



Quod

Statement of Community Involvement

Former Bartons Infant
School Site, North
Bersted

MARCH 2022

0210663

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1 Introduction

1.1 This Statement of Community Involvement ("SCI") has been prepared by Quod on behalf of West Sussex Property Development LLP (the "Applicant").

1.2 The SCI supports the current Planning Application for the following development:

Demolition of former school building and redevelopment of the Site to provide 21 dwellings and associated car parking, cycle parking and landscaping.

1.3 The SCI details the public consultation the Applicant has undertaken to inform the evolution of the proposal. Consultation has been carried out in accordance with national and local planning policies and meets the requirements of the Arun District Council ("ADC") Statement of Community Involvement ("ADC SCI") (2018).

1.4 The key aims of the pre-application public consultation strategy were:

- To inform residents and other stakeholders about the Applicant's aspirations to deliver residential redevelopment at the Former Bartons Infant School site (the "Site").
- To engage with the local community to understand their views about the proposals and to take these views into consideration throughout the design development process.

1.5 In addition, this SCI demonstrates the Applicant's continued commitment to consultation and engagement with all stakeholders and the local community throughout the statutory planning process.

1.6 The structure of the SCI is as follows:

- **Section 2** provides the policy framework for the SCI.
- **Section 3** provides the contextual background of this document and the Applicant's approach and methodology in respect of consultation.
- **Section 4** provides details of engagement with key stakeholders (including ADC as the Local Planning Authority) and feedback received.
- **Section 5** provides details of the pre-application public consultation exercise and feedback received.
- **Section 6** sets out conclusions.

2 Policy Framework

2.1 This section outlines national and local policy relating to community engagement.

National Planning Policy Framework ("NPPF") (2021)

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

2.3 Paragraph 40 states that local authorities should:

"...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"

2.4 Paragraph 132 states that:

"Applications that can demonstrate early, proactive, and effective engagement with the community should be looked on more favourably than those that cannot."

Planning Practice Guidance ("PPG")

2.5 The PPG provides additional guidance to support the NPPF and advises that pre-application engagement with the community is encouraged where it will add value to the process and the outcome.

2.6 The PPG considers that the quality of planning applications and likelihood of success will be enhanced by:

*"Working collaboratively and openly with interested parties at an early stage to identify, understand and seek to resolve issues associated with a proposed development..."*¹

2.7 The PPG recognises that the level and scope of pre-application engagement (including the parties involved) will vary on a case-by-case basis, noting that:

*"The level of engagement needs to be proportionate to the nature and scale of a proposed development..."*²

Localism Act (2011)

2.8 The Localism Act 2011 made pre-application consultation a statutory obligation. It also requires developers to bring their proposals to the attention of nearby residents and businesses.

¹ PPG Paragraph: 001 Reference ID: 20-001-20190315

² PPG Paragraph: 003 Reference ID: 20-003-20140306

- 2.9 The Applicant's pre-application consultation strategy has therefore been developed in line with these key legislative requirements.

The ADC SCI (2018)

- 2.10 The ADC SCI identifies how the Council will involve local communities, businesses, and other interested parties when it prepares planning policy documents and determines planning applications.

- 2.11 With regards to developer consultation the ADC SCI identifies:

"The Council recommends that developers adopt at least one of the consultation methods listed in advance of submitting planning applications for both minor and major applications. The type and nature of this consultation however will vary depending on the complexity and scale of the development proposed."

- 2.12 In this context, the ADC SCI identifies (amongst others):

- Meetings with Town and Parish Councils;
- Public exhibitions / events;
- Mail drops; and
- Neighbour notification.

- 2.13 As further detailed in this SCI, the Applicant has completed all of the above consultation methods as part of the consultation process in relation to the redevelopment of the Former Bartons School site.

- 2.14 The ADC SCI outlines:

"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."

- 2.15 The Applicant's approach to pre-application engagement (as recorded in this SCI) follows best practice guidance set out in legislation, national and local planning policy, and supporting guidance.

3 Approach and Methodology

- 3.1 This section of the SCI details the approach and methodology which underpins the consultation strategy for the Planning Application.

Approach

- 3.2 The approach that informed the pre-application engagement activities is drawn from best practice and comprises the following key principles:

- **Communicate and inform early** - set out the programme, the constraints, when and how people can engage and what the anticipated outcomes may be;
- **Inclusivity** - proactively reach out to less heard voices and give additional support for people to engage who are not experts in planning policy and process;
- **Multi-stranded** - engagement across multiple channels;
- **Meaningful engagement** - which is not just about numbers involved or consulted but about giving the community a voice in influencing the designs;
- **Proportionate** - this is an important scheme on the site of a former community asset that will contribute to North Bersted, so it warrants extra emphasis and reach on the community engagement;
- **Influential feedback** - consider the feedback and seek to amend the evolving proposals where appropriate and feasible; and
- **Report back** - to those who engaged to give them appropriate updates following the submission of their comments.

Methodology

- 3.3 To effectively engage over and beyond the people who typically get involved in planning consultations, it is vital to use a mix of methodologies. The Applicant has been mindful of this when developing its engagement methodology.
- 3.4 An investment of time and resource was made during pre-application engagement to provide a strong foundation for future collaboration and to maximise opportunities for the designs to reflect community needs and interests.
- 3.5 There have been two key strands to the pre-application consultation process which are set out below.

Stakeholder Consultation

- 3.6 Consultation has been undertaken with ADC, other key authorities and statutory bodies. The focus of this consultation has been to consider key requirements in line with wider aspirations for the Site and address these ahead of the application submission.

Community Consultation

- 3.7 Community consultation has provided the public and wider stakeholders with opportunities to consider and provide feedback on the emerging proposals. The main focus of this community engagement has been a public consultation event which took place on 9 February 2022, however a full range of activities were undertaken to ensure community involvement and opportunity for feedback was maximised.
- 3.8 Details on how the above approach and methodology has been implemented are provided within the next sections, along with information in respect of the feedback received.

4 Key Stakeholder Consultation

4.1 This section details key stakeholder consultation which was undertaken in relation to the Proposed Development at the Site.

4.2 Consultation included the following key stakeholders:

- ADC Planning;
- ADC Drainage;
- WSCC Highways;
- North Bersted Parish Council; and
- ADC Secured by Design.

4.3 Details of this engagement is provided below:

ADC Planning

4.4 The Applicant met with ADC's Planning Team (Daniel Vick) for three pre-application meetings on the following dates:

- 29 September 2021;
- 15 October 2021; and
- 12 January 2022.

4.5 The first meeting with ADC provided an introduction to the scheme and detailed the existing Site constraints.

4.6 The second meeting identified general design principles and included discussion on separation distances as well as bat survey and accessible unit requirements at the Site. It was agreed that separation distances would be maximised on Site where possible, and that bat survey detail would be provided during the determination period of the application (owing to emergence survey calendar restrictions).

4.7 The third meeting was completed once a more detailed proposal had been worked up by the Applicant's design team and considered the following topics:

- Design approach;
- Location of greenspace within the Site;
- Unit mix;
- Pagham Harbour Special Protection Area (SPA) requirements;
- Vacant Building Credit; and
- Public consultation approach.

ADC Drainage

- 4.8 The Applicant met with ADC's Drainage Team (Laura Gibbons) on the 28 January 2022 to discuss and agree the drainage proposal in principle for the Site.
- 4.9 Further information was issued by the Applicant to the officer following the meeting and the agreed position was incorporated into the scheme as proposed as set out in the supporting documentation.

WSCC Highways

- 4.10 The applicant discussed (via email dated 28 January 2022) the complexities of providing policy compliant visitor parking on Site alongside the number of new dwellings sought by the Site allocation and the delivery of attractive public open space (which is central to the proposal).
- 4.11 WSCC Highways advised they would take a relatively relaxed view in terms of slight under provision of visitor parking based on the fact the ADC parking standards allow for existing on-street parking to be used for development parking, as well as allowing for a 10% variation below the recommended provision.
- 4.12 The Applicant also suggested the provision of a parking capacity study for Romney Broadwalk (which sits adjacent to the Site) which supports the application submission.

North Bersted Parish Council

- 4.13 The Applicant met with North Bersted Parish Council on 8 February 2022 to present the emerging design proposals. 9 Councillors attended the presentation which took place at North Bersted Village Hall.
- 4.14 The Councillors thanked the Applicant for taking the time to discuss development proposals.
- 4.15 With regards to parking, Councillors were keen to see an over provision of parking rather than compliance with the ADC guidelines. Councillors suggested a reduction in the provision of houses to accommodate more parking. The Applicant explained that this presented viability challenges to the residual land value. It was agreed that re-evaluation of the parking position would be undertaken and a parking survey of Romney Broadwalk considered. The Applicant explained the need to retain the central green space at the heart of the Site and for this not to be sacrificed for additional parking.
- 4.16 The prospect of bungalows was raised as a preference by the Parish Council. The Applicant explained that based on market feedback and ADC waiting lists that there was a requirement for two storey family housing and that bungalows were already dominating the area. Due to the irregular shape and size of the Site it is not viable to deliver bungalows.
- 4.17 The green heart of the development was welcomed by the Parish Council, and the Applicant was asked to confirm the area of open space in the centre of the Site. This has subsequently been confirmed to the Parish Council.

4.18 With regards to the drainage strategy, it was agreed the strategy for the Site would be forwarded to the Parish Council once fully designed.

4.19 With regard to ongoing consultation, the Chair of the Parish Council was concerned that due to the on-line nature of the consultation event, not all residents in the area would have had an opportunity to engage with the process. As detailed in the following section of this SCI, the Applicant has subsequently written to 34 households enclosing a contact telephone number and urging residents to contact the team for information. No further requests for engagement from local residents have been received (which has been fed back to the Parish Council).

ADC Secured by Design

4.20 The Applicant met with ADC's Designing Out Crime Officer (Lee A Melbourne) on 16 March 2022 to discuss the emerging scheme at the Site.

4.21 In summary, the officer was supportive of the draft proposals, complimenting the following elements in particular:

- The back-to-back distances between the proposed buildings, and the proposed and existing buildings;
- Clear parking spaces;
- No foreseeable areas of anti-social behaviour; and
- Well positioned communal areas which encourage natural surveillance.

5 Public Consultation

5.1 This section of the SCI details the public consultation process prior to submission of the Planning Application.

Virtual Public Event – February 2022

5.2 A public event was held virtually on 9 February 2022 between 2 and 4pm.

5.3 Due to Covid-19 concerns, the event was held using the online Zoom software. A copy of the presentation is provided at **Document 1**.

5.4 Members of the Applicant's design and project team were on hand to answer questions from local residents and included representatives from the following:

- Applicant – West Sussex Property Development LLP;
- Architect – Allies and Morrison; and
- Planning Consultant – Quod.

5.5 The public event was promoted via a letter drop to the area surrounding the Site. The extent of the mail drop area was discussed and agreed with ADC's Planning Team. Two separate flyers were distributed on different dates in the run-up to the event as follows:

- 22 December 2021 – Initial flyer informing residents of the emerging development proposals and the intention to undertake community engagement in the New Year (circulated to 34 households) (attached at **Document 2**); and
- 26 January 2022 – Follow up flyer informing residents of public consultation event details (circulated to an extended number of 62 households) (attached at **Document 3**).

5.6 Three local residents attended the virtual public event with attendees given the opportunity to raise any concerns they had with the Proposed Development. Attendees were provided with a copy of the presentation pack in advance so they could consider this further following the event.

5.7 In addition to the above the Applicant conducted phone calls with three residents (located at 5 The Dell, 27 Van Gogh Place and Barton Road) who were unable to attend the virtual public event.

5.8 A representative from the Applicant also visited residents at 5 The Dell and 15 Van Gough Place due to inability to access the Zoom consultation.

5.9 Concerns raised by residents were limited to:

- Preference for bungalow housing;
- The location of affordable housing;
- Tree strategy with regards to proposed and retained trees; and

- Boundary treatment and the desire not to create a 'dead space' between existing and proposed fences.

5.10 The vast majority of the feedback received was positive with regards to the redevelopment of the Site, in particular in the context of current anti-social behaviour at the Site.

5.11 Any concerns raised during the event have been resolved / further explained by a representative from the Applicant who visited residents who raised questions during the consultation process. This included:

- Explaining the requirement for family homes in the area and over provision of bungalows in the area.
- Clarifying the location of affordable housing.
- Discussing preferences for both the retention and provision of new trees to form a rationalised strategy to adopt and submit as part of the Planning Application. The final design reflects discussed preferences.
- Ensuring that 'dead space' between boundary treatments will be avoided.

6 Conclusions

- 6.1 The consultation processes outlined within this SCI clearly demonstrate the Applicant's commitment to working with key stakeholders and the community when preparing the Proposed Development.
- 6.2 The pre-submission stakeholder meetings and virtual event have provided an opportunity for constructive engagement with leading members of the Applicant's team.
- 6.3 As demonstrated by the feedback at the virtual event, the public has been very positive regarding the emerging proposals, with support for the principle of the residential re-development of the Site.
- 6.4 The Applicant remains available to any interested party who wishes to understand more on the proposals or wishes to offer feedback on the scheme as it progresses through the planning process.
- 6.5 The next steps with the opportunity for community involvement include the following:
 - Statutory Consultation; and
 - Determination.

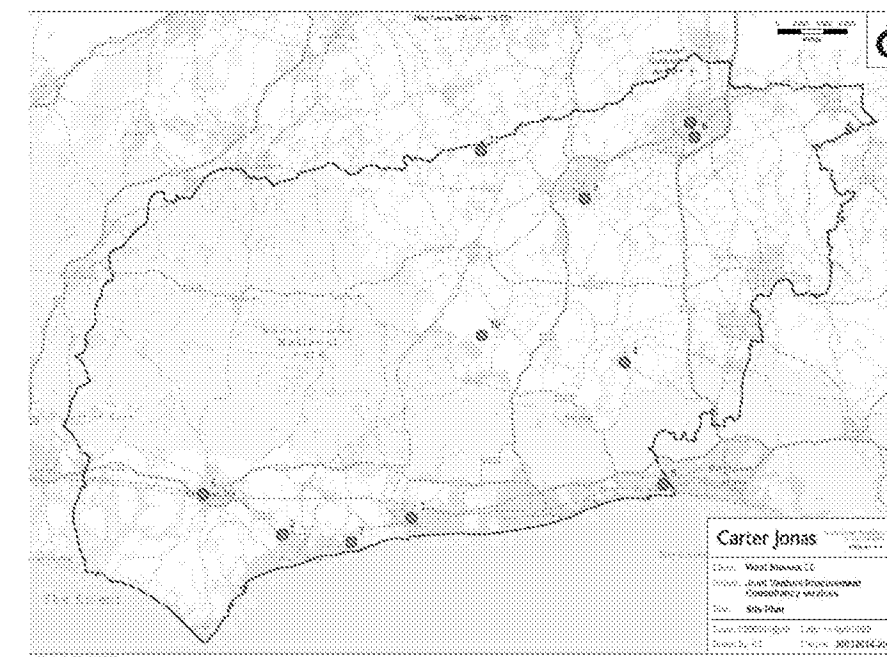
Document 1

An aerial photograph of a rural landscape, showing a mix of green fields, some buildings, and a road. The image is in grayscale and has a halftone or dithered texture.

West Sussex County Council | Lovell Joint Venture
North Bersted | Public Consultation

09 February 2022

- July 2021 – Lovell formally appointed by West Sussex Lovell Partnerships as its strategic Private Sector Partner forming a Property Development Partnership
- 50:50 joint venture (“JV”) in the form of a Limited Liability Partnership
- 10 sites being actively progressed by the newly formed Development Team
- Partnership has the potential to deliver close to 600 residential homes, town centre commercial delivery and extra care provision.
- New entity Branding to be undertaken soon to establish JV name and identity and market positioning for the sales brand for new homes.



Malcolm Mayo
West Sussex

Leanne Smith
JV Director

Mark Watson
Design/Technical Manager

Ben Weller
Senior Development Manager

LOVELL CONSTRUCTION SERVICES SUPPORT

- Designing now, for the future - to bring forward the right homes in the right area with a focus on place making and creating communities
- Developing homes for current and future generations to suit the varied demographic of the West Sussex Area
- Encouraging and welcoming new home owners to the West Sussex maximising each opportunity to create diverse and inclusive communities
- Develop a brand and reputation that is synonymous with quality, championing collaborative, partnership practices to create vibrant communities and better places for people to live
- Develop long-standing robust relationships with local residents, businesses, supply chain and key stakeholders.
- To create measurable social value outputs across the West Sussex area, making a positive and long-lasting impact to both new and existing communities

“Welcome Homes in West Sussex”

Well planned, well designed, well built homes

Welcoming, hospitable, customer service

Abundant nature, culture and leisure

Healthy, well-being oriented lifestyle

Easy, well-located, accessible places

Authentic and attractive local communities

Welcome Homes

- Homes that will set new standards for wellbeing, planned well, designed well and built well.

Strong Communities

- People long to belong to their community.
- Homes with 'green hearts' where people can grow in harmony with their surroundings.

Good Quality New Homes

- Homes will be built to NDSS as a minimum.
- No gas boilers.
- Modern design.

Well Connected

- Roads, railways and airports to come home easily from everywhere.
- Areas with fundamentals to support an enjoyable live, work and leisure way of life.

The site

Located in the heart of North Bersted, to the north of Bognor Regis and close to the North Bersted bypass.

Low density area of one and two-storey homes.

Access from the west, off Romney Broadwalk cul-de-sac.

East boundary is defined by Aldingbourne Rife.

The north and south boundaries abutted by residences with back gardens up to the site boundary.

Irregular trapezoid ...



Existing site condition

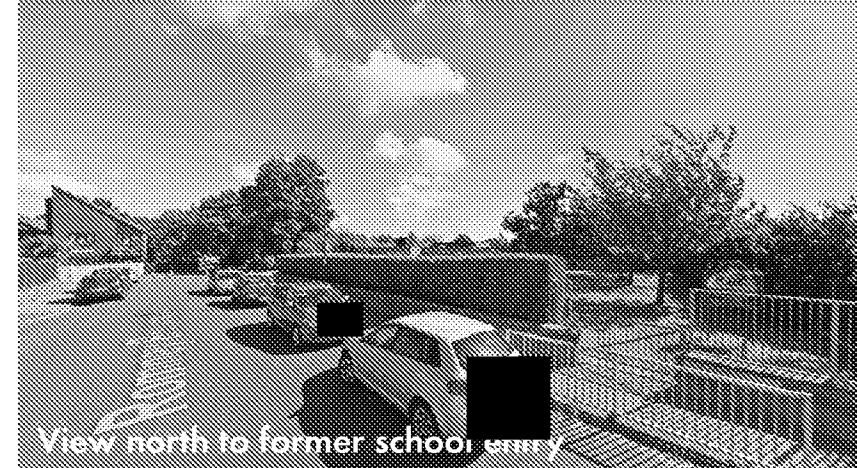
A redundant brownfield site subject to anti-social behaviour that has lain derelict since 2014.



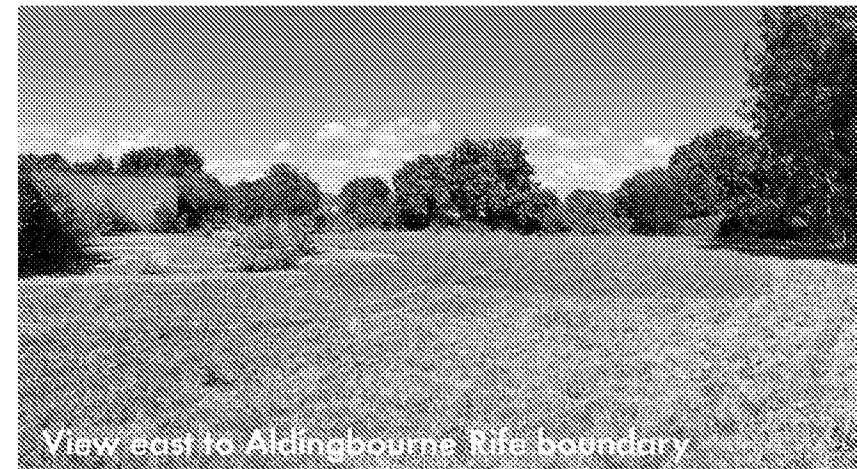
Boarded up northside of the former school



Pedestrian approach south from Barton Road



View north to former school entry

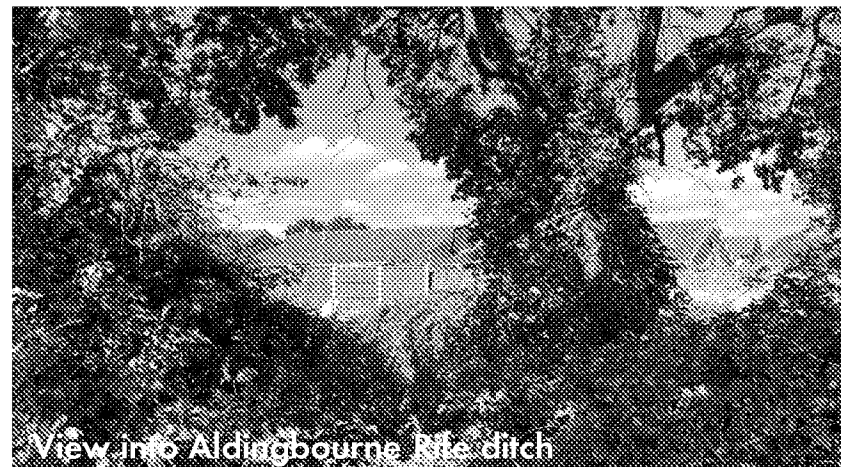


View east to Aldingbourne Rife boundary



APUN DISTRICT COUNCIL BE/40/22/PL

View to former school parking area gates



View into Aldingbourne Rife ditch

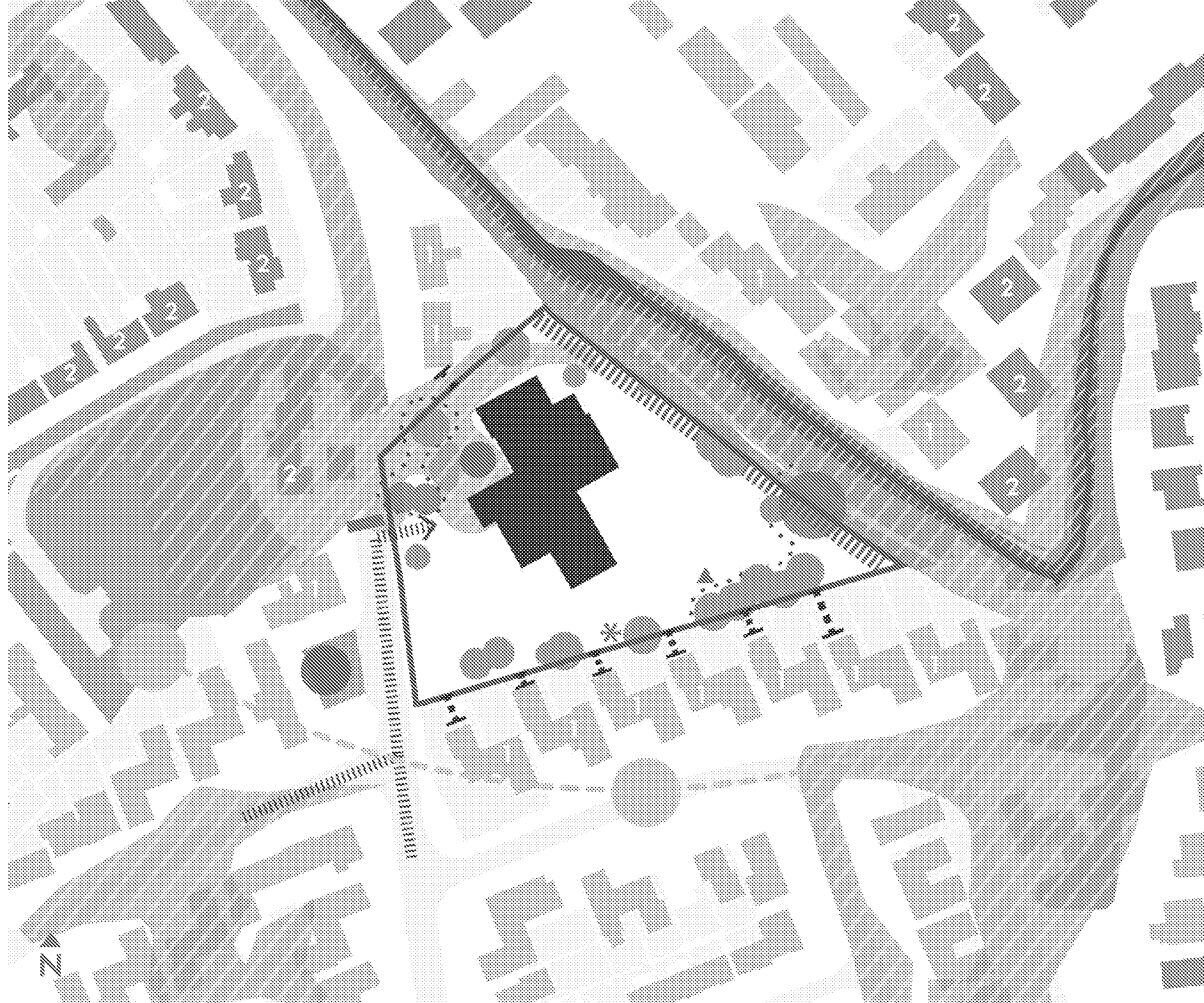


Boarded up southside of the former school

Constraints and Opportunities

This site presents a unique opportunity to promote brownfield development in a location that is well suited to accommodating a residential development.

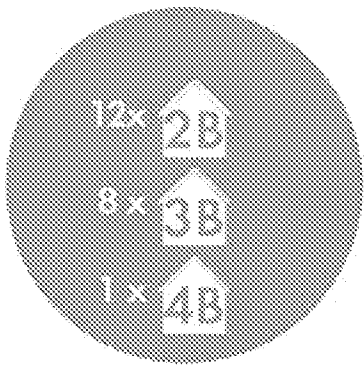
-  Existing building on site to be demolished
-  Flood Zone 3
-  Low surface water flooding risk
-  Medium surface water flooding risk
-  Category B Tree (Moderate quality)
-  Category C Tree (Low quality)
-  Tree root protection Zone
-  Buildings in close proximity to the site boundary
-  Maintaining existing access from Romney Broadwalk
-  No through road
-  1 storey surrounding buildings
-  2-3 storey surrounding buildings
-  Existing sewer line
-  Inaccessible River/Green buffer
-  Site boundary - Irregular boundary



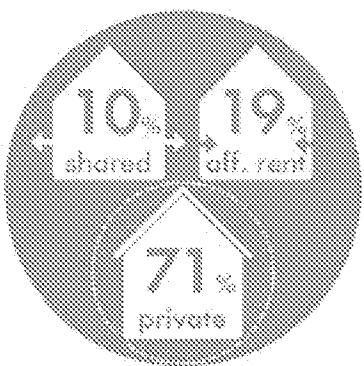
Project Parameters



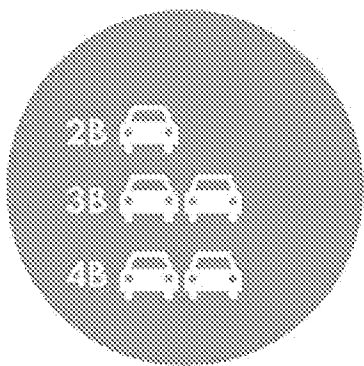
Number of dwellings



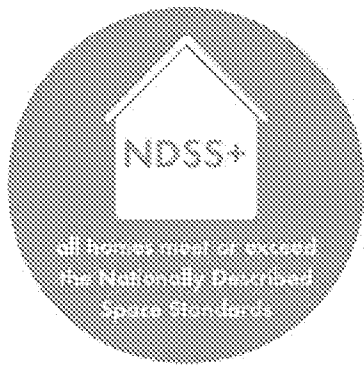
Dwelling mix



Affordable mix



Car parking
32 spaces total
(2 visitor)



Space standards

Design Development

First Thoughts

A site layout has been developed based on:

- Addressing the existing neighbours on Romney Broadwalk to make two faces to the street
- Aligning new back gardens with the existing back gardens north and south
- Organising new front doors around a central communal green 'heart' and informal playspace
- Keeping existing trees where possible - and replanting additional, better quality specimens where not possible



Layout

Site plan

The current proposal arranges sixteen detached and semi-detached dwellings around a central communal green with a further five houses aligned to existing neighbours on Romney Broadwalk.

The setting out of individual houses has been adjusted to alternate with footprints of the existing homes on Van Gogh Place, and to create identity and character within the site.

The existing boundary trees have been retained where suitable to support biodiversity and maintain existing screening.



Housing Mix

The proposal provides twenty-one new family houses in a mix of two, three, and four-bedroom dwellings.

A mix of private sale, affordable rent, and shared ownership. Affordable dwellings are located to local people from Arun district.

NORTH BERTSED	
Private	
2B3P	6
2B4P	2
3B4P	6
4B6P	1
Affordable Rent	
2B4P	3
3B4P	1
Shared Ownership/First Homes	
2B4P	1
3B4P	1
TOTAL	21

- Private
- Affordable Rent
- Shared Ownership/ First Homes
- Site Boundary



Layout

Landscape and boundaries

Rear gardens are enclosed by close-board timber fencing

Fronts gardens are demarcated with open estate railing and planted hedges.

