

Statement of Community Involvement

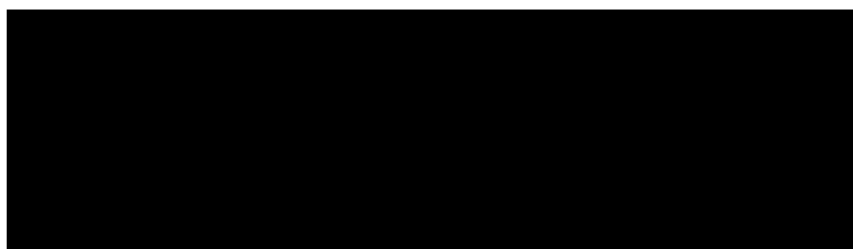
Land south of Barnham Station, Barnham

on behalf of Gleeson Strategic Land

November 2020

Contact

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Appendices

Appendix A: Leaflet

1.0 Introduction

1.1 This Statement of Community Involvement ("SCI") has been prepared by Nexus Planning on behalf of Gleeson Strategic Land ("the Applicant"). It identifies the pre-application, public and other stakeholder engagement undertaken by the Applicant, in connection with a planning application on Land South of Barnham Station, Barnham ("the Site") being submitted to Arun District Council ("the Council").

1.2 The development is described in the following terms:

'Outline planning application with all matters reserved other than principal means of access for up to 200 dwellings, with access taken from Marshall Close, associated infrastructure and landscaping and demolition of existing buildings' ("the Proposed Development").

1.3 A Design and Access Statement ("DAS") has been produced and submitted as part of the application. The DAS sets out the approach to development at the Site and demonstrates how the scheme, including the Parameter Plan and Illustrative Masterplan, have been revised in response to comments at the pre-application stage. This includes comments from the Council and from the public during the course of consultation.

1.4 The purpose of the programme of public consultation is to supplement the statutory consultation process as well as to respond to planning guidance in terms of interaction with the public as part of the planning process.

1.5 Accordingly, this SCI identifies the public consultation undertaken in advance of the submission of the planning application as the masterplan evolved.

1.6 This SCI is structured in the following way:

- Section 2: Policy Framework
- Section 3: Approach to Consultation
- Section 4: Analysis of feedback from leaflet distribution; and
- Section 5: Conclusion.

2.0 Policy Framework

- 2.1 This section of the SCI provides an overview of relevant national and local legislation as far as it provides policy or guidance in relation to community involvement.

Arun District Council Statement of Community Involvement (November 2018)

- 2.2 Under the Planning and Compulsory Purchase Act (2004), Local Planning Authorities (“LPAs”) are required to produce a SCI which sets out the policy for involving communities in the preparation of Local Development Documents and considering planning applications.
- 2.3 The Council’s SCI was adopted in November 2018. It replaces the version from 2012 due to the requirement to reflect legislative changes.
- 2.4 The Council’s SCI states that *‘engagement is a two-way process of openly sharing and exchanging information, understanding different views, listening and responding to suggestions, developing trust and dialogue to support effective working relationships to the mutual benefit of all involved.’*
- 2.5 The SCI recommends that developers adopt at least one consultation method listed in advance of submitting a planning application for both minor and major applications. The SCI acknowledges that the type and nature of this consultation will vary depending on the complexity and scale of the development proposed. The suggested consultation methods are:
- Public meetings;
 - Public exhibitions;
 - Workshops;
 - Planning for Real;
 - Town and Parish Councils;
 - Media;
 - Mail drop;
 - Street survey questionnaires;
 - Specialist community involvement;
 - Notify neighbours; and
 - Website.

The Localism Act 2011

- 2.6 Section 122 of the Localism Act 2011 identifies that a person proposing to make a planning application on land in England should carry out consultation on the proposed application. The residents that live at or in the vicinity of the property should be made aware of the proposed application and any public consultation event.

National Planning Policy Framework

- 2.7 The National Planning Policy Framework ("NPPF") sets out the Government's policies for England and outlines how these policies should be applied.

- 2.8 NPPF paragraph 39 states that:

'early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.'

- 2.9 Paragraph 40 of the NPPF highlights that LPAs have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage.

National Planning Practice Guidance

- 2.10 The National Planning Practice Guidance ("PPG") was launched by Government in 2014. It is a web-based resource which is actively managed to ensure that it remains up-to-date. Guidance under the section "Before Submitting an Application" identifies the benefits of pre-application engagement with the Local Council as a means of improving the efficiency and effectiveness of the planning application system and improving the quality of planning applications and their likelihood of success.

- 2.11 Under the heading: 'Is pre-application consultation compulsory' the guidance suggests that *'pre-application engagement with the community is encouraged where it will add value to the process and the outcome.'* (Paragraph ID: 20-010-20150326).

3.0 Approach to Consultation

- 3.1 The following section identifies the consultation objectives, methods employed, processes undertaken and individuals involved in the consultation process.

Pre-application meetings with Arun District Council

- 3.2 A pre-application meeting took place on 27th October 2020. The meeting took place via Microsoft Teams due to Covid-19. The attendees representing the Site were:

- Gleeson Strategic Land
- Nexus Planning
- Richards Urban Design

- 3.3 Ahead of the meeting, a pre-application package of information was provided to the Council. The meeting discussed a number of technical areas including: masterplanning, built heritage, arboriculture, leisure, landscape and drainage.

- 3.4 The meeting confirmed which documents are required for validation and the Council highlighted concerns in relation to the impact on the Conservation Area and listed buildings from the views that look into and out of the conservation area. A Heritage Assessment and Landscape and Visual Impact Assessment is being submitted as part of the application and addresses these concerns.

Pre-application meeting with Barnham and Eastergate Parish Council

- 3.5 A presentation was given to Barnham and Eastergate Parish Council ("the Parish Council") on the 24th September 2020. The meeting took place virtually due to Covid-19 and had representations from the Applicant's consultant team. The presentation provided an opportunity for the Parish Council to discuss the emerging proposals and feed into the design process. The Parish Council requested that a community orchard is included as part of the Site and near the proposed allotments. This request has been included.

Leaflet Consultation

- 3.6 Due to Covid-19 a public consultation was unable to take place and therefore the consultation was carried out via leaflet distribution. The leaflet detailed the background, proposals and frequently

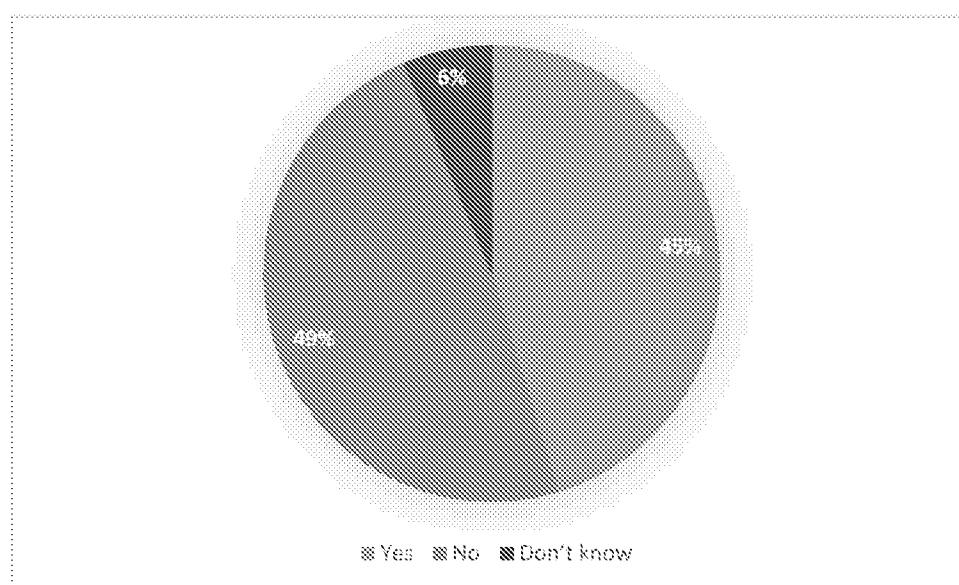
asked questions. A feedback form was also provided with a free post envelope which asked residents questions about the emerging proposals, specifically issues such as housing need, provision of affordable housing and design. A copy of the leaflet can be seen at Appendix A. A website was also provided for residents to look at the proposals in more detail. The website also gave the opportunity for residents to fill out the feedback form electronically.

- 3.7 The leaflets were distributed to approximately 1,900 properties on the 10th September 2020 and residents had 14 days to complete the feedback form.
- 3.8 In total, 99 people completed the feedback form and a further 11 people responded by email/letter. This equates to 5.8% of the residents that received the leaflet.

4.0 Analysis of feedback from leaflet distribution

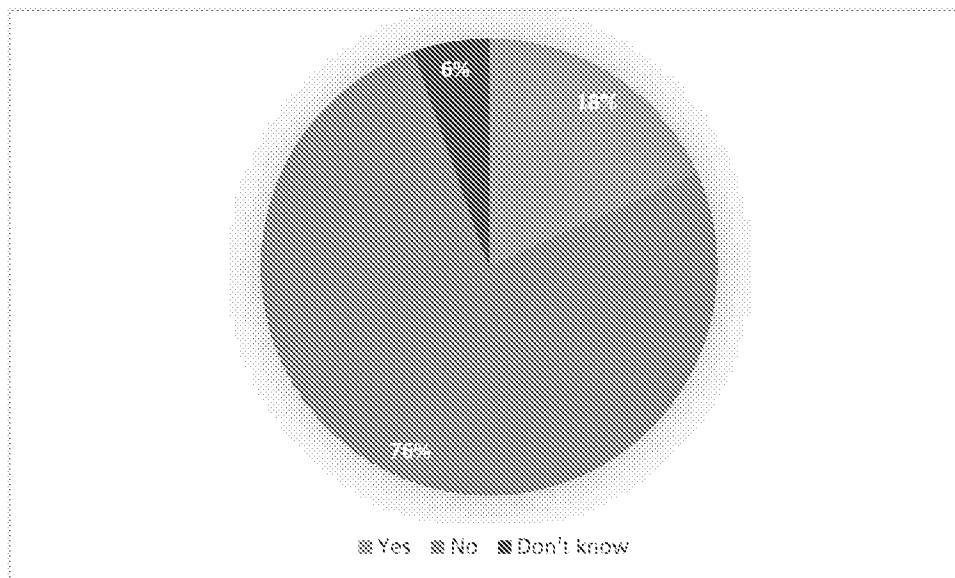
- 4.1 The purpose of the feedback form was to gauge the opinions of local residents on the emerging proposals and inform the emerging proposals.
- 4.2 The feedback form asked four closed-ended questions and three open-ended questions. The results are summarised below.

Q1. Are you aware of the urgent need for new houses in Arun District?



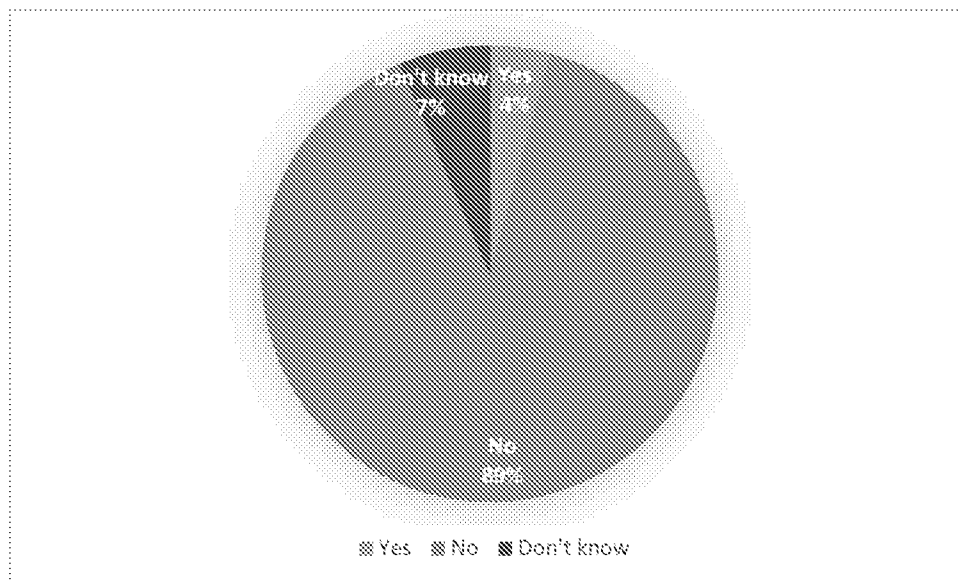
- 4.3 Ninety six percent of the respondents answered question 1. The response to question 1 confirms that forty nine percent of those that answered question 1 were not aware that there is an urgent need for new houses in the Arun District. A further forty five percent confirmed that they were aware that there is an urgent need for new housing with the remaining six percent answering 'don't know'.

Q2. Are you aware the Site has been identified in the Council's 2019 HELAA as deliverable for development?



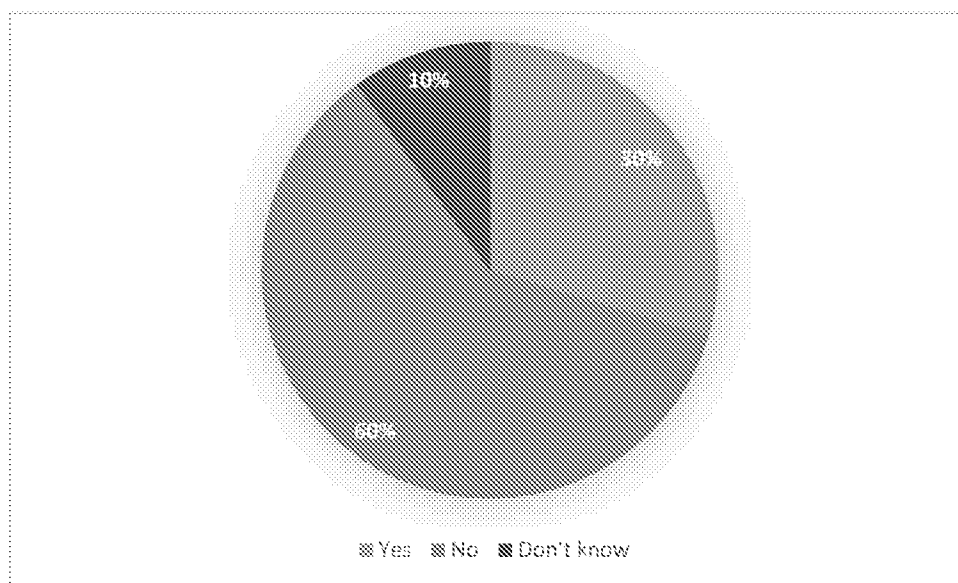
- 4.4 Ninety three percent of the respondents answered question 2. The response to question 2 highlights that seventy six percent of those that answered question 2 were not aware that the Council identified the Site to be deliverable for development within the Council's Housing and Economic Land Availability Assessment (HELAA). In the responses residents highlighted that they were not aware of what a HELAA is or is used for. In comparison, only eighteen percent of those that answered the question were aware that the Site had been included in the Council's assessment.

Q3. While we are proposing a reduced number, do you agree with the HELAA that the Site should accommodate approximately 240 dwellings?



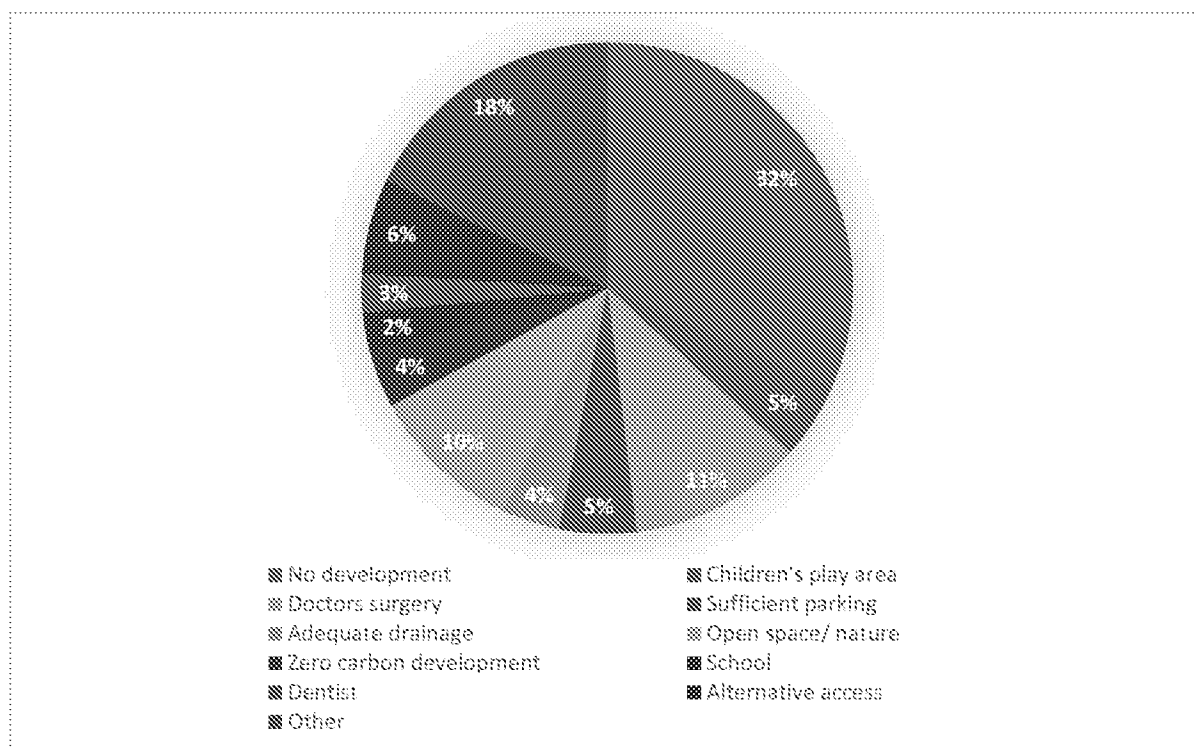
- 4.5 Ninety four percent of the respondents answered question 3. The response to question 3 clearly confirms that residents do not agree that the Site should accommodate 240 dwellings with eighty nine percent of respondents confirming no. Only four percent of respondents consider that the Site should accommodate 240 dwellings and seven percent were unsure.

Q4. Do you support the provision of approximately 30% affordable homes on the Site?



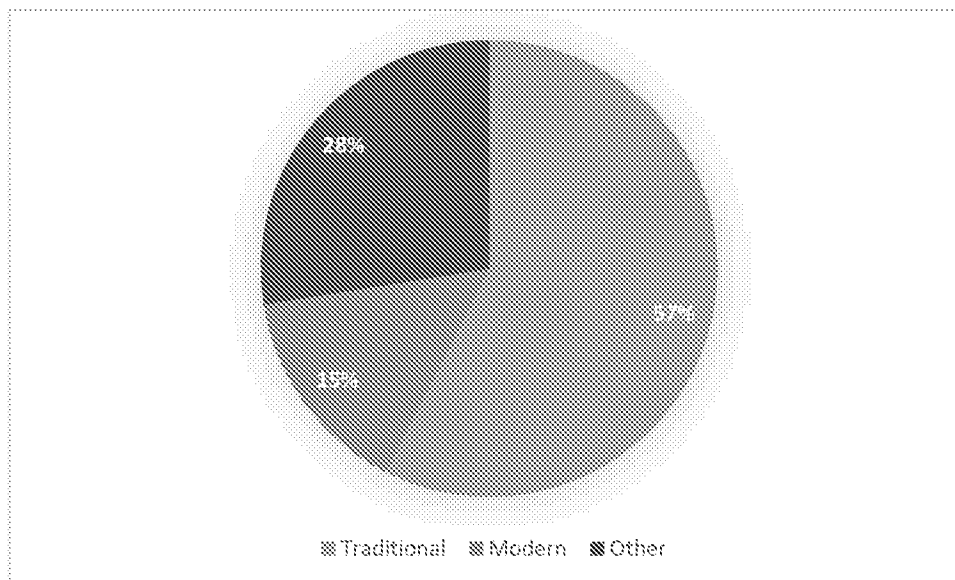
- 4.6 Ninety two percent of the respondents answered question 4. Whilst thirty percent of respondents support the provision of thirty percent affordable homes on Site sixty percent do not agree. A further ten percent do not know whether they agree/ disagree with the affordable provision suggested.

Q5. Alongside the possibility for allotments on Site, is there anything else you would like to see form part of the development?



- 4.7 Seventy three percent of the respondents answered question 5 but it is of note that respondents provided multiple answers. Overall, thirty two percent of the answers confirmed that residents do not wish to see the Site be developed. A doctor's surgery (eleven percent) and adequate open space (ten percent) were key features that were requested to be delivered on Site. Six percent of responses also requested that the Proposed Development should be accessed from an alternative site entrance. A children's play area and sufficient parking spaces was also requested in four percent of the responses.

Q6. Would you like to see a traditional or more contemporary, modern approach to housing at this Site?



- 4.8 Forty percent of respondents answered question 6. Fifty seven percent of respondents confirmed that they would prefer to see the houses designed to a more traditional style of housing and only fifteen percent of respondents would like to see a modern style house. The other comments raised included not building houses altogether; building ecologically sound houses; houses that are in-keeping with the area; traditional style houses but with sensibly sized rooms; good quality homes; and Sussex flint.

Q7. Do you have any comments on the draft illustrative masterplan or any other comments?

- 4.9 This question was answered by ninety five percent of respondents. The question generated a variety of responses and the key responses to note are:
- highway concerns;
 - the development should not be accessed from Marshall Close;
 - flooding concerns;
 - the Site should not be developed;
 - there is a lack of services and facilities in the area;
 - there is sufficient development already taking place in the area;
 - loss of identity as a village;
 - affordable housing is required in the area;
 - housing developments should be on brownfield land; and
 - loss of wildlife.

Letters/ emails

4.10 Eleven further residents responded to the consultation via letters and emails. The emails raised the following comments:

- highway concerns;
- further information should be provided on the proposed access as Marshall Close is not considered to be an appropriate access;
- mixed views on whether the development should go ahead;
- the number of dwellings proposed should be reduced;
- affordable housing is required to be delivered on Site;
- flood risk concerns;
- concerns over pollution and safety;
- loss of village identity (an area which already has limited facilities/services) and is in a conservation area;
- sufficient housing is already being delivered in the area;
- loss of open space and wildlife;
- there will be a severe impact from construction; and
- proposal is not necessary.

5.0 Revisions to the Planning Application

- 5.1 Following on from the pre-application meetings and public exhibition, the application team analysed the comments and issues that had been identified by the public and planning officers. The designs have been amended to incorporate a community orchard by the proposed allotments, as requested by the Parish Council. Following the leaflet distribution, the number of proposed dwellings has been confirmed at up to 200 (a reduction from the HELAA which identified that 240 dwellings could be delivered).
- 5.2 It is noted that the pre-application consultation has highlighted comments with regards to the proposed access and impact on the conservation area. The planning application is supported by a Transport Assessment and Heritage Assessment and will be reviewed by the Council's statutory consultees.

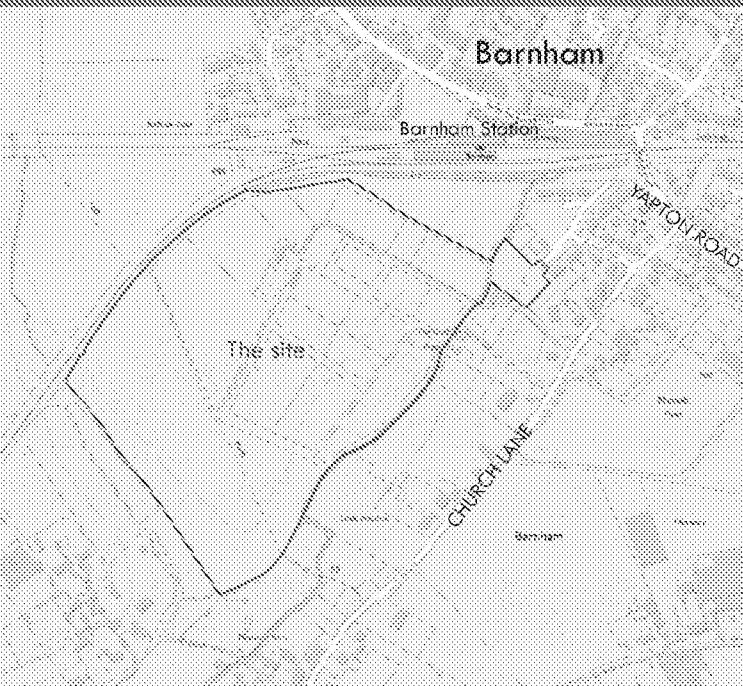
6.0 Conclusion

- 6.1 In accordance with the Arun SCI and in compliance with the Planning and Compulsory Purchase Act (2004), the application proposals have been subject to pre-application discussions with representatives from the Council and Parish Council. These discussions allowed issues to be identified that have informed revisions to the application process.
- 6.2 The pre-application consultation process also included a leaflet that was distributed to 1,900 properties in the area and provided an opportunity for residents to comment on the emerging scheme.
- 6.3 In conclusion, the comments that were received were useful and have helped to influence the final design and the application process.

Appendix A: Leaflet

LAND SOUTH OF BARNHAM STATION

Proposed new homes and open space



The proposals

Land south of Barnham Station has been identified within the 2019 HELAA for Arun District Council under reference 'BA12A – Land west of Church Lane'. The site is identified by the Council as being deliverable with an assumed capacity of 241 homes at a density of 30dph. The site is identified to come forward between 2021/2 and 2025/6.

The site shown in red on the adjacent plan could deliver a range of market and affordable homes, alongside new areas of public open space, including the possibility for allotments. While the site is referenced to be able to deliver 241 units it is expected through the masterplan process that the site could deliver approximately 200 units. The site would face towards the Barnham / Eastergate / Westergate development which is allocated in the adopted Local Plan and is identified on the illustrative masterplan.

A draft illustrative masterplan has been prepared and is evolving to explore how the site could be laid out to accommodate existing features while providing a mix of market and affordable units. It is envisaged that the development will include a mix of 1,2,3 and 4 bedroom homes to meet the required need of the area.

Access to the site would be taken from Marshall Close to the north east of the site. The conservation area and listed buildings will all be taken into account. The proposals will also involve drainage, landscape, ecological, highway improvements and arboricultural measures minimising any adverse impacts and, where possible, delivering benefits. Opportunities to enhance existing facilities within the area will be explored either within the site or through a financial contribution.

It is expected that a planning application will be submitted in Autumn/Winter 2020. A dedicated web site has been set up which provides further information.

www.landsouthofbarnhamstation.co.uk

Your comments

We value your views so please complete and return this feedback card, visit our website or email your comments to consultation@arund.gov.uk.

Please respond by Sunday 27th September to enable us to consider your comments before finalising the proposals.

Feedback form

- Q1. Are you aware of the urgent need for new houses in Arun District??**
YES ☐ NO ☐ DON'T KNOW ☐
- Q2. Are you aware the site has been identified in the Council's 2019 HELAA as deliverable for development?**
YES ☐ NO ☐ DON'T KNOW ☐
- Q3. While we are proposing a reduced number, do you agree with the HELAA that the site should accommodate approximately 240 dwellings?**
YES ☐ NO ☐ DON'T KNOW ☐
- Q4. Do you support the provision of approximately 30% affordable homes on the site?**
YES ☐ NO ☐ DON'T KNOW ☐
- Q5. Alongside the possibility for allotments on site, is there anything else you would like to see form part of the development?**
- Q6. Would you like to see a traditional or more contemporary, modern approach to housing at the site?**
- Q7. Do you have any comments on the draft illustrative masterplan or any other comments?**

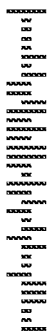
Your details (Optional)

NAME

EMAIL

COMMUNITY CONSULTATION

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DRAFT ILLUSTRATIVE MASTERPLAN

 Site boundary

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