JANUARY 2019

Statement of Community Involvement

Proposals for land west of New Barn Lane, North Bersted

Prepared on behalf of Linden Homes South

Remarkable ENGAGEMENT

ARUN DISTRICT COUNCIL BE/37/19/PL

Remarkable ENGAGEMENT

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1. Introduction

1.1 Overview

1.1.1 This Statement of Community Involvement has been prepared to support a full planning application for 99 units on the land west of New Barn Lane, North Bersted, Bognor Regis. The site is located within the Bersted Ward of Arun District Council (hereinafter 'ADC').

1.1.2 A previous Reserved Matters application was submitted to the Council in September 2017 and approved in December 2017, for which a Statement of Community Involvement was submitted to support that application.

1.1.3 Linden Homes is committed to consulting with stakeholders and the community regarding its plans for the site. It has a clear track record of engagement with residents, community groups, councillors and relevant third parties.

1.1.4 This document has been produced with the aim of clearly and concisely detailing the programme of community consultation that has been undertaken on the proposed applications, together with the wider consultation that has been undertaken on preceding applications that have informed this scheme. It provides a chronological account of the activity undertaken throughout the pre-submission stages and, in addition, the proposed post-submission actions.

1.1.5 In order to assist with the consultation process, Remarkable Engagement (now BECG), a specialist communications consultancy, was appointed to form part of the wider project team.

1.1.6 The agreed brief for this project was to design and implement an appropriate consultation strategy, which reflected that the principle of development that has already been established following the granting of outline planning consent in 2017. This included proposed engagement with:

- Leader of ADC
- ADC's Cabinet member with Planning Portfolio
- Members of ADC's Development Control Committee
- ADC ward members for Bersted
- West Sussex County Councillor for Bersted
- Local Member of Parliament
- Bersted Parish Council
- Residential properties closest to the site

1.1.7 In advance of submitting the reserved matters application in 2017, a drop-in session was held at Bersted Jubilee Hall for residents living closest to the site. A dedicated drop-in session and

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presentation was also arranged for Bersted Parish Council and the local ward members at the same venue.

1.1.8 An accompanying freephone information line and dedicated project website was also provided so that stakeholders and residents could contact the project team at any time.

1.1.9 The reserved matters planning application (BE/113/17/RES) for 90 new homes was approved in December 2017. Following a further review of the site and local market demand, Linden Homes is progressing a revised planning application for 99 units at this site.

2. Background

2.1. Extant planning permission

2.1.1. Land west of New Barn Lane received outline planning permission for 90 homes in February 2016 (BE/142/15/OUT). In May 2017, permission was also granted for an amended access for the site (BE/18/17/PL).

2.1.2. **Reserved Matters approval was granted in December 2017 under the outline permission BE/18/17/PL.** With the principle of development established, the reserved matters application BE/113/17/RES sought approval of the detailed design of the site, in line with the principles established under the outline planning application.

2.2. Proposals

2.2.1 Linden Homes seeks a revised planning application for 99 units. The plans will include:

- 99 new homes, of which 30% would be designated as affordable
- A range of 1 & 2 bedroom apartments, 2 & 3 bedroom bungalows and 2, 3 & 4 bedroom houses
- Creation of a large area of public open space adjacent to New Barn Lane
- Car parking in accordance with the Council's parking standards
- The proposed access serving the site has been agreed under the outline permission BE/18/17/PL– the access was considered safe and suitable by West Sussex County Council
- Provision of energy-efficient new homes built to the latest building regulations

2.3. Statement of Community Involvement (SCI)

2.3.1. ADC adopted its Statement of Community Involvement in April 2012. It sets out the council's policies for involving the community in the preparation and revision of Local Plan documents

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and in considering planning applications. It also contains criteria for consulting on large schemes and major planning applications. It states:

9.1 Arun District Council offers a Pre-Application advice service for proposals that require planning permission. This enables prospective planning applicants to gauge planning issues prior to submitting a formal application. Availing of this service allows the subsequent determination of planning decisions to be undertaken more efficiently, effectively and expeditiously.

9.2 Pre-application advice offers a number of benefits including the following:

- *It provides an opportunity for developers to understand how planning applications will be judged against relevant policies and guidance*
- *It identifies any modifications which may be necessary for the proposed development at the earliest possible stage*
- *It identifies where there is a need for additional information or specialist consultation*

9.3 The Council recommends that developers adopt at least one of the consultation methods listed in Table 5 below in advance of submitting planning applications for both minor and major applications (Refer to Section 2.1 (2) for definition of major). The type and nature of this consultation however will vary depending on the complexity and scale of the development proposed. The appropriate level of consultation will be discussed with the applicant at the pre-application meeting.

Approach	Major Applications	Minor Applications
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	✓	✓

Table 5 Pre Application Consultation Methods

9.4 It is envisaged that any legitimate concerns raised as part of the undertaking of the pre application consultation methods outlined above would then inform planning applications.

9.5 It should be noted that the Council can only request that applicants carry out pre-application consultation. The Council cannot refuse to accept planning applications because an applicant refuses to undertake pre-application consultations. It should be noted however that the submission of a planning application following pre-application advice will receive priority checking. Detailed pre-application guidance notes are available for viewing on the Council's website at www.arun.gov.uk.

2.4. National Planning Policy Framework (2018)

2.4.1. The NPPF identifies the role of local authorities in encouraging high-quality pre-application consultation by applicants and developers.

2.4.2. In carrying out its pre-application consultation, Linden Homes has complied with recommendations within the National Planning Policy Framework (2018), which states in paragraph 40 that:

"Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also,

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where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications."

2.5. Consultation objectives

2.5.1. Government guidance and the ADC's SCI encourages pre-application discussions and community involvement. As a result, the public consultation programme had a number of key objectives including:

- To inform the local community, including residents, councillors and businesses
- To provide the community with a genuine opportunity to provide feedback on the plans
- To allow people to become actively involved in the process
- To identify and address any issues raised by the local community and stakeholders wherever possible

2.5.2. Prior to submitting the formal planning application for the site, Linden Homes undertook community consultation, as outlined in the following documentation.

3. Pre-application consultation and engagement for original Reserved Matters – BE/113/17/RES

3.1. Overview

3.1.1. Prior to submitting an application for the development of the site, a programme of consultation was devised, taking into account guidance in ADC's Statement of Community Involvement and the current planning context, including the fact that the site already had outline permission for 90 new homes.

3.1.2. The extent and form of engagement activities considered that the principle of development had previously been established at the outline application stages.

3.1.3. It is considered that the programme of consultation undertaken for the original Linden Homes reserved matters application is still relevant, as the comments made by Officers, stakeholders and the local community have been considered in the preparation of the new proposals.

3.1.4. The details of the consultation programme undertaken at this stage can be found in the following sections.

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3.2. Meetings with Arun District Council

3.2.1 Pre-application meeting with ADC planning officers

3.2.2 Pre-application meetings were held with Council Officers at ADC on Wednesday 24th May and Tuesday 18th July to discuss the detailed reserved matters proposals.

3.2.3 The meeting covered the following topics:

- Housing mix
- Layout and open space
- Landscape strategy
- Internal road layout and structure
- Parking provision and location
- House design and elevations

3.3. Community and stakeholder drop-in event

3.3.1. Local residents and stakeholders were invited to a drop-in event to view the reserved matters proposals. The aim of this event was to provide interested parties with an opportunity to learn more about the draft proposals, ask questions and provide feedback to the project team ahead of the submission of the reserved matters application.

3.3.2. The event was held on Tuesday 18th July 2017 at the Bersted Jubilee Hall, Chalcraft Lane, North Bersted, Bognor Regis, PO21 5TU.

3.3.3. Invitations for these meetings were sent to 257 residential properties and businesses in the vicinity to the site, including all residential addresses on the following roads:

- New Barn Lane
- Brazwick Avenue
- Greystone Avenue
- Braemar Way
- Winston Crescent
- Winston Close

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3.3.4. The newsletter included background information about the site, a brief introduction to Linden Homes, more information about Linden Homes and details of the drop-in event.

3.3.5. A postage-paid reply card was also sent with the invitation to give local residents an opportunity to provide their feedback, irrespective of whether they were able to attend the drop-in event.

Copies of the invitation newsletter and postage-paid reply cards is included in the Appendices.

3.3.6. Invitations were also sent to the following stakeholders:

- Leader of ADC
- ADC's Cabinet member with Planning Portfolio
- Members of ADC's Development Control Committee
- ADC ward members for Bersted
- West Sussex County Councillor for Bersted
- Local Member of Parliament

A copy of the correspondence sent to these stakeholders is included within the Appendices.

3.3.7. The event was held between 4pm and 6pm, with at least 34 residents attending. Representatives from Linden Homes and the wider project team were on hand to talk people through the proposals and answer questions.

3.3.8. Display boards were shown at the event, including:

- A brief history of the project, including details relating to the outline consent and parameter plans
- A detailed site layout, including information on house types and the housing mix
- Elevations of the proposed dwellings and information on the architectural design and landscaping proposals
- More information about Linden Homes
- Next steps and project timescales

Copies of the display boards are included within the Appendices.

3.3.7 Where attendees had specific questions, these were responded to at the meetings and if additional information was required which was not available, this was provided after the event.

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3.3.8 Attendees were provided with a feedback form to allow them to submit their comments on the reserved matters proposals. Freepost envelopes were also provided so that attendees could fill out the feedback forms at home.

A copy of the feedback form is included within the Appendices.

3.4. Meeting with Bersted Parish Council

3.4.1. A dedicated drop-in session and short presentation was arranged for members of Bersted Parish Council between 6pm and 7pm on Tuesday 18th July 2017 at Bersted Jubilee Hall. The invitation to attend this event was also extended to the ward members for Bersted.

Copies of the correspondence sent to Bersted Parish Council members and the Bersted ward members are included within the Appendices.

3.4.2. Those in attendance were given time to view the display boards and ask questions. Linden Homes representatives also made a short presentation regarding the reserved matters proposals.

3.5. Project website

3.5.1 A project website – www.lindenhomes.co.uk/community/northbersted – was set up to ensure the local community, stakeholders and other interested parties have access to information about the proposals, irrespective of whether they were able to attend the drop-in event.

3.5.2 The website includes:

- An overview of the project background
- Details of the site location (including a map)
- Details of the proposals
- Downloadable copies of the drop-in event display boards (including the scheme layout and elevations)
- Information about Linden Homes
- Information on the benefits of the proposals
- Information on the next steps and planning process
- A facility to register for updates, submit feedback or ask questions

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3.5.3 The website address was provided on the drop-in event invitations and will be included on all future update correspondence.

3.6. 0800 Information Line and consultation email address

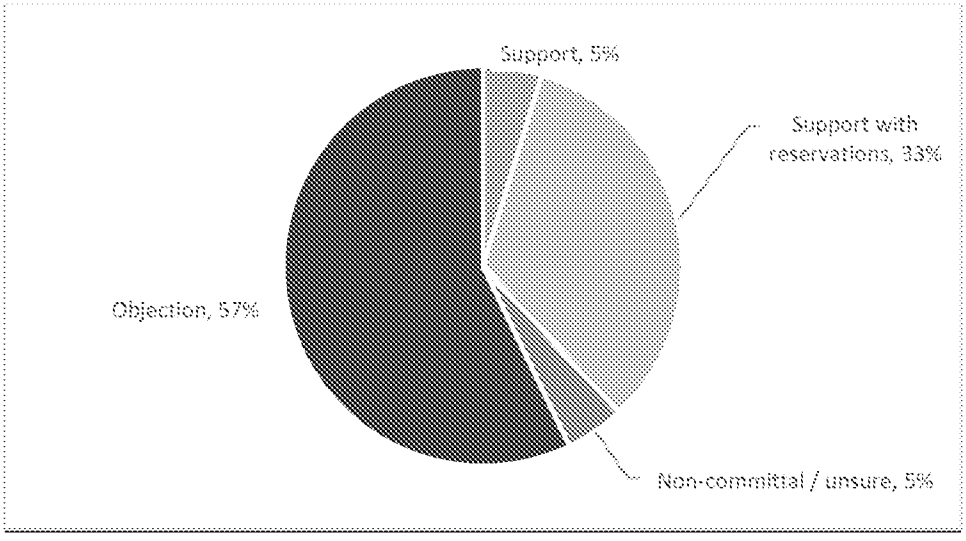
3.6.1. Throughout the consultation process, access to a telephone enquiry line (0800 298 7040) was offered to those who wished to find out more about the proposals, or register their comments via telephone. This telephone enquiry line was manned between 8.30am and 5.30pm Monday – Friday, with a message facility out of hours. Information was given to callers where possible and, if questions were of a technical nature, these were passed on to relevant team members for a response.

3.6.2. A consultation email address (feedback@consultation-online.co.uk) was also available for those who wanted to contact the project team via email.

3.7. Review of comments

3.7.1 Overall comments received up to 4th August 2017

Total no. of responses	Support	Support with reservations	Non-committal / unsure	Objection
21	1 (5%)	7 (33%)	1 (5%)	12 (57%)



Overview

A drop-in event was held on 18th July 2017, at which **34** people signed the visitors' book. Feedback forms and postage-paid envelopes were provided so that all attendees could either submit their comments on the day, or post them back following the event.

A total of **20** feedback forms and postcards have been received, with **1** supporting the proposal, **7** supporting the development with comments or reservations, **11** stating objections, and **1** remaining non-committal. In addition, **1** further respondents provided feedback via email, detailing their objections to the proposal. A total of **21** responses were received overall.

The final breakdown of the number and type of responses received is shown in the table below.

Stance	Support	Support with reservations	Non-committal / unsure	Objection	Total
Reply cards and feedback forms	1	7	1	11	20
Emails	0	0	0	1	1
Total	**1 (5%)**	**7 (33%)**	**1 (5%)**	**12 (57%)**	**21 (100%)**

Detailed Breakdown of Feedback

What follows is a detailed breakdown of all comments received from the feedback forms, postcards, and e-mails. The tables below analyse the comments made across all feedback methods, thus the percentages represent the frequency of each comment in relation to the **21** responses received in total. Percentages in these tables have been rounded to the nearest whole number.

Supportive comments

Below is a breakdown of supportive comments and the frequency in which they appeared.

Comments	Frequency
Comments relating to the design of the homes proposed	**2**

	One respondent was pleased that the proposals seek to blend the new units with the existing housing.	1
	One respondent was pleased that the development will include a number of bungalows.	1
Comments relating to the scheme layout		**1**
	One respondent indicated that she was impressed by the layout of the proposed housing estate.	1

A sample of positive comments:

Comment	Road
"Fairly impressive layout."	New Barn Lane
"I am pleased ...that you are trying to blend the new residential units with the existing"	New Barn Lane
"I am pleased that there are no high-rise units on the site and that you are going to provide some bungalows".	New Barn Lane

Concerns and reservations

Below is a breakdown of the concerns and reservations that respondents raised as a result of viewing the plans.

Comments		Frequency
Concerns relating to the increased level of traffic		**8**
	A number of respondents expressed concerns that the road network in the immediate area of the development is already particularly busy, and that this section of the A259 is already at capacity. These respondents were anxious that further house-building would make the situation worse	6
	A number of respondents expressed concerns that the increase in the amount of traffic coming into New Barn Lane would increase the likelihood of traffic accident	1
	One respondent raised concerns that cars from residents and visitors to the new estate will park on Brazwick Avenue and block the road	1
Concerns relating to the increased risk of flooding		**7**

	A number of respondents expressed concerns that the local area was prone to flooding after periods of heavy rain and that further development on this site would exacerbate this problem	6
	One respondent raised the specific concern that in periods of heavy rain, water will collect in the green space near the play area	1
Concerns relating to the boundary with New Barn Lane and the site		**3**
	A number of respondents were anxious that the sheep-wire fence separating the existing homes and the new open space might be removed during construction – these respondents expressed concerns that the removal of this fence would provide direct public access from the open space to their homes on the cul-de-sac	3
Concerns relating to design of the homes that will front onto New Barn Lane		**3**
	A number of respondents expressed concerns that not all of the homes which will front onto New Barn Lane will be single-storey	2
Concerns relating to the access to the new development		**2**
	A number of respondents expressed concerns that the proposed access route between New Barn Lane and the new estate is potentially dangerous	2
Concerns relating to the lack of parking spaces		**1**
	One respondent expressed concern that there may not be enough parking for the number of new homes proposed	1
	One respondent expressed concern that the plot immediately to the right of the access road is due to be a two-storey home even though it sits next to the existing bungalows	1
Concerns relating to the impact this development will have on the sewerage system		**1**
	One respondent expressed concern that the local sewerage system is under pressure and that it cannot cope with further development	1
Concerns relating existing green elements on New Barn Lane		**1**

	One respondent expressed concern that the existing oak tree on New Barn might be removed during construction, and stressed that it is currently an important habitat for wildlife	1

A sample of concerns and negative comments

Comments	Road
"I am extremely worried [that nearby] housing will get flooded, at the moment you say you will be building underground storage for excess water. At the moment they say they are allowing the management team to make sure they are working ...but who will uphold these visions?"	Brazwick Avenue
"I am totally against proposals for more houses in this area. We already have six built on flood plains ...to build on the sheep field will escalate the problem"	Brazwick Avenue
"It is a great pity with all the problems of infrastructure ...that this field is being used for yet more housing ...we already have flooding problems"	Winston Crescent
"Little concerned about the Swale. Both from a high water table point of view and a child safety issue when filled with water as adjacent to play area"	Shripney Lane
"Infrastructure will not take any more vehicles on our roads, it's all lanes around ...it's chaos around here on our road"	Greystone Avenue
"We totally and utterly oppose this housing development. Existing road network already insufficient to cope ... proposals are unrealistic."	New Barn Lane
"The roads close by are already overcrowded and with another 90 or so families caught in a confined area it is only asking for accidents to happen."	New Barn Lane
"The proposed amended access road is poorly sited, dangerous, and presents a very real risk of collision and injury to myself, my family, and to that of my neighbour when entering or exiting our properties."	New Barn Lane
"Hopefully enough parking for the housing"	New Barn Lane
"Please retain the sheep fencing fronting the public area on this development"	New Barn Lane
"We thought that all the properties fronting Newbarn Lane would be bungalows -- in keeping with the area"	New Barn Lane

"The scheme layout needs more single-storey properties in the front of site"	Stroud Green Drive
"Plot immediately adjacent to entrance on right is 2-storey but this is nearest to existing bungalows. Understand this is permitted but maybe not desirable in the long-term ...for local amenity (and to make the most attractive entrance) surely this would be a small cost compared to benefit"	Shripney Lane
"What about sewage and the impact it will have on present communities?"	Winston Crescent
"I request that you do not fell the oak tree in Newbarn Lane, which is an important habitat for wildlife"	New Barn Lane

Suggestions

Below is a breakdown of the amendments and changes proposed by respondents following the public exhibition.

Suggestions		Frequency
Suggestions relating to the boundary between the new development and New Barn Lane		**4**
	A number of respondents suggested that a continuous, unbroken boundary should be built between the existing New Barn Lane bungalows and the new public open space. While some of these respondents disagreed on whether this should be a fence or a hedgerow, they all agreed that a boundary will be necessary to prevent direct public access from the open space to their road on the grounds that this will protect their privacy and discourage anti-social behaviour	2
	A number of respondents suggested that the existing wire fence separating New Barn Lane from the new site should be retained.	2
Suggestions relating to the management of traffic on Brazwick Avenue		**1**
	One respondent suggested that double-yellow lines should be painted on Brazwick Avenue in order to prevent cars from residents and visitors from the new estate parking on the road	1
Suggestions relating to the provision of public green space		**1**

	One respondent suggested that that the new public green space should be a dog-friendly area which is fully fenced-off and equipped with dog-bins	1
Suggestions relating to the provision of accommodation for the elderly on the new development		**1**
	One respondent suggested that a number of the new homes built on the new development should be for those aged 60 and above, and that this would enable them to downsize and feel safe	1

A sample of the comments suggesting changes to the site

Comments	Road
"We would like to see at minimum a boundary solid fence along the Newbarn Lane without cut-throughs or paths (not post-rail fencing). This would ensure the privacy of the existing residents ... the preferred option for the boundary when discussed with neighbours is a continuous hedge along NBL as this would allow some of the nature outlook we are currently blessed with"	New Barn Lane
"A fence of similar dimensions [to the existing wire fence] along the frontage would be acceptable. I would not like to have access to the public from the cul-de-sac into this public space – it should be from your housing site. Note, the LEAP requires 20m distance from play area to residents habitable zone. A hedge shielding the play area would be appreciated"	New Barn Lane
"Please retain the sheep fencing fronting the public area on this development"	New Barn Lane
"As I live in a part of Newbarn Lane facing the public open space, I would like the existing sheep wire fence to remain"	New Barn Lane
"I suggest double yellow lines on Brazwick avenue to prevent cars parking on both sides"	Brazwick Avenue
"As I guess this will go ahead anyway just please make sure a dog-friendly area [is] fenced off with dog-bins"	Brazwick Avenue
"What is needed in this area are homes for over 60 year olds, enabling them to downsize and feel safe"	Address not disclosed

3.8. Response to comments

3.8.1 It is clear that the most frequently cited concerns in the feedback received relate to the principle of development, which was established as acceptable by the outline consent.

3.8.2 Frequent concerns:

- Traffic / highways concerns – the impact of the proposals on the local highway network was considered as part of the outline planning application; the outline planning approval establishes that the site can accommodate 90 dwellings without an unacceptable impact on the local network.

- Flooding concerns – Linden Homes' reserved matters application includes details of the proposed drainage strategy to manage surface water; this will maintain existing greenfield run-off rates and ensure the development has no adverse impact on the surrounding area in terms of surface water run-off or flooding.

4. Post-application consultation for original Reserved Matters – BE/113/17/RES

4.1.1. Following the submission of the original reserved matters application in September 2017, a submission update letter was distributed to all key stakeholders and local residents, ensuring they remained informed on the progress of the proposals. This material also contained details of the freephone information telephone number and project website.

4.1.2. The following stakeholders and residents were sent the update letter:

- Leader of ADC
- ADC's Cabinet member with Planning Portfolio
- Members of ADC's Development Control Committee
- ADC ward members for Bersted
- West Sussex County Councillor for Bersted
- Local Member of Parliament
- Bersted Parish Council
- Residential properties closest to the site

4.1.3. Those who request further information by telephone, letter or email were responded to in the most appropriate manner.

4.1.4. The website was updated with information about the submitted application, as well as ADC's application reference.

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4.1.5. All platforms for communication with those interested in the proposals (information line, website, consultation email address) were updated and monitored throughout the course of the planning process, and remained live until the application was determined.

5. Additional Engagement for updated plans – June - December 2018

5.1 Introduction

5.1.1. Following a review of the site and the extant planning consent for 90 homes, Linden Homes undertook local market research which identified a demand and need for a greater number of smaller units on the site and reduced number of large units. A revised layout for the site has therefore been prepared to accommodate an alternative schedule of accommodation to meet this need. Consequently, a revised planning application for 99 units, for which additional engagement has been undertaken.

A copy of the revised site plan for this application is included within the Appendices

5.2. Pre-application meeting with ADC planning officers

5.2.1. A pre-application meeting was held with Council Officers at ADC on 12 June 2018. Following submission of a revised Reserved Matters application for 90 units and full application for 10 units, a meeting was held on 16 October 2018 to discuss the revised proposal for the site and consultee responses received, including a number of small amendments.

5.2.2. The Reserved Matters application was subsequently invalidated, however the discussions held with the Council are relevant to this Full Application for 99 units as the layout and proposed amendments remain the same as those discussed on 16 October 2018.

5.2.3. A further meeting with the Council was held to discuss the proposals for the full application for 99 units on 14 December 2018.

5.3. Meeting with Bersted Parish Council

5.3.1. A meeting was arranged with representatives of Bersted Parish Council to discuss the principle of the revised proposals and provide a full update regarding Linden Homes' plans for the site. These meetings were held on 21 June 2018 and 11 December 2018.

5.3.2. At this meeting, Linden Homes outlined the rationale behind the revised proposals and the approach of submitting a revised Full Application for 99 units.

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5.4. Project website

5.4.1 The project website – **www.lindenhomes.co.uk/community/northbersted** – will also be updated with key information about the revised proposals.

5.5. Ongoing communication

5.5.1 Following the submission of the revised plans, those who request further information by telephone, letter or email will be responded to in the most appropriate manner.

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6. Appendices

1. Drop-in event invitation and reply card
2. Stakeholder cover letter
3. Drop-in event display boards
4. Feedback form
5. Parish Council cover letter
6. Ward member cover letter
7. Revised site plan for 99 units

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Land west of New Barn Lane

NORTH BERSTED



Aerial view of the site

Introduction

As you may be aware, Arun District Council granted outline planning permission for 90 new homes on land west of New Barn Lane, North Bersted in February 2016. In May 2017, permission was also granted for an amended access for the site.

With the principle of residential development established, Linden Homes is now bringing forward a reserved matters application for the new homes. While the outline planning permission set the number of homes and means of access to the site, Linden Homes' reserved matters application will seek to agree matters of detail, such as the layout and design of the homes.

Interested in finding out more?

We will shortly be hosting a public exhibition of our plans on **Tuesday 18th July 2017**. This will allow the community to review the proposals prior to the submission of our reserved matters application. Please see the reverse of this newsletter for more information about the exhibition.

What's proposed?

Our proposals will deliver a high-quality development that will make a valuable contribution towards Arun District Council's (ADC) identified housing need. Our current plans include:

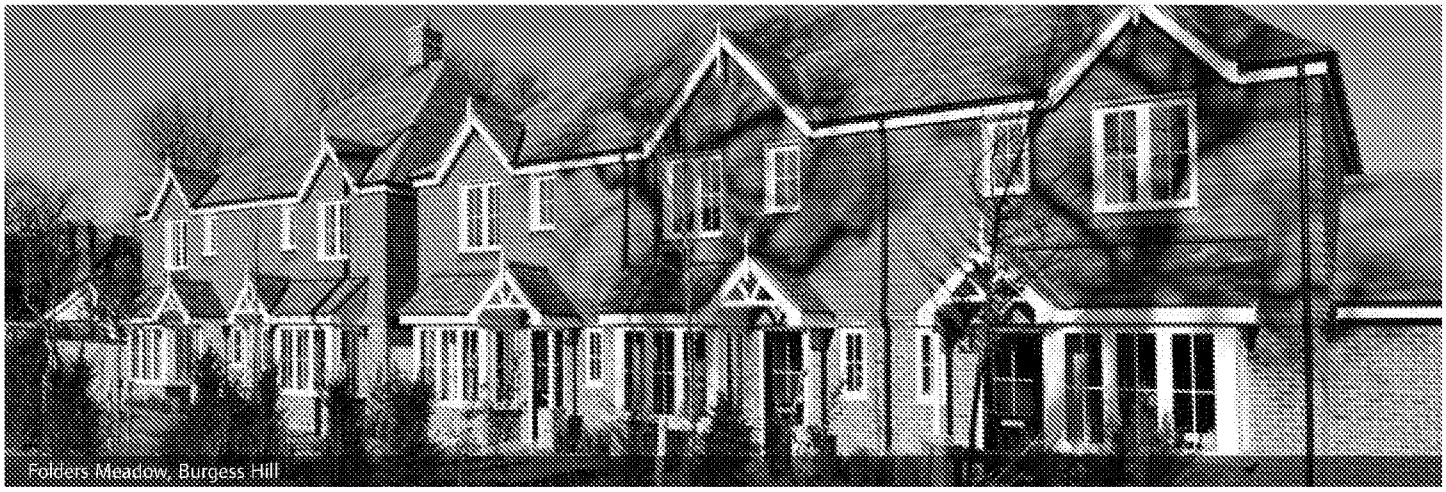
- 90 new homes, of which 30% would be designated as affordable
- A range of 1 & 2 bedroom apartments, 2 & 3 bedroom bungalows and 2, 3 & 4 bedroom houses
- Creation of a large area of public open space adjacent to New Barn Lane
- Provision of energy-efficient new homes built to the latest building regulations

We are now seeking to work in co-operation with Bersted Parish Council, Arun District Council and the local community to deliver an appropriate residential development.

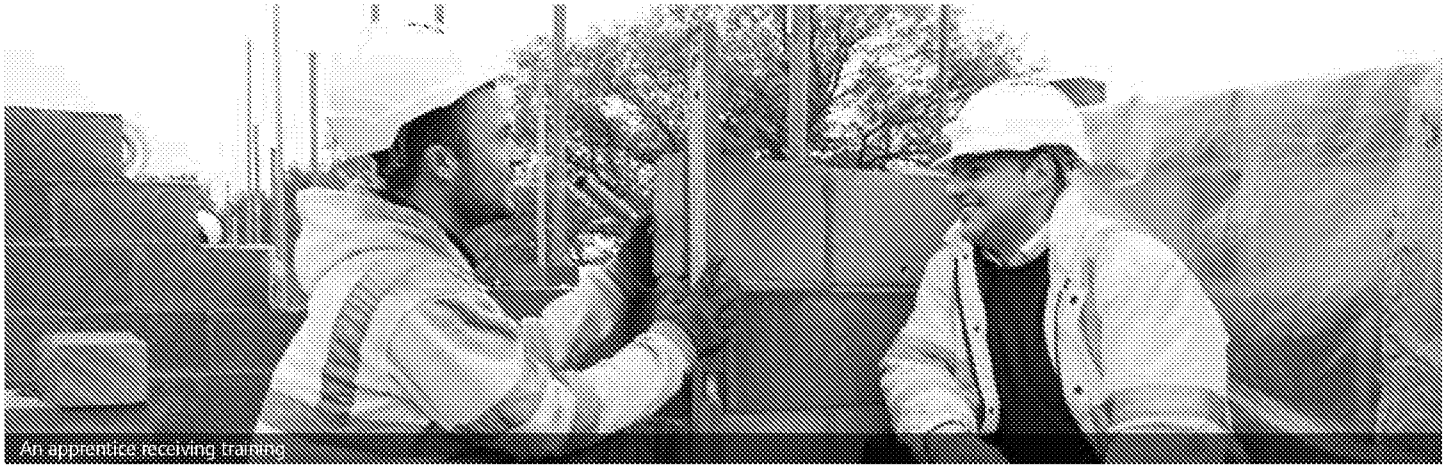
Project website

We will shortly be launching a website – **www.lindenhomes.co.uk/community/northbersted** – which will be updated with more information following the public exhibition and as our reserved matters application progresses.

Linden HOMES



Folders Meadow, Burgess Hill



An apprentice receiving training

Public exhibition

A public exhibition of our proposals for the redevelopment of land west of New Barn Lane will take place:

On
Tuesday 18th July 2017

At
Bersted Jubilee Hall, Chalcraft Lane, North Bersted, Bognor Regis, PO21 5TU

Between
4.00pm and 6.00pm

At the exhibition, members of the project team (including planners, architects and technical consultants) will be on hand to discuss the proposals with you and address any questions that you might have. There will also be an opportunity to provide your feedback regarding the proposals before we submit the reserved matters application.

If you cannot attend the exhibition, please also find a postage-paid comment card enclosed, which you can use to register for updates and provide any initial comments or suggestions.

About Linden Homes

Linden Homes is the housebuilding division of Galliford Try, one of the UK's leading housebuilding and construction companies. We build award-winning homes across the country in prime locations, striving to create sustainable new developments.

We continue to aim for the highest standards in design and construction, as our awards success over the years demonstrates. Linden Homes was awarded Silver at the What House? Awards in 2016 and 2015 for Sustainable Developer of the Year, as well as being crowned Developer of the Year at the New Energy & Cleantech Awards 2016.

Engaging with local communities is key to the work that we do. We understand that if we are to deliver houses that not only meet the aspirations of those who seek to live in them, but also enhance the existing neighbourhood, then we need to talk to and engage with local people.

For more information about Linden Homes, please visit **www.lindenhomes.co.uk/who-we-are**

Getting in touch

If you are unable to attend our public exhibition and have any questions about the proposals, please get in touch with the project team by calling freephone **0800 298 7040** or emailing **feedback@consultation-online.co.uk**

Linden HOMES

Business Reply
Licence Number
RRSK-HLBX-XBHL

TTDTDFTTDDFFAFDTATFATAAFAFDDATDDDTFF

Exhibition Response Remarkable Group Ltd
Land west of New Barn Lane, North Bersted
The Pump House
Garnier Road
WINCHESTER
SO23 9QG

Business Reply
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WE VALUE YOUR VIEWS*

Title (Miss/Mrs/Ms/Mr/Other)

First Name

Surname

Address

Postcode

Telephone

Email

*PLEASE COMPLETE IN BLOCK CAPITALS

Please return by Friday 28th July 2017

Any additional comments

We welcome feedback from local residents and stakeholders on our proposals to develop land west of New Barn Lane, North Bersted. Linden Homes believes that the views of the local community are important and must be taken into consideration together with environmental, conservation and economic factors, when developing sites.

Data Protection

The details of people who provide feedback will not be released to third parties or companies outside the planning team for marketing purposes. You may attach this feedback form to a DL envelope if you wish to write more, or keep details from being on show.

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ARUN DISTRICT COUNCIL BE/37/19/PL

[Title]
[Address 1]
[Address 2]
[Address 3]
[Postcode]

3rd July 2017

[redacted]

Dear [Salutation],

I write in respect of Linden Homes' reserved matters proposals for land west of New Barn Lane, North Bersted.

Arun District Council granted outline planning permission for 90 new homes on land west of New Barn Lane, North Bersted in February 2016. In May 2017, permission was also granted for an amended access for the site. Following these decisions, Linden Homes has acquired an interest in the site and will be bringing forward a reserved matters planning application for its development in the coming months. The reserved matters application will seek approval of the detailed design of the site, in line with the principles established in the outline planning application.

The reserved matters plans are now being prepared and will be displayed at a public exhibition on **Tuesday 18th July at Bersted Jubilee Hall, Chalcraft Lane, North Bersted, Bognor Regis, PO21 5TU between 4pm and 6pm**.

For your further information, I enclose a copy of our exhibition invitation newsletter that has been issued to local households.

In light of your role, Linden Homes would like to invite to you to attend **a dedicated preview session** between **3.30pm and 4pm**, before the event opens to the general public. You are, of course, welcome to attend the exhibition at any other time if this proves more convenient for you. Members of the project team will be on hand throughout the event to answer questions and to receive comments.

I hope that you will be able attend the exhibition and look forward to discussing the draft proposals with you. If you have any questions in the meantime, please call me on **01962 893 890**.

Yours sincerely,

James Atterbury
For and on behalf of Linden Homes South
Enc.

Land west of New Barn Lane, North Bersted

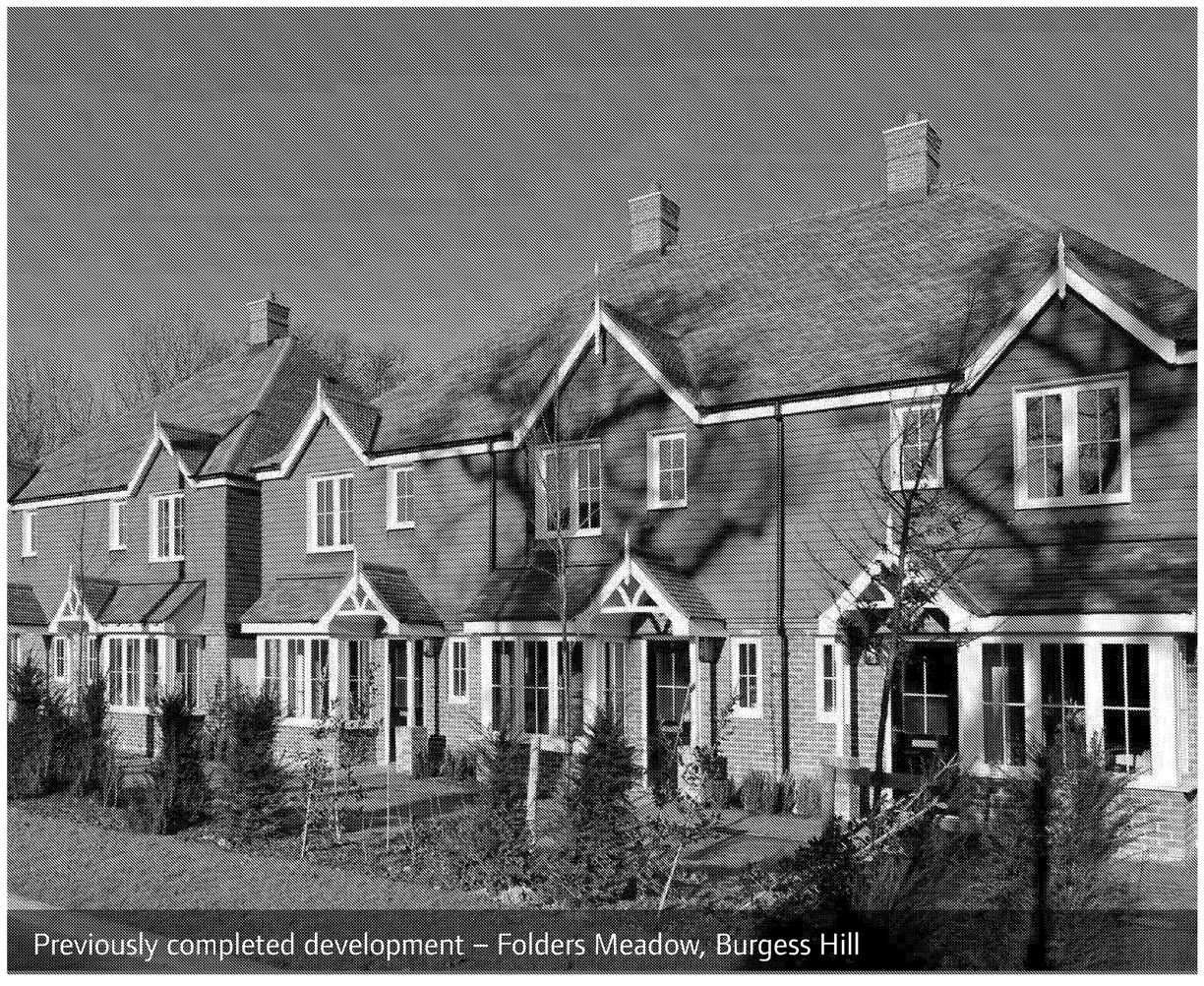
LINDEN HOMES SOUTH



Aerial view of the site



Previously completed development – Bartons Rise, Havant



Previously completed development – Folders Meadow, Burgess Hill

Welcome

Welcome and thank you for taking the time to visit our public exhibition to display proposals for land west of New Barn Lane, North Bersted.

As you may be aware, Arun District Council granted outline planning permission for 90 new homes on land west of New Barn Lane in February 2016. In May 2017, permission was also granted for an amended access for the site.

The outline planning permission establishes the principle of residential development upon the site and the detailed means of access. Linden Homes is now bringing forward a reserved matters application pursuant to the outline permission that will seek to agree matters of detail, such as the layout and design of the homes.

Today's exhibition has been arranged to provide you with an opportunity to review and provide feedback on detailed proposals ahead of the submission of a reserved matters application to Arun District Council. If you have any questions, please direct these to a member of the project team in attendance.

We hope you will find this event informative and helpful.

Before you leave, please fill out one of the comment forms available or take a freepost envelope so that you can do this at home. Alternatively, you can email your comments to **feedback@consultation-online.co.uk**.

We look forward to receiving your comments.

AT THE EXHIBITION TODAY

1 | **WELCOME**
2 | SITE CONTEXT
3 | OUR RESERVED MATTERS PROPOSALS - LAYOUT
4 | OUR RESERVED MATTERS PROPOSALS - DESIGN
5 | ABOUT LINDEN HOMES
6 | NEXT STEPS AND TIMESCALES

Linden HOMES

ARUN DISTRICT COUNCIL BE/37/19/PL

Site context

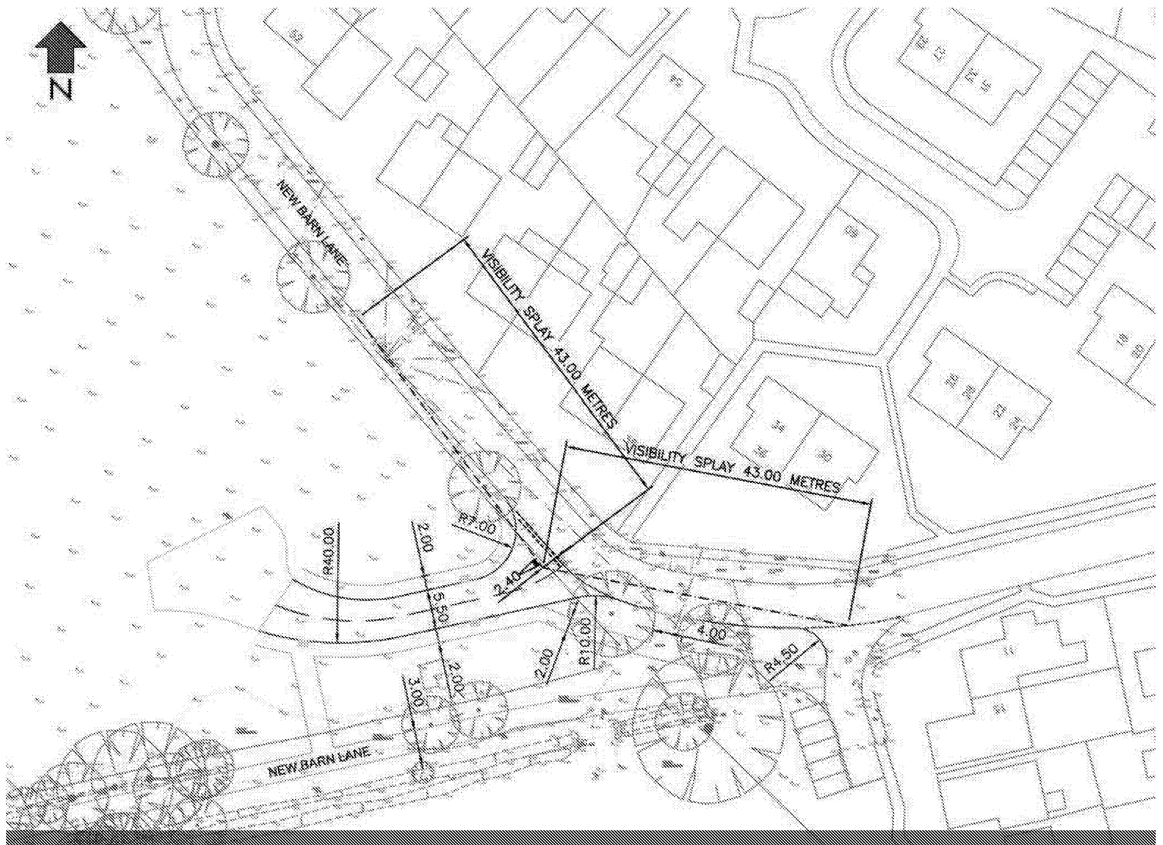
Outline permission and plans

The outline permission established the principle of development on this site (for 90 dwellings) and the detailed access into the site.

Matters relating to site layout, landscaping and appearance are to be assessed under a reserved matters application, which Linden Homes is now bringing forward.

Our proposed reserved matters plans are in line with the parameter plans permitted under the outline permission.

Some of the parameter plans and the detailed access plan can be viewed below.



Access plan (agreed under outline planning permission)

Our proposals

The reserved matters application will seek approval of the detailed design of the site, in line with the principles established under the outline planning application. Our current plans include:

- 90 new homes, of which 27 (30%) would be designated as affordable and 10% are wheelchair compliant
- A range of 1 & 2 bedroom apartments, 2 & 3 bedroom bungalows and 2, 3 & 4 bedroom houses
- Creation of a large area of public open space adjacent to New Barn Lane
- Car parking in accordance with the Council's parking standards
- The proposed access serving the site has been agreed under the outline permission – the access was considered safe and suitable by West Sussex County Council
- Provision of energy-efficient new homes built to the latest building regulations

What is included within the reserved matters?

The reserved matters application will establish:

- Layout of new homes and open space
- Design and appearance of the new homes (design features and materials)
- Internal road network
- Parking arrangements
- Landscaping



Green infrastructure parameter plan (agreed under outline planning permission)



Building heights parameter plan (agreed under outline planning permission)

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Linden HOMES

ARUN DISTRICT COUNCIL BE/37/19/PL

Our reserved matters proposals - layout



Housing mix

- 90 dwellings
  - 63 private dwellings (70%)
  - 27 affordable dwellings (30%)
- 32 x 1 and 2 bed properties (35.5%)
  - 6 x 1 bed apartments
  - 10 x 2 bed apartments
  - 4 x 2 bed bungalows
  - 12 x 2 bed houses
- 44 x 3 bed properties (49.0%)
  - 3 x 3 bed bungalows
  - 41 x 3 bed houses
- 14 x 4 bed houses (15.5%)

Open space

Public open space

- 0.76 hectares in size

(to include children's play areas, recreational space and surface water attenuation measures)

Structural landscaping

- 0.24 hectares in size

(including green buffer along the north, south and western boundary, with existing trees retained)

Parking provision

On-site

- 213 spaces in total
- 187 allocated spaces
- 26 visitor spaces

Off-site

- 5 visitor bays off New Barn Lane (to the south-east of the access point)

Internal road network and pedestrian links

- The internal streets comply with the design guidance set out in the Manual for Streets, and will provide a low speed and safe environment.
- Adequate parking will be provided and the internal streets will be able to accommodate any unusual additional parking without obstructing refuse vehicle or fire tender access - there will not be an overspill onto surrounding streets.
- The proposals include pedestrian links to Footpath 134.

AT THE EXHIBITION TODAY

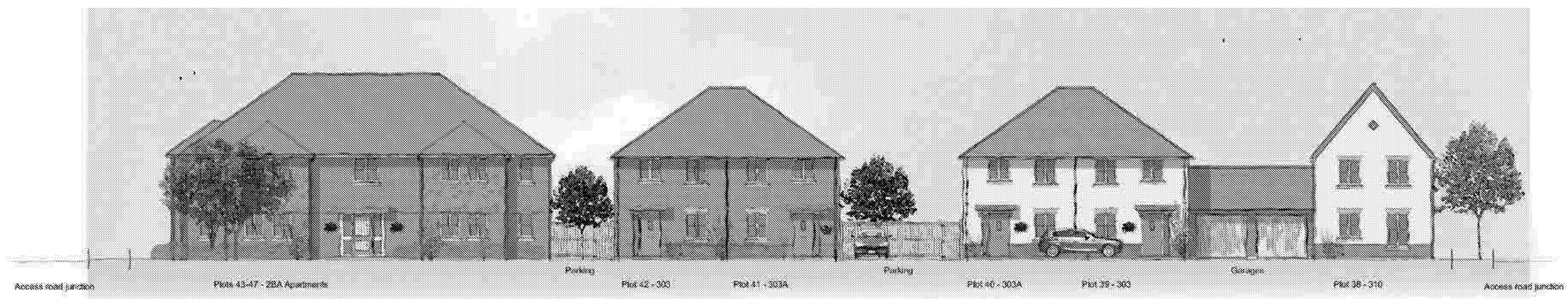
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Linden HOMES

Our reserved matters proposals - design









Proposed scheme elevations

Design

- The majority of the buildings will be two storeys, with a small number of single storey bungalows located adjacent to the eastern boundary fronting New Barn Lane.
- All of the proposed designs are directly linked to the residential properties that can be found in the immediate area and take cues from local design features, giving the development a distinctiveness of its own, while also relating to its locality.
- The new homes avoid uniformity through the inclusion of slightly staggered house positions and differing styles, material choices, roof profiles and detailing.
- The designs use a palette of materials which is consistent in its high quality, but not too diverse in its type or colour range in order to respect the immediate local character and styles.

Landscaping

- At present, no tree removals are proposed and the layout has been sympathetically designed to ensure the retention of the significant boundary specimens. Protected vegetation will retain habitats and existing trees will be infilled with indigenous planting to increase structure and biodiversity.
- Landscape buffer planting will be implemented to screen the proposed development from the neighbouring properties, caravan park and surrounding countryside.
- Trees will be planted along the main residential streets, within the open space and along site boundaries to integrate the development with the wider landscape, create visual interest and enhance biodiversity within the development.

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Linden HOMES

About Linden Homes

Linden Homes is the country's fifth largest housebuilder. We are the housebuilding division of Galliford Try, one of the UK's leading construction companies.

Linden Homes South is based in Guildford and is of 11 regional offices that operate right across England, from Cornwall to Northumberland.

We continue to aim for the highest standards in design and construction, as our awards success over the years demonstrates. Linden Homes was awarded Silver at the What House? Awards in 2016 and 2015 for Sustainable Developer of the Year, as well as being crowned Developer of the Year at the New Energy & Cleantech Awards 2016.

Engaging with local communities is central to the work that we do. We understand that if we are to deliver houses that not only meet the aspirations of those who seek to live in them but also enhance the existing neighbourhood, then we need to talk to and engage with local people.

By seeking out local knowledge and listening to local opinion, we are able to build a fuller picture. We can identify the wider benefits that development can bring to the existing community.

Linden Homes is proud to be involved with the Considerate Constructors' Scheme and works hard with local communities throughout the construction process.

Delivering community benefits

Linden Homes' scheme at North Bersted would deliver a number of benefits to the local community, including:

- The delivery of much needed open market and affordable housing in the area
- The development has the potential to generate significate New Homes Bonus payments to Arun District Council and West Sussex County Council
- New jobs created on-site during the construction phase, primarily with local contractors
- Opportunities for local people seeking apprenticeships in the building industry
- Energy efficient new homes, built to the latest standards, helping to reduce the cost of utility bills
- A financial package of contributions to education and infrastructure in line with the outline permission will be agreed with officers.



Previously completed development – Heathlands, Frimley





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Linden HOMES



Previously completed development – Riverside, Godalming



Previously completed development – Heathlands, Frimley

Next steps and timescales

Thank you for taking the time to attend today's exhibition.

We hope that you found the event informative and we would be grateful if you could take the time to complete one of the comment forms available.

Following the exhibition, we will review the feedback received and take this into account as we progress the plans.

Please note that, following the submission of our reserved matters application, Arun District Council will undertake its own statutory consultation exercise, providing an opportunity for you to submit your comments to the Council, which will inform its consideration of the application.

Our website – www.lindenhomes.co.uk/community/northbersted - will be updated with all the information that has been displayed today. We will also update the website at key milestones as our reserved matters application progresses.

Thank you.

Getting in touch

If you have any questions you would like to ask after the exhibition, you can still contact us at any point by:

Calling us on our freephone information line **0800 298 7040**
Emailing **feedback@consultation-online.co.uk**

July – August (following exhibition)

- Review of consultation feedback
- Further liaison with Arun District Council planning officers
- Input of project team and preparation of finalised scheme
- Submission of reserved matters application to Arun District Council

August – October

- Arun District Council undertakes statutory public and stakeholder consultation
- Review of consultation responses
- Ongoing review by Arun District Council officers

November

- Anticipated timescale for Arun District Council's decision on the reserved matters application

March 2018

- Start on-site, with a 3-year build programme

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ARUN DISTRICT COUNCIL BE/37/19/PL



Land west of New Barn Lane, North Bersted

FEEDBACK FORM

Please let us know what you think about our reserved matters proposals.

Thank you for taking the time to attend our reserved matters exhibition regarding the above site.

We would appreciate any comments or observations you have about the reserved matters proposals on display. Please take the time to complete this form and either place it in the ballot box, or return it to us using the freepost envelope provided by **Tuesday 1st August 2017**.

If you require any further information, please contact a member of the project team using the details below.

Telephone: [redacted]

Email: [redacted]

Website:
www.lindenhomes.co.uk/community/northbersted

Please let us know your contact details and the best way of staying in touch with you.

Name:

Address:

Postcode:

Email:

Telephone:

Please do not keep me informed with updates ☐

Please return your completed feedback forms no later than **Tuesday 1st August 2017.**

Linden HOMES

We would like to understand your views on our reserved matters proposals that you have seen at the exhibition today.

Please note that the principle of residential development upon the site (90 dwellings) and the vehicular access serving the site has already been agreed under the outline permission (BE/18/17/PL).

1. Do you have any comments regarding the proposed scheme layout or the design of the new homes?

2. Do you have any comments regarding the use of the public open space?

3. Do you have any general comments or suggestions regarding the reserved matters proposals?

I understand that Linden Homes will use my information for the purpose of administration, statistical analysis and profiling. I consent to Linden Homes contacting me about these proposals unless I have ticked this box. DO NOT contact ☐

Please indicate any method by which you do NOT consent to be contacted: Do not phone ☐ Do not post ☐ Do not email ☐ Do not SMS ☐

www.lindenhomes.co.uk/community/northbersted

Linden HOMES

[Title]
[Address 1]
[Address 2]
[Address 3]
[Postcode]

3rd July 2017 [redacted]

Dear [Salutation],

I write in respect of Linden Homes' reserved matters proposals for land west of New Barn Lane, North Bersted.

As you will be aware, Arun District Council granted outline planning permission for 90 new homes on land west of New Barn Lane, North Bersted in February 2016. In May 2017, permission was also granted for an amended access for the site. Following these decisions, Linden Homes has acquired an interest in the site and will be bringing forward a reserved matters application for its development in the coming months. The reserved matters application will seek approval of the detailed design of the site, in line with the principles established in the outline planning application.

The reserved matters plans are now being prepared and will be displayed at a public exhibition on **Tuesday 18th July at Bersted Jubilee Hall, Chalcraft Lane, North Bersted, Bognor Regis, PO21 5TU between 4pm and 6pm**.

For your further information, I enclose a copy of our exhibition invitation newsletter that has been issued to local households.

Following the public exhibition, Linden Homes would be pleased if you could attend **a dedicated session for members of Bersted Parish Council and the local ward members, which we will be holding at the same venue from 6pm - 7pm.**

I hope that you will be able attend our meeting on Tuesday 18th July and I look forward to discussing the draft proposals with you in due course. If you have any questions in the meantime, however, please call me on [redacted]

Yours sincerely,

James Atterbury
For and on behalf of Linden Homes South
Enc.

[Title]
[Address 1]
[Address 2]
[Address 3]
[Postcode]

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For your further information, I enclose a copy of our exhibition invitation newsletter that has been issued to local households.

Following the public exhibition, Linden Homes will be holding **a dedicated session with members of Bersted Parish Council at the same venue from 6pm - 7pm**. In light of your role as a local ward member, we would also like to extend an invitation for you to attend this meeting.

I hope that you will be able attend our meeting on Tuesday 18th July and I look forward to discussing the draft proposals with you in due course. If you have any questions in the meantime, however, please call me on [redacted]

Yours sincerely,

James Atterbury
For and on behalf of Linden Homes South
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REVISIONS				
REV.	DESCRIPTION	DRAWN	CHKD.	DATE
A	New site layout for 99 units.	ML	**	14/01/19
B	Revisions to road design and landscaping (engineering comments).	ML	**	05/03/19

Orchard Caravan Park

Swale

Existing Public Footpath 134

Existing Public Footpath 134

LAP PLAY AREA 100sq.m

LAP PLAY AREA 100sq.m

LEAP PLAY AREA 400sq.m

Type 2 Pumping Station

5.50m wide access road

6.1m wide road + 2.0m verge

6.1m wide road

5m wide road

turning head

parking court

parking court

Scale 1:500 at A0

0m 5 10 20 30 40 50m

- Affordable housing — AR: Affordable Rent; SO: Shared Ownership
- Access gate
- Garage parking and allocation
- Car parking bay and allocation
- Wheelchair parking bay and allocation
- Cycle storage for units without a garage or access to a communal cycle store
- Visitor parking bay
- Individual Refuse Storage
- Bin collection point
- Indicative new landscaping / trees. For full design see information produced by. ACD Environmental

urban pulse design

The Studio , Unit 17, Vicarage Farm Business Park, Winchester Road, Fawley, Hampshire, SO50 9HD
023 8069 7010
enquiries@urbanpulsedesign.co.uk www.urbanpulsedesign.co.uk

Land West of New Barn Lane
North Bersted, Bognor Regis

Linden Homes South

Property type	Drawing classification	Map/Image

DRAWING TITLE
Site Plan Planning Layout

SCALE	SHEET SIZE	SHEET No.	DRAWN	CHKD	DATE	CAD FILE
1:500	A0	1 of 1			05/03/19	

Detail Planning

18-1128-005-B

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