



1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

Consultation

5.1 Key stakeholder consultation

Outline of meetings held

Consultation included the following key stakeholders:

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

ADC Planning

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

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

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

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).

The third meeting was completed once a more detailed proposal had been worked up by the Applicant's design team.

ADC Drainage

The Applicant met with ADC's Drainage Team (Laura Gibbons) on the 28th of January 2022 to discuss and agree the drainage proposal in principle for the site. The agreed position was incorporated into the scheme as proposed as set out in the supporting documentation.

WSCC Highways

The applicant discussed (via email dated 28th 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).

WSCC Highways advised they would take a relatively relaxed view in terms of slight under provisions of visitor parking based on the fact the Arun 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.

North Bersted Parish Council

The Applicant met with North Bersted Parish Council on 8th of February 2022 to present the emerging design proposals. 9 Councillors attended the presentation which took place at North Bersted Village Hall.

The green heart of the development was welcomed by the Parish Council.

Parking provision was discussed; the applicant explained the JV want to ensure that the green space is not sacrificed for parking, as this would be detrimental to the scheme.

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.



1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

5.2 Summary of stakeholder engagement

Virtual Public Exhibition February 2022

Format

A public event was held on the 9th February 2022 between 2 and 4pm. Due to Corona virus concerns the event was held online.

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.

Promotion

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 emerging development (Document 2) (Circulated to 34 households).

26 January 2022 – Follow up flyer informing

residents of public consultation event details (Document 3) (Circulated to an extended 62 households).

Attendance

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 so they could consider this further following the exhibition.

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 exhibition.

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.

Issues raised

- 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 two fences.

All feedback received was positive with regards to the redevelopment of the site in the context of current anti-social behaviour associated with the site.

Follow up

Any concerns raised during the exhibition have been resolved/ further explained by a representative from the Applicant visiting 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.
- Ensuring that dead space between boundary treatments will be avoided.



1
Introduction

2
Site Context

3
Proposed Scheme

4
Access

5
Consultation

Appendix