.com



Cllr Mrs Gill Yeates,
Wheel House,
Shripney Lane,
Bognor Regis PO22 9NR

Our Ref: GB/17037
Your Ref: -

16th August 2019

Dear Cllr Mrs Yates,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) Planning application for residential development with associated landscaped areas and parking with access from Shripney Road, Shripney

Land East of Shripney Road, Shripney, Bognor Regis – PUBLIC EXHIBITION

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The land east of Shripney Road could provide around 45 new dwellings. A recent application on land immediately to the north of this site was allowed for 20 dwellings and it is noted that Officers advised there was only a 2.07 land supply at that time.



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VAT Registration No. 110257563

In order to take matters forward, a pre-application submission has been made already to Arun District Council and on the 5th September 2019, a Public Exhibition is scheduled to take place in the Function Room at the Robin Hood, Shripney from 2:00pm until 7:00pm with the objective of sharing the results of technical information with the local community and listening to views regarding the emerging design solution for the layout and detailed housing. Following the exhibition, the results of the public consultation exercise will be considered further and presented to Arun DC, as part of a Statement of Community Involvement to accompany an application.

You are cordially invited to attend the Exhibition at 1:30pm when we will be inviting elected Ward Members of the County and Arun DC together with Bersted Parish Councillors and Officers of the Planning Authority to have a half hour preview prior to the public exhibition being formally opened. The local community will be invited via a leaflet drop.

As part of this process we will be writing to Ward Members for Arun DC and West Sussex County Council as well as the Parish Council.

As District Councillor for Bersted we considered you would wish to be informed early in the process but should you require any further information, please contact me by return. I have copied this letter to Karl Roberts at Arun DC in case you wish to contact him directly.

Yours faithfully,

Graham Beck
Co Secretary
Email: grahambeck@lukenbeck.com

Copy to: Karl Roberts, Arun DC

Appendix 3

LUKEN BECK

30 Carlton Crescent, Southampton SO15 2EW
Tel: 023 8063 3440
www.lukenbeck.com



Cllr Brian Knight,
18 Sunningdale Gardens,
North Bersted,
Bognor Regis,
PO22 9LE

Our Ref: GB/17037
Your Ref: -

16th August 2019

Dear Cllr Knight,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) **Planning application for residential development with associated landscaped areas and parking with access from Shripney Road, Shripney**

Land East of Shripney Road, Shripney, Bognor Regis – PUBLIC EXHIBITION

As you will be aware no doubt, the Government's recent publication of the National Planning Policy Framework in February 2019 states in paragraph 59, inter alia, that in order for local authorities to deliver a sufficient supply of homes they should continue, *"To support the Government's objective of significantly boosting the supply of homes, (and) it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay."*

The Arun District Council Local Plan was adopted in July 2018 whilst the Bersted Neighbourhood Plan was made in 2014 covering the period 2014-2029 and whilst both remain material to the determination of any planning applications, where there is any conflict, the NPPF will carry greater weight in that decision making process. At the present time it is understood the District Council is experiencing difficulties demonstrating an adequate housing land supply and it cannot meet the requirements of the Housing Delivery Test for which reason the planning authority needs to take steps to remedy the position.



Director and Practice Manager: Ian Johnson B.Sc (Hons), M.A., PG Dip UD, M.R.T.P.I.
Exec Consultants: Graham Beck JP, M.B.A., LL.B.(Hons), B.A.(Hons), Dip.T.P., M.R.T.P.I., M.C.M.I.
Mark Luken M.B.A., B.Sc.(Econ) (Hons), Dip.T.P., M.R.T.P.I., M.C.M.I

Company registered in England & Wales No. 7548836



VAT Registration No. 110257563

The land east of Shripney Road could provide around 45 new dwellings. A recent application on land immediately to the north of this site was allowed for 20 dwellings and it is noted that Officers advised there was only a 2.07 land supply at that time.

In order to take matters forward, a pre-application submission has been made already to Arun District Council and on the 5th September 2019, a Public Exhibition is scheduled to take place in the Function Room at the Robin Hood, Shripney from 2:00pm until 7:00pm with the objective of sharing the results of technical information with the local community and listening to views regarding the emerging design solution for the layout and detailed housing. Following the exhibition, the results of the public consultation exercise will be considered further and presented to Arun DC, as part of a Statement of Community Involvement to accompany an application.

You are cordially invited to attend the Exhibition at 1:30pm when we will be inviting elected Ward Members of the County and Arun DC together with Bersted Parish Councillors and Officers of the Planning Authority to have a half hour preview prior to the public exhibition being formally opened. The local community will be invited via a leaflet drop.

As part of this process we will be writing to Ward Members for Arun DC and West Sussex County Council as well as the Parish Council.

As Chairman for Bersted PC, we considered you would wish to be informed early in the process but should you require any further information, please contact me by return. I have copied this letter to Karl Roberts at Arun DC in case you wish to contact him directly. I have also copied the Parish Clerk, Debbie Holcombe, inviting her to advise all Parish Councillors who might wish to attend the Exhibition.

Yours faithfully,

Graham Beck
Co Secretary
Email: grahambeck@lukenbeck.com

Copy to: Karl Roberts, Arun DC
Debbie Holcombe, Clerk to the Parish

Appendix 4

LUKEN BECK

30 Carlton Crescent, Southampton SO15 2EW
Tel: 023 8063 3440
www.lukenbeck.com



Cllr David Edwards,
West Sussex County Council

Our Ref: GB/17037
Your Ref: -

16th August 2019

Dear Cllr Edwards,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) Planning application for residential development with associated landscaped areas and parking with access from Shripney Road, Shripney

Land East of Shripney Road, Shripney, Bognor Regis – PUBLIC EXHIBITION

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Mark Luken M.B.A., B.Sc.(Econ) (Hons), Dip.T.P., M.R.T.P.I., M.C.M.I.

Chartered Town Planners

Company registered in England & Wales No. 7548836



VAT Registration No. 110257563

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As part of this process we will be writing to Ward Members for Arun DC and West Sussex County Council as well as the Parish Council.

As County Councillor for Bersted we considered you would wish to be informed early in the process but should you require any further information, please contact me by return. I have copied this letter to Karl Roberts at Arun DC in case you wish to contact him directly.

Yours faithfully,

Graham Beck
Co Secretary
Email: grahambeck@lukenbeck.com

Copy to: Karl Roberts, Arun DC

Appendix 5

Land East of Shripney Road, Shripney, Bognor Regis

Public Consultation

Thursday 5th September 2019, 2.00pm to 7.00pm

Robin Hood Function Room, Shripney Road, Shripney, Bognor
Regis PO22 9PA

Aerial photo showing the site in Shripney



Planning Policy is constantly changing and in February 2019 the Government published an updated National Planning Policy Framework requiring local authorities to support the "objective of significantly boosting the supply of homes." There is of course an Arun DC Local Plan as well as a Bersted Neighbourhood Plan both of which remain material in the consideration of any planning application.

An opportunity has presented itself to develop a piece of infill land on the eastern side of Shripney Road in Shripney and it is believed your comments would be most helpful in formulating an appropriate scheme for the site.

Public Exhibition

The purpose of the Exhibition is to share information with you and to explain emerging thoughts for the development of the land and to receive your comments concerning the proposals.

There will be an opportunity to complete a 'Comments Sheet' at the Exhibition or, if you prefer, you may email shripney@lukenbeck.com for a limited period after the exhibition should you have further questions or comments.

Appendix 6

PUBLIC CONSULTATION 5th September 2019

Proposed development of Land East of Shripney Road, Shripney, Bognor Regis to provide new housing with associated parking and landscaping.

Please take this opportunity to speak with members of the consultant team to tell us about your views on the site and please take a couple of minutes to fill out this feedback form.

Do you have any views and suggestions on the Hanbury proposed draft layout?

Name.....

Address.....

.....

E-mail.....

Please return this comment form by hand at the Exhibition or by post to Graham Beck, Luken Beck, 30 Carlton Crescent, Southampton, England SO15 2EW

Or

e-mail comments to shripney@lukenbeck.com by the 18th September 2019

Appendix 7

PUBLIC CONSULTATION 5th September 2019

Proposed development of Land East of Shripney Road, Shripney, Bognor Regis to provide new housing with associated parking and landscaping.

Please take this opportunity to speak with members of the consultant team to tell us about your views on the site and please take a couple of minutes to fill out this feedback form.

Do you have any views and suggestions on the Hanbury proposed draft layout?

1. The draft layout has not been made available to those unable to attend
2. Nevertheless, I am totally against this urbanisation of high grade agricultural and rural land when there is so much brown field opportunity already available
 - a. The land provides a vista
 - b. The land provides a break in the urban sprawl for pedestrians, bus travellers and others on the A29
 - c. The land provides ecological benefit
 - d. The proposal does not fit with the local plan
 - e. Development would add to the traffic on the A29 which is a safety issue
 - f. There has already been one road death at what would presumably be the entrance to the site

Name... [REDACTED]

Address... [REDACTED]

E-mail
[REDACTED]

PUBLIC CONSULTATION 5th September 2019

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Do you have any views and suggestions on the Hanbury proposed draft layout?

1. Concerns about access onto A29, bearing in mind it will continue to be the main A road into and out of Bognor Regis.
2. Concern about flooding. The area has flooded significantly over the years causing the road to be closed on occasions.
3. It may be necessary to put in a proper pedestrian crossing rather than just a 'safe haven' because of the volume and speed of the traffic.

These are my views based upon my visit today and I reserve my right to alter my views in due course.

Name... [REDACTED]
.....

Address [REDACTED]
.....

Email... [REDACTED]
.....

PUBLIC CONSULTATION 5th September 2019

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Please take this opportunity to speak with members of the consultant team to tell us about your views on the site and please take a couple of minutes to fill out this feedback form.

Do you have any views and suggestions on the Hanbury proposed draft layout?

I attended the exhibition at the Robin Hood on 5th of September and came away with plenty of objections to the development going ahead.

On a personal basis, I enjoy the semi rural area that Shripney currently is and would rather see a view across an open field than face yet again our green spaces being covered in concrete, bricks and mortar.

On a general basis, the development on it's own might not be so bad but with all the other plans for houses, the new A29 bypass and the proposed siting of shops, hotel and manufacturing on the Salt Box site, it feels like the whole village is being strangled with the emphasis being in favour of newcomers rather than the long term residents of Shripney who thus far have had their objections completely ignored.

The issues are many with vastly increased traffic through Shripney being the major factor. There are 6 to 8000 houses being built in Barnham which will have a major impact on cars passing through Shripney if the A29 bypass ends North of there rather than carrying on to the roundabout at the A259 just a short distance away. The current road, although busy, is not necessarily a traffic hotspot but with it's twists and turns and blind bends has caused accidents in the past and no doubt there will be more in the future and that's without the increased volumes of cars that will be using it if all the surrounding developments are approved.

In addition to this, the current road is the "only way in or out" or Bognor for the existing residents - there are no short cuts or alternative routes immediately in the vicinity so if it does become a traffic hotspot then that will impact greatly on the residents trying to go about their daily activities.

So, any extra cars from the housing developments in Shripney will not make a great deal of difference in quantity but it's another bunch of cars trying to get onto a busy road thus increasing the possibility of accidents.... and not just between vehicles as there are plenty of people who have difficulty crossing the road with the above said cars coming round the blind bends, even if they are not going particularly fast. There is also the proposed development of more houses immediately next to the Robin Hood pub to top it off.

I have looked at the planning application paperwork for that site and there is a list of some of the accidents that have occurred in Shripney, and apart from one or 2, all of them involved cars trying to enter onto the A29 and colliding with vehicles travelling along it. That should speak for itself. There is also a letter from Arun Council highlighting objections based on the Town and Country Planning act and these are numerous including not fitting in with the rural setting of Shripney and doesn't enhance it, has very limited public transport options with not even a train station being within walking distance, and there is mention of the increased congestion on Shripney road and the blind bend which would cause safety issues for pedestrians. In fact it mirrors all my concerns regarding your new development so with these 2 combined the concerns could almost be doubled.

Every planning application that I have looked at for this area also highlights the high flood risk I know there are measures that can be put into place to enhance drainage etc but it doesn't compensate for the fact that natural drainage, i.e. green fields are being covered over. There is also the loss of natural habitat for a wide variety of birds, animals, insects being replaced with whatever pollution human habitation brings with it.

Some of the other concerns I came across was from the NHS and schools/colleges and the impact any extra local population would have on those. Neither are things I'd personally considered beforehand but now that it has come to light I'd like to add that yes, I can wait days to get an

appointment at my doctor's and recently experienced an 8 MONTH wait for a hospital appointment so these services are going to suffer more.

In short I don't wholly object to your proposed housing if it was stand alone but there **has** to be some cross-consultation with the council and all the other developers looking to build roads, houses and retail parks as those combined would have a devastating and disastrous effect on Shripney. The concerns of existing residents need to be seriously listened to and taken into account as their whole livelihoods are at stake.

Name... [REDACTED]
.....

Address... [REDACTED]
.....

E-mail... [REDACTED]

PUBLIC CONSULTATION 5th September 2019

Proposed development of Land East of Shripney Road, Shripney, Bognor Regis to provide new housing with associated parking and landscaping.

Please take this opportunity to speak with members of the consultant team to tell us about your views on the site and please take a couple of minutes to fill out this feedback form.

Do you have any views and suggestions on the Hanbury proposed draft layout?

I will be most upset if we have even more homes in Shripney. Already approximately 30 houses planned directly opposite me at the Cottage. Also Salt Box field going to be totally developed.

I would prefer a field of crops. Also bend into Village by Robin Hood pub very dangerous. I know at least four fatalities have occurred in this stretch of road.

Name..... [REDACTED]

Address... [REDACTED]

E-mail..... [REDACTED]

PUBLIC CONSULTATION 5th September 2019

Proposed development of Land East of Shripney Road, Shripney, Bognor Regis to provide new housing with associated parking and landscaping.

Please take this opportunity to speak with members of the consultant team to tell us about your views on the site and please take a couple of minutes to fill out this feedback form.

Do you have any views and suggestions on the Hanbury proposed draft layout?

Dear Hanbury Developments,

Thank you for the invitation to visit your exhibition of the housing development which you propose to build in Shripney. Also thank you for inviting comments from local residents, although your project is at a very early stage.

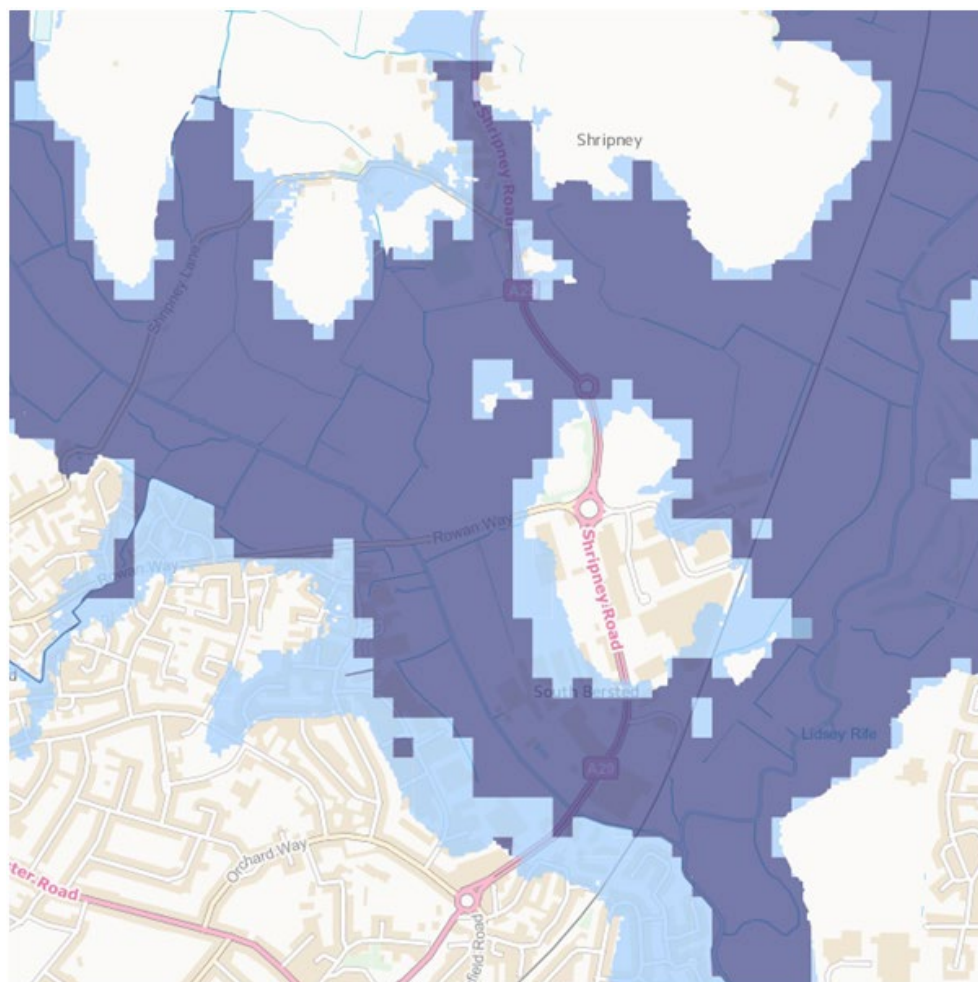
You will find that Shripney residents are already coping with a number of issues in the village relating to flooding, traffic levels on the A29 and existing planning applications for massive development, encroaching

on this mainly rural location.

Interestingly, the flood risk maps for the area have been altered for developers by reducing the surface water and groundwater flooding data. The A29 in the area adjacent to "Plot 75" is the lowest lying point on the road and it has had major flooding incidents in recent years. The road has been impassible for days and this is a real problem.

The actual flood risk map for this area-according to the full Environment Agency data is as follows-with the dark blue areas being flood risk three.

We also have tidal fluctuations in groundwater levels here, as we are on a



coastal flood plain and this is known as the Ghyben Herzberg effect.

So, really your flood mitigation measures have to be more accurate for this area as "worst case scenarios" are common here.

The road safety problems in the village are also increasing. They are significant now-with this part of the A29 being "at full capacity." The traffic is set to increase with further development. Pedestrian access along the road is not confluent and is dangerous, at many points. We are not connected safely to Bognor Regis for

walkers. Most of the the bus stops in the village have no safe areas for pedestrians to wait-the stops being kerbside with no pull ins for buses and no safe crossings.

Regarding archaeology-we have had an important, recent find of a warrior grave locally, in North Bersted. There have been artefacts unearthed in Salt Box Field, opposite. The Novium Museum in Chichester is interested in any groundworks around here. You possibly have a Bronze Age pit, on site. Would it be in order for your "heritage and archaeology" findings to be shared with Portia Tremlett? I appreciate your groundworks are at an early stage-without an application for planning permission but pre construction investigations might be valuable-in terms of documenting ancient sites.

Name.....

.....

Address

.....

E-mail...

PUBLIC CONSULTATION 5th September 2019

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Please take this opportunity to speak with members of the consultant team to tell us about your views on the site and please take a couple of minutes to fill out this feedback form.

Do you have any views and suggestions on the Hanbury proposed draft layout?

Thank you for inviting me to come and take a look at the proposed development.

The new estate looks to be well laid out, however, I do have some concerns.

This road does get very busy during peak times. The speed limit is 40MPH but this isn't always adhered to. It is already quite difficult to come out of the junction at Shripney Lane, especially when turning right, and this will only get worse with the addition housing. I feel that more traffic calming measures need to be put in place, to stop it becoming dangerous.

Although a footpath has been thought about, I feel more needs to be done to link the paths together with the existing public foot paths, as well as a safer way of crossing the road where is is proposed to be widened. Perhaps a zebra or pelican crossing. This may also help with speed control.

Name..... [REDACTED]
.....

Address... [REDACTED]
.....

E-mail..... [REDACTED] ...