

Statement of Community Involvement Land at Yapton

Submitted on Behalf of Orchestra (Special Projects 1) Ltd

November 2019



ARROW PLANNING LIMITED

Ref: APL-106 Yapton

Copyright. The Copyright of this document remains with Arrow Planning Limited and the contents of this document must not be copied or reproduced in whole or in part for any purpose without the written consent of Arrow Planning Limited.

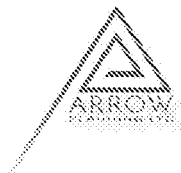


Table of Contents

1.0	Introduction	1
2.0	Planning Policy and Guidance.....	2
	National Policy and Guidance	2
	Arun District Council Policy and Guidance	2
3.0	The Process of Engagement	3
	Pre-Application Discussions with Arun District Council.....	Error! Bookmark not defined.
	Engagement with Yapton Parish Council.....	Error! Bookmark not defined.
	Statutory Consultees.....	Error! Bookmark not defined.
	Public Exhibition.....	3
4.0	Summary of Responses	5
5.0	Conclusions	6

Appendix 1:	Exhibition Poster
Appendix 2:	Copies of Exhibition Boards
Appendix 3:	Feedback Form
Appendix 4:	Superseded Scheme shown at Public Exhibition

1.0 Introduction

- 1.1 This Statement of Community Involvement (SCI) has been prepared on behalf of Orchestra (Special Projects 1) Ltd to assist Arun District Council (ADC) with their determination of an outline planning application, with all matters reserved for future consideration except access, for the development of a 70 bed Care Home and 14 assisted living bungalows on land at Yapton Road, Barnham.
- 1.2 The planning application proposals are detailed within the Planning and Design & Access Statement accompanying the planning application. This material also contains an assessment of their compliance against planning policy and the benefits arising from the proposals.
- 1.3 The purpose of this SCI is to outline the engagement that has been undertaken by the applicant with ADC, the Parish Council and local residents prior to the submission of this planning application.
- 1.4 This Statement is structured as follows:
 - Section 2.0 discusses relevant planning policy and guidance in relation to pre-application engagement;
 - Section 3.0 describes the process and strategy for engagement undertaken;
 - Section 4.0 presents a summary of the responses received; and
 - Section 5.0 summarises and concludes this statement.

2.0 Planning Policy and Guidance

- 2.1 Community participation has been a key objective of the planning system for a number of years and continues to be afforded important weight by the Government.
- 2.2 This section of the SCI provides an overview of relevant national policy and guidance, along with ADC's guidance in relation to community involvement in the planning system.

National Policy and Guidance

- 2.3 The National Planning Policy Framework (NPPF) (February 2019) sets out the overarching policy priorities for the planning system against which planning policy documents will be prepared and development management decisions made.
- 2.4 In regard to public engagement, the NPPF states in para 39 that *"Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties."*
- 2.5 Para 40 states that Local Authorities should encourage applicants to engage with the local community.
- 2.6 The NPPF emphasises the benefits of pre-application consultation and collaboration, with early engagement with the local planning authority, statutory consultees and local communities.
- 2.7 The Planning Practice Guidance (PPG) sets out at ID ref 20-001-20190315 the importance of pre-application engagement. The PPG strongly encourages democratic members to engage at the pre-application stage (ID ref 20-007-20140306) where it is appropriate and beneficial for them to do so.
- 2.8 The PPG also encourages pre-application engagement with the local community *"where it will add value to the process and outcome"*.

Arun District Council Policy and Guidance

- 2.9 ADC adopted their Statement of Community Involvement in November 2018. The document considers how ADC can best involve different parts of the community, inter alia, in the determination of planning applications.
- 2.10 Para 4.0 states that ADC will encourage applicants to consult with the local community before submitting a planning application, using at least one consultation method:
 - Public exhibitions – exhibitions held locally to the proposal can provide information and raise interest (for major planning applications)
 - Town & Parish Councils – important way of raising interest locally and provides access to a network of local community groups.

3.0 The Process of Engagement

- 3.1 This section of the Statement summarises the consultation process that has been undertaken. The process to date has been focussed on pre-application consultation with the Parish Council and local residents through a public consultation event and attendance at a Parish Council Meeting.

Public Exhibition

- 3.2 A public exhibition displaying the development proposals was held on 18th September 2019 from 1.30pm to 6.15pm at Barnham Community Hall. The purpose of the exhibition was to provide an opportunity for local residents and stakeholders to discuss the proposals with the applicant team. The venue was considered most suitable as it is easily accessible by the residents of Barnham and a short distance from the application site.
- 3.3 To publicise the event a number of adverts were put up around the village, whilst a notice was placed in the West Sussex Gazette. A copy of the poster placed in the village is included at Appendix 1.
- 3.4 The Parish Council were also informed of the event in advance and invited to encourage local residents to attend. The local Ward Members were also contacted and personally invited to the event.
- 3.5 At the exhibition details of the proposals were displayed on exhibition boards, with representatives from the design team on hand to answer any queries. Visitors were asked to complete a feedback form either at the event or following the event and to return these and any additional comments by post or email.
- 3.6 Copies of the exhibition boards are provided at Appendix 2, with the feedback form at Appendix 3. A copy of the scheme shown at that exhibition is enclosed at Appendix 4.
- 3.7 In total approximately 20 people attended the exhibition. Many attendees took the opportunity to discuss the proposals in depth with members of the project team. A summary of comments received at the event and on the feedback forms is provided below.
- 3.8 The exhibition boards were made available online after the exhibition and residents were encouraged to download copies and submit responses in the days/weeks after the exhibition.
- 3.9 Attendees at the event included members of the Parish Council, the local Ward Member, and a number of local residents from the village.

Parish Council

- 3.10 Arrow Planning and the applicant attended Barnham and Eastergate Parish Council's Full Council meeting on the 22.10.19 at Barnham Community Hall. Arrow Planning gave a presentation on the proposed Care Home for the land at Yapton Road, as well as detailing changes which had been made to the scheme as a result of feedback from the public exhibition.



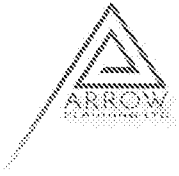
- 3.11 A further exhibition was held immediately following the meeting which provided an additional opportunity for Parish Councillors and local residents to see the plans and ask any questions. The proposed scheme had been amended following the public exhibition held on the 18th September to take into account the points raised at that exhibition and attendees were made aware of this.
- 3.12 The following points/concerns were raised at the Full Council meeting:
- Vehicle Access and its location – particularly in regard to individual properties
 - Width of the footpath on Yapton road
 - Buggy Charging points
 - Queries about the sustainability credentials in terms of electricity and energy
 - Request for low level lighting
 - Access to the village centre for residents
 - Outside space for residents
 - Amount of parking available on site
 - Traffic speed along Yapton Road
- 3.13 The accompanying Planning and Design & Access Statement and Transport Statement identifies how these concerns have been considered as part of the scheme proposals.

4.0 Summary of Responses

- 4.1 All attendees at the public exhibition were encouraged to complete a feedback form to provide their views on the proposals however no attendees completed the form during the exhibition. Others took the opportunity to take the forms away to complete and return at a later date however none of these were received, either by post or email.
- 4.2 Question 1 of the feedback form asked attendees what design of buildings they would consider appropriate on the site.
- 4.3 Question 2 sought views from attendees as to whether they thought the site was an appropriate location to meet local housing needs for older people and care.
- 4.4 Attendees were asked in question 3 to suggest what benefits the development could bring to the village.
- 4.5 Finally, Question 4 provided an opportunity for respondents to make any additional comments.
- 4.6 At both the Public Exhibition and Full Parish Council Meeting attendees asked questions and discussed any points that were of concern to them.
- 4.7 The majority of concerns raised focused on potential highway impacts, particularly for those residents who live opposite the site. The same residents also raised concerns about changes to their view as a result of the development.
- 4.8 These matters are considered in both the Planning and Design & Access Statement and the Transport Statement which accompany the application.

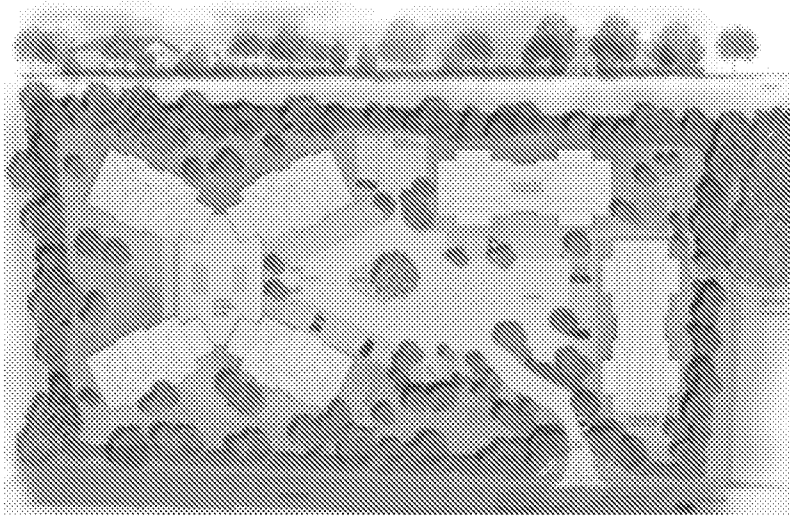
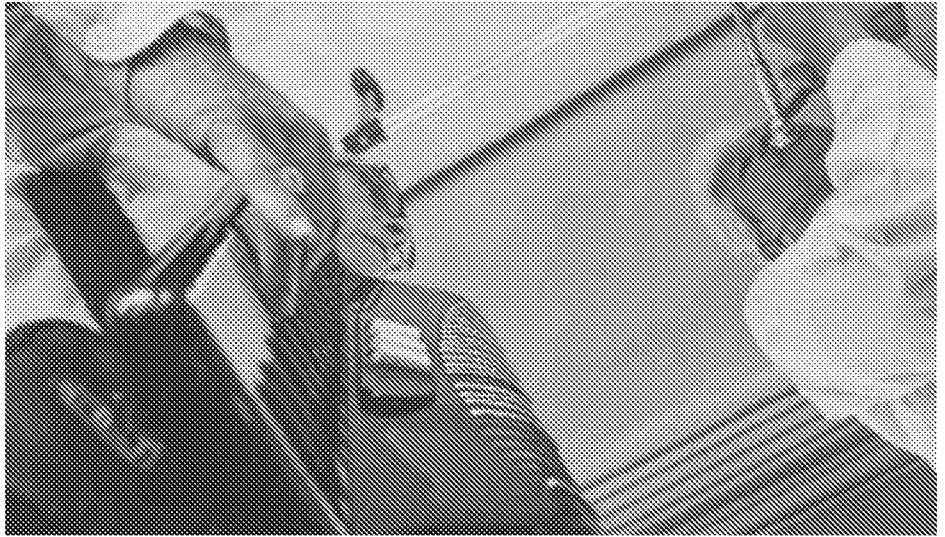
5.0 Conclusions

- 5.1 In conclusion, public consultation process, involving the Parish Council and local residents, has provided valuable feedback for the project team in finalising the application proposals ahead of submission.
- 5.2 Based on the discussions which took place at the exhibition, together with the low number of completed feedback forms, it is fair to say that there is a relatively low level of concern about the proposed development of the site.
- 5.3 Where concerns have been raised by respondents these have been identified and considered as part of the scheme proposals. In particular, the scale of the proposed assisted living development was significantly reduced following the exhibition, decreasing in size from 32 units in 2 x 2 storey buildings, to 16 bungalows.
- 5.4 Some matters raised, such as detailed design issues, will be addressed at the Reserved Matters stage following any grant of outline planning permission.



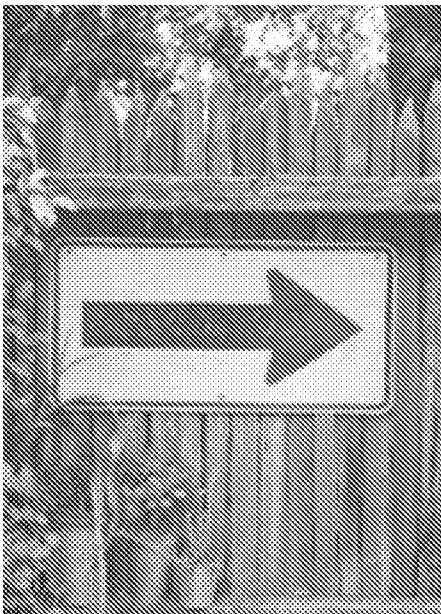
Appendix 1

Exhibition Poster



Public Exhibition

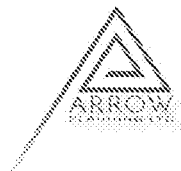
Proposed Care Home Development, Land at Yapton Road



Barnham Community Hall, Yapton
Road, Barnham, PO22 0AY
Wednesday 18th September
1.30pm - 6pm

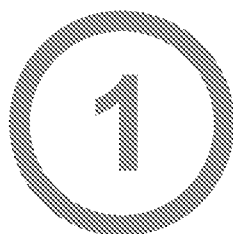
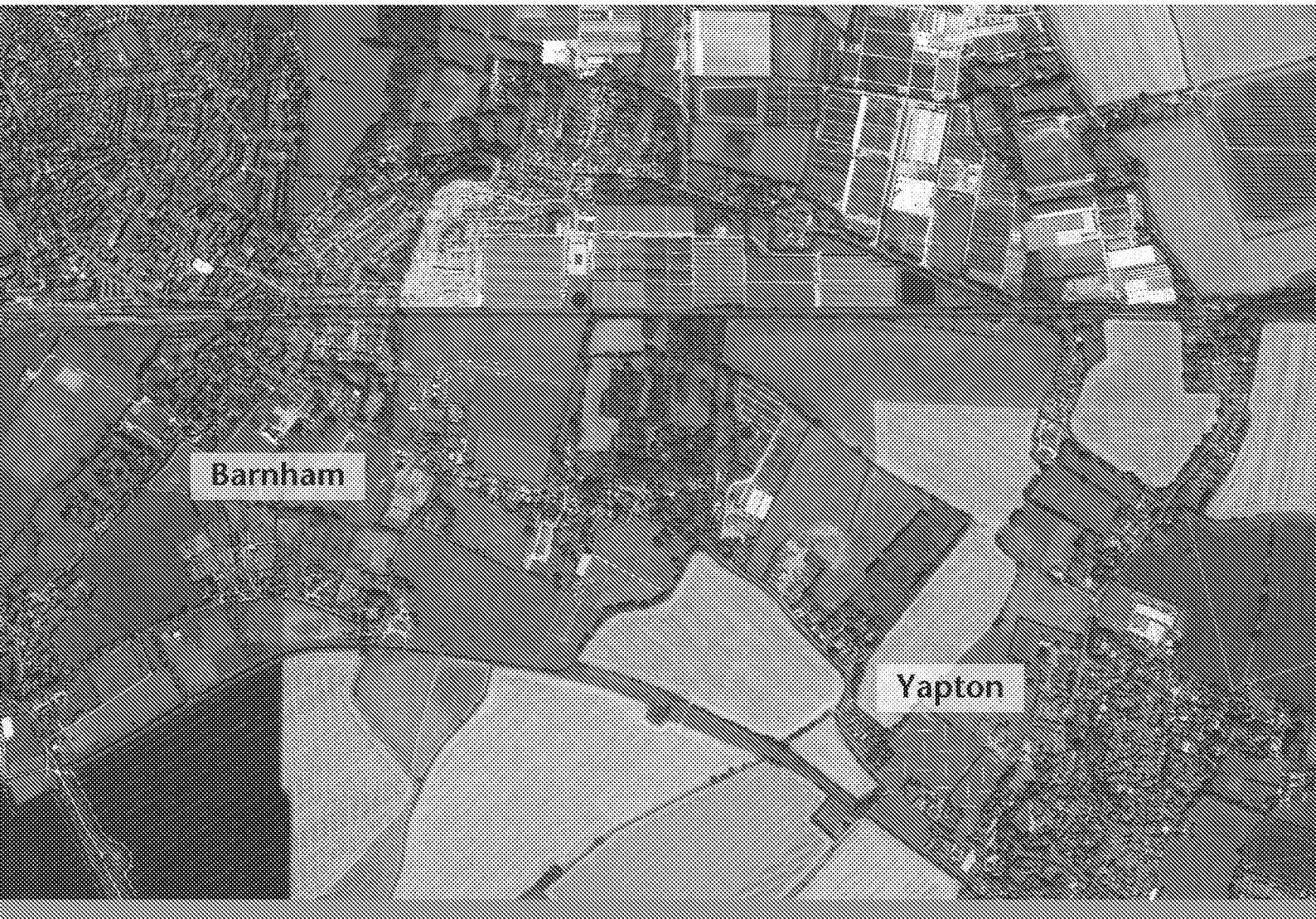
Orchestra Strategic Land are hosting a Public Exhibition in relation to their proposals for a Care Home development to meet local needs on land adjacent to Highfield House on Yapton Road, PO22 0AZ.

The exhibition will provide more information about the proposals, enable you to meet and ask questions of the project team and to provide us with your thoughts.



Appendix 2

Copies of Exhibition Boards



Welcome

Orchestra Land are pleased to welcome you to this public consultation event. The purpose of this exhibition is to inform local residents about our proposals for a Care Home and Assisted Living development on land adjacent to Highfield House, Yapton Road. This Exhibition provides an overview of the proposed scheme and an opportunity to meet the project team, ask questions and provide us with your thoughts and comments.

Your Feedback is Important

Orchestra Land welcome your views and local knowledge. All your comments are important and will help shape our proposals moving forward, so please take the time to fill in our feedback form.

All of the information on display today can be downloaded from:

www.arrowplanning.co.uk

Feedback forms and any queries can be sent to:

enquiries@orchestraland.co.uk

Thank you for visiting and providing feedback on our emerging development proposals. We look forward to meeting you.

Site Context

The above plan shows the location of the proposed site outlined in red, showing it within the surrounding context of Barnham and Yapton.

The site area measures 1.41 hectares (2.81 acres) and is located on the north side of Yapton Road. The land is currently used for grazing. It is a rectangular shape, with detached homes either side to the east and west.

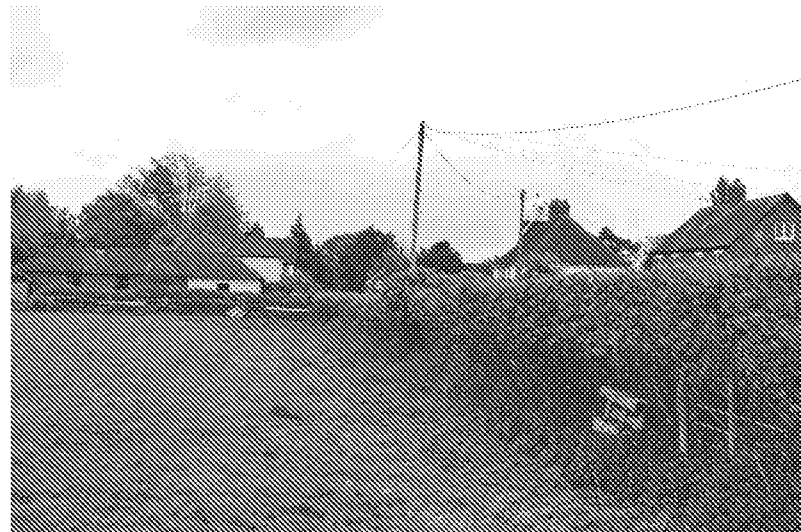
Around the site are a mix of uses which include residential properties, agricultural and horticultural uses, and other uses such as the Barnham Community Hall. The centres of Barnham and Yapton are located to the west and east of the site respectively. To the north of the site runs the mainline railway with Barnham station situated north-east.

The site is well situated in terms of the surrounding transport network taking 15 minutes by vehicle to reach the centres of Bognor Regis (3-miles) and Chichester (6- miles).

Barnham Community Hall is a 5 minute walk from the site, whilst Barnham train station, supermarkets, restaurants, post office and pub are 10 to 15 minutes walk.

Barnham train station provides regular services with journey times taking between 10 and 45 minutes to the following towns and cities:

- Bognor Regis (7 minutes)
- Chichester (9 minutes)
- Worthing (20-30 minutes)
- Portsmouth (30 minutes)
- Brighton (45 minutes)



2

Arboriculture, Ecology & Archaeology

Having carried out an assessment of the site and context - Arboriculture, Ecology and Archaeology have been fully considered and detailed documents covering these disciplines will be submitted in support of the planning application. Below are some of the key findings from our research.

Arboriculture

The site has an existing hedgerow along the Yaption Road boundary, but there are no trees within the main part of the site beyond those along the boundaries.

The proposed layout includes new tree planting both within the site and along the boundaries. This would provide environmental and visual benefits and improve biodiversity on the site.

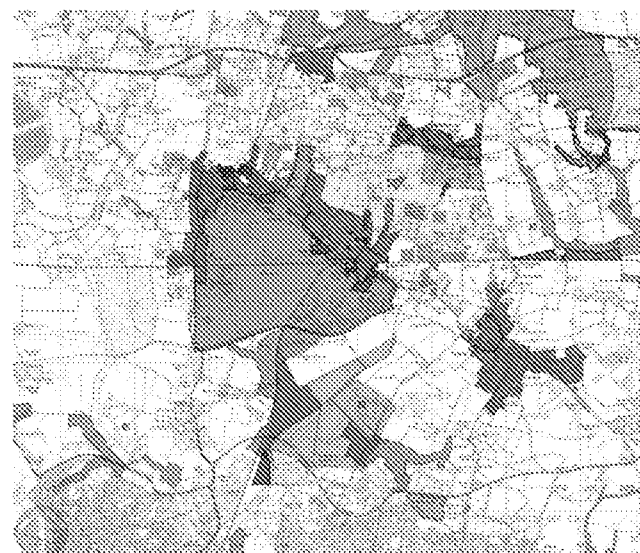
Ecology

The proposals, which are on board 4, also provide generous areas of open space around the buildings. This provides a pleasant setting for future residents and would help to integrate the proposed development into the surrounding area.

A detailed ecological assessment has been carried out (see map on the right side). This includes surveys on the site and surrounding area for protected species including, bats, birds and reptiles.

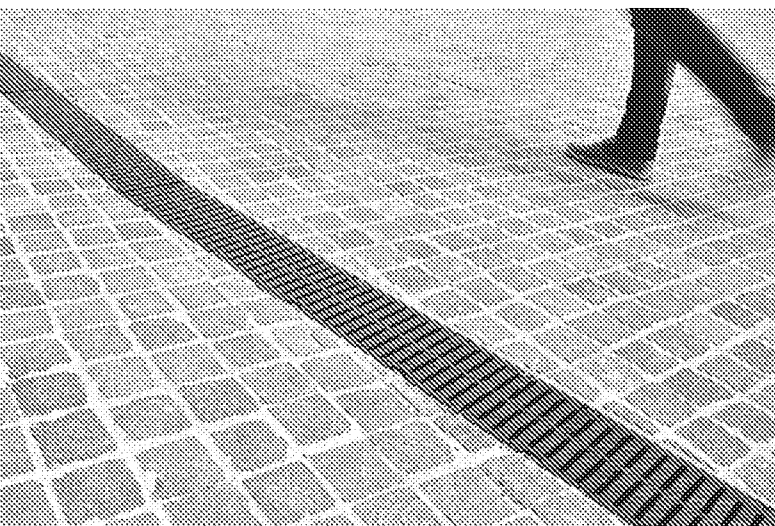
Archaeology

An archaeological assessment of the site and surrounding area has also been completed. The site is situated opposite the Grade II listed property Ivy Cottage, with the similarly Grade II listed Barnham Windmill to the south east of the site.



KEY

- Site Boundary
- Priority Habitat Inventory - Coastal and Floodplain Grazing Marsh
- Priority Habitat Inventory - Continuous Woodland
- Ancient Woodland
- National Forest Inventory
- Priority Habitat Inventory - Traditional Orchards
- Wood pasture and Parkland BAP Priority Habitat
- Priority Habitat Inventory - No town habitat and additional potential exists (England)
- Existing Open Spaces
- Green Infrastructure Corridor (GIC) - Type B (also subject to Community Infrastructure and Housing Growth)
- Green Infrastructure Corridor (GIC) - Type A
- Biodiversity Opportunity Area
- Building Area
- Conservation Area



3

Transport, Flood Risk & Drainage

The Highway, Drainage and Flood Risk implications of the proposed development have been fully considered and a suite of documents covering these disciplines will be submitted in support of the Planning Application. Below are the key findings from our research.

Transport

The application proposes a new access to the site at the south east corner, connecting on Yaption Road. The proposed access would have clear visibility in both directions at the appropriate standard required from West Sussex County Council.

Improvements to the footway along the site frontage are proposed as part of the scheme, with the footway widened to 2m. This would benefit existing residents as well as future residents, visitors and staff from the proposed Care Home.

Car parking is proposed within the site. The layout shows 42 car parking spaces, along with bike stands, bike storage and separate parking area for minibus, deliveries and service vehicles.

KEY

- Site Boundary
- Location of Wider Viewpoint
- Kilometre line from centre of site
- Public right of Way

KEY

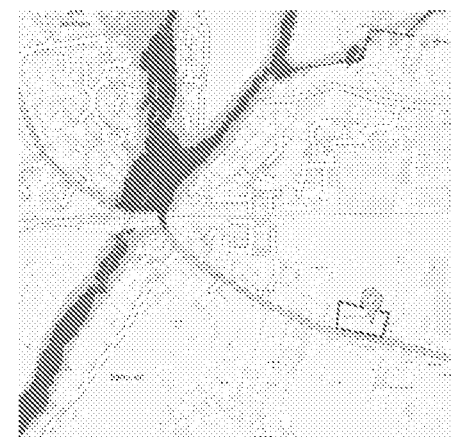
- Flood zone 3
- Flood zone 3, areas benefiting from flood defences
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Flood storage area

Environment Agency

Flood Risk & Drainage

The site is located in Flood Zone 1. The proposed scheme incorporates a Sustainable Urban Drainage System (known as SuDS).

The development has been designed to ensure that the scheme would not flood or increase the risk of flooding elsewhere. Different SuDS techniques could be incorporated within the site.



4

Scheme Proposal

By understanding the constraints and opportunities of the site, in particular the openness of the site and the nearby built form to the south, east and west, an illustrative scheme layout has been produced to show the development potential.

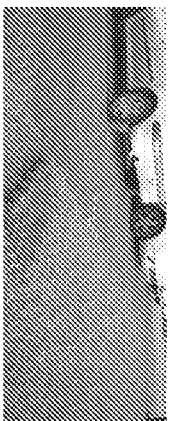
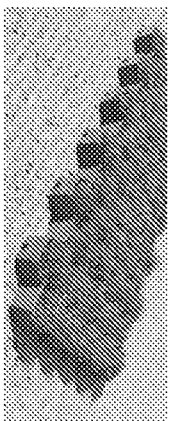
Proposal Information

The application proposes the following development:

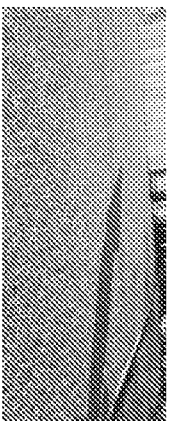
- A 70 bedroom care home
- 32 Assisted living units separated in two buildings.

The application is in outline form only, and therefore is only seeking to establish the principle of development and the means of accessing the site.

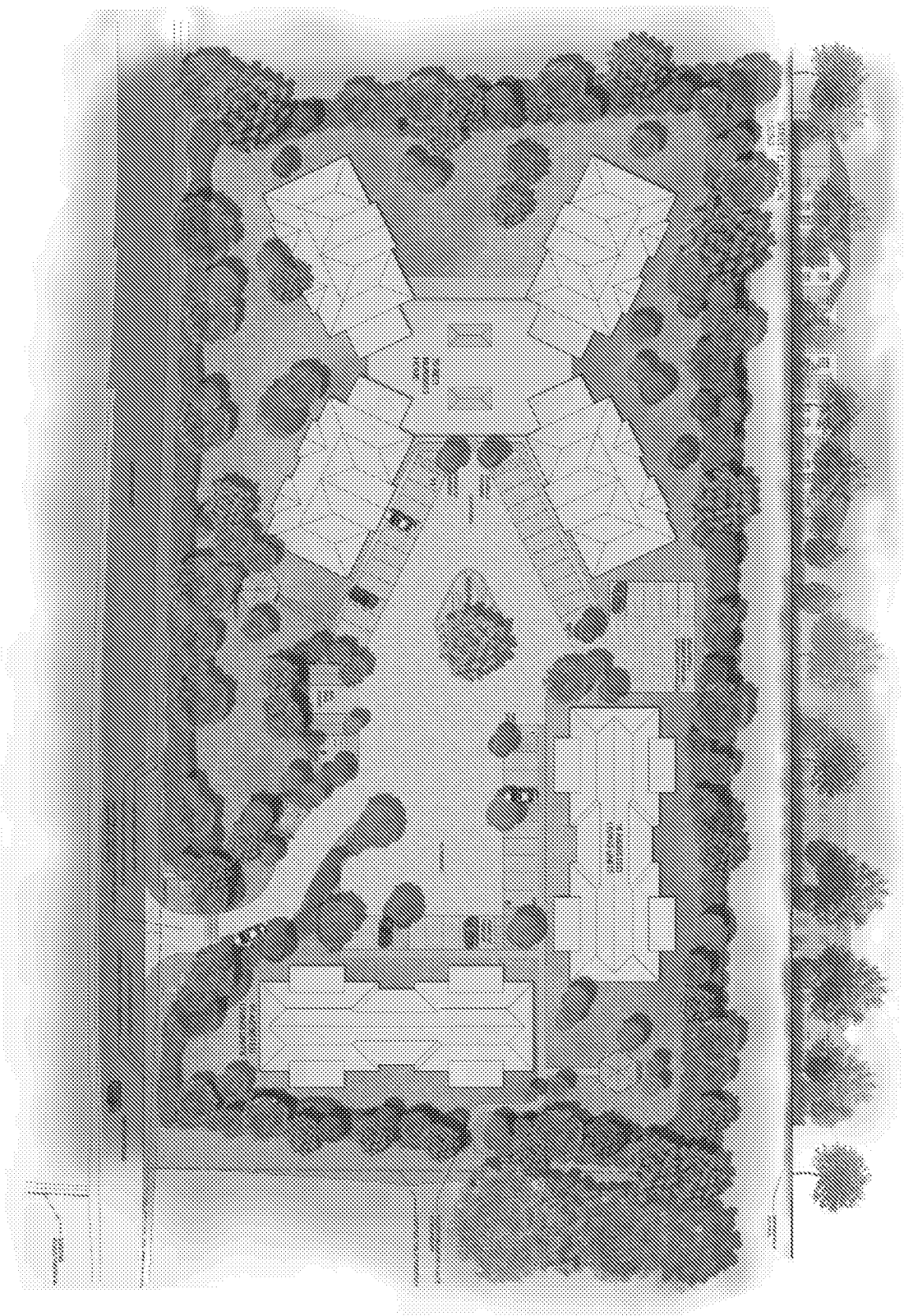
An illustrative master plan has been designed which is presented at this exhibition (see right). It shows how the proposed development could be accommodated in buildings over two levels. The proposed buildings are of a traditional design which respect the village setting and location.

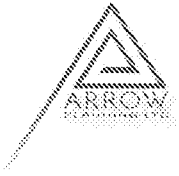


GOALP, A or similar grass parking / surfacing



Rein bound / bonded gravel surfacing





Appendix 3

Feedback Form

Feedback form

Land at Yapton Road

Your views are important to us. Please fill in the form below and hand it to a member of the team before you leave today. Alternatively, you are welcome to write directly using the contact details below.

1. What design of buildings would you consider appropriate on the site?

2. Do you consider the site an appropriate location to meet local housing needs for older people and care?

3. What benefits do you consider that the development could bring to the village?

4. Do you have any further comments?

It would be useful for us to know where the people who visited this exhibition live.

Please write your Post Code here:

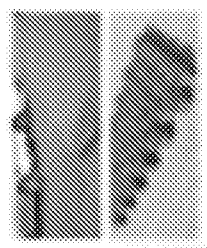
Please give your completed form to a member of the team or post your comments to:
Arrow Planning Limited, 28 Wingate Avenue, High Wycombe, Bucks, HP13 7QP. Alternatively, you can email your
comments to: enquiries@orchestrailand.co.uk
Copies of the Exhibition Boards can be downloaded from: www.arrowplanning.co.uk



Appendix 4

Superseded Scheme as shown at Public Exhibition

1. The proposed development is located on a site of approximately 1.5 hectares. The site is currently used for agricultural purposes and is surrounded by residential development. The proposed development is a residential development consisting of 100 dwellings. The development is located on a site of approximately 1.5 hectares. The site is currently used for agricultural purposes and is surrounded by residential development. The proposed development is a residential development consisting of 100 dwellings.



Richard
 Clark
 Architects

1. The proposed development is located on a site of approximately 1.5 hectares. The site is currently used for agricultural purposes and is surrounded by residential development. The proposed development is a residential development consisting of 100 dwellings. The development is located on a site of approximately 1.5 hectares. The site is currently used for agricultural purposes and is surrounded by residential development. The proposed development is a residential development consisting of 100 dwellings.

PRELIMINARY