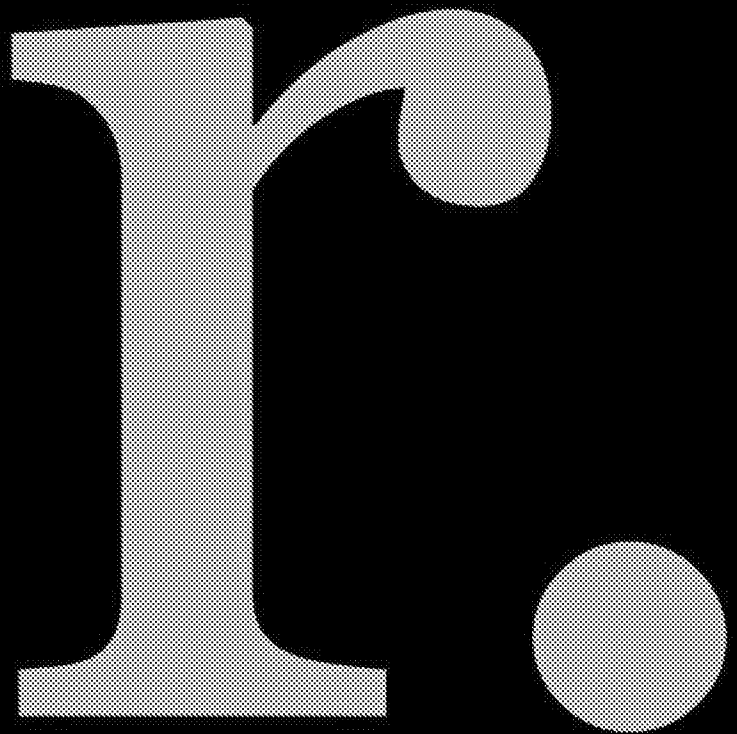


reside.

Land west of Fontwell Avenue, Eastergate

Statement of Community Engagement





APRIL 2020

Statement of Community Engagement

Land at Fontwell Avenue, Reside Developments Ltd

Iceni Projects Limited on behalf of Reside Developments Limited

April 2020

ICENI PROJECTS LIMITED
ON BEHALF OF RESIDE
DEVELOPMENTS LIMITED

Iceni Projects

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Statement of Community Engagement
LAND AT FONTWELL AVENUE, RESIDE
DEVELOPMENTS LTD

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APPENDICES

- A1. CONSULTATION AREA DISTRIBUTION MAP
- A2. COPY OF THE COMMUNITY CONSULTATION NEWSLETTER

1. INTRODUCTION

- 1.1 This Statement of Community Engagement (SCE) has been prepared by Icen Projects Limited on behalf of Reside Developments Limited in support of a full planning application for the development of land at Fontwell Avenue, Eastergate (the 'site') for a residential development with associated works.
- 1.2 This report sets out a summary of the consultation that has taken place during the pre-application stage, this has included the following activities:
- Contacting Barnham and Eastergate Parish Council, with an invitation to discuss the proposals and providing a copy of the community newsletter;
 - Contacting ward councillors for the site ward and neighbouring ward;
 - Writing to residents and businesses that neighbour the site with an invitation to discuss the proposals further and a copy of the community newsletter;
 - A community newsletter distributed to 1,027 residences and businesses; and
 - A dedicated consultation email and telephone number to receive feedback and any inquiries about the site.
- 1.3 The applicant has undertaken a consultation programme which has sought to meet and exceed the best practice and prevailing guidance on pre-submission consultation, as set out in the 2019 National Planning Policy Framework (NPPF) and the 2014 National Planning Practice Guidance (NPPG).
- 1.4 All comments and feedback received on the proposals have been acknowledged and reviewed in order to inform the emerging proposals.

2. RELEVANT POLICY AND SUMMARY OF THE PROPOSALS

- 2.1 Arun District Council's adopted Local Plan (2018) requires the delivery of 20,000 homes between 2011 and 2031, which equates to 1,000 homes per year. As confirmed by the Five Year Housing Land Supply figures for the authority, and the Government's Housing Delivery Test, there is a housing need locally.
- 2.2 Arun District Council have previously assessed the potential for homes on this site as part of the 2017 Strategic Housing and Economic Land Availability Assessment (HELAA) and concluded that the site would be suitable for future housing development because of its accessibility to facilities, job opportunities and public transport. It concluded that the site is 'Available, Achievable and Deliverable'. As such, the proposals will provide a positive contribution to Arun's housing needs.
- 2.3 Reside Developments' proposals for the site are as follows:

"Full planning application for the erection of 42 No. dwellings with access, parking, landscaping and associated works".

- 2.4 The details of the consultation and the methodology within this document aim to satisfy the revised National Planning Policy Framework (NPPF) 2019, which encourages engagement in pre-application discussion with local authorities and local communities to ensure detailed awareness of emerging proposals. The NPPF states:

"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."¹

- 2.5 Reside Developments also sought to adhere to the 2014 National Planning Practice Guidance (NPPG) which requires applications to show an understanding of the site's context,

¹ National Planning Policy Framework (2019), p.13

engagement with relevant stakeholders at an early stage and a tailored approach to consultation.

3. CONSULTATION WITH STAKEHOLDERS

Political Engagement

- 3.1 Reside Developments engaged with the following political stakeholders:
- Parish Councillors via the Parish Clerk, Alison Crabb;
 - Councillor Faye Catterson, ward councillor for the site ward (Arundel and Walberton);
 - Councillor Paul Dendle, ward councillor for site ward;
 - Councillor Grant Roberts, ward councillor for site ward;
 - Councillor John Charles, ward councillor for neighbouring ward (Barnham);
 - Councillor Christopher Hughes, ward councillor for neighbouring ward (Barnham); and
 - Councillor Isabel Thurston, ward councillor for neighbouring ward (Barnham).

Arun District Council

- 3.2 Copies of the community newsletter were issued to ward councillors on 10 March 2020, both for the site ward (Arundel and Walberton) and the neighbouring ward of Barnham. Members were encouraged to contact the team if they had any requests for further information or would like to discuss the proposals further.
- 3.3 Reside Developments has engaged with the planning department at Arun District Council through pre-application discussions, and written advice on the proposals was received in October 2018.
- 3.4 The proposals seek to address the matters identified in the Council's feedback to ensure the scheme is acceptable in planning terms. Further detail on these key issues can be found in Section 2 of the Planning Statement. The team look forward to continuing working with the Council on the application during the determination period.

Barnham and Eastergate Parish Council

- 3.5 Reside Developments has engaged with the Parish Council early on, inviting members to meet to discuss the proposals and how the scheme can help support their Neighbourhood Plan.
- 3.6 A copy of the community newsletter was provided to the clerk, to be shared with members of the Planning Committee.

Neighbouring residents and businesses

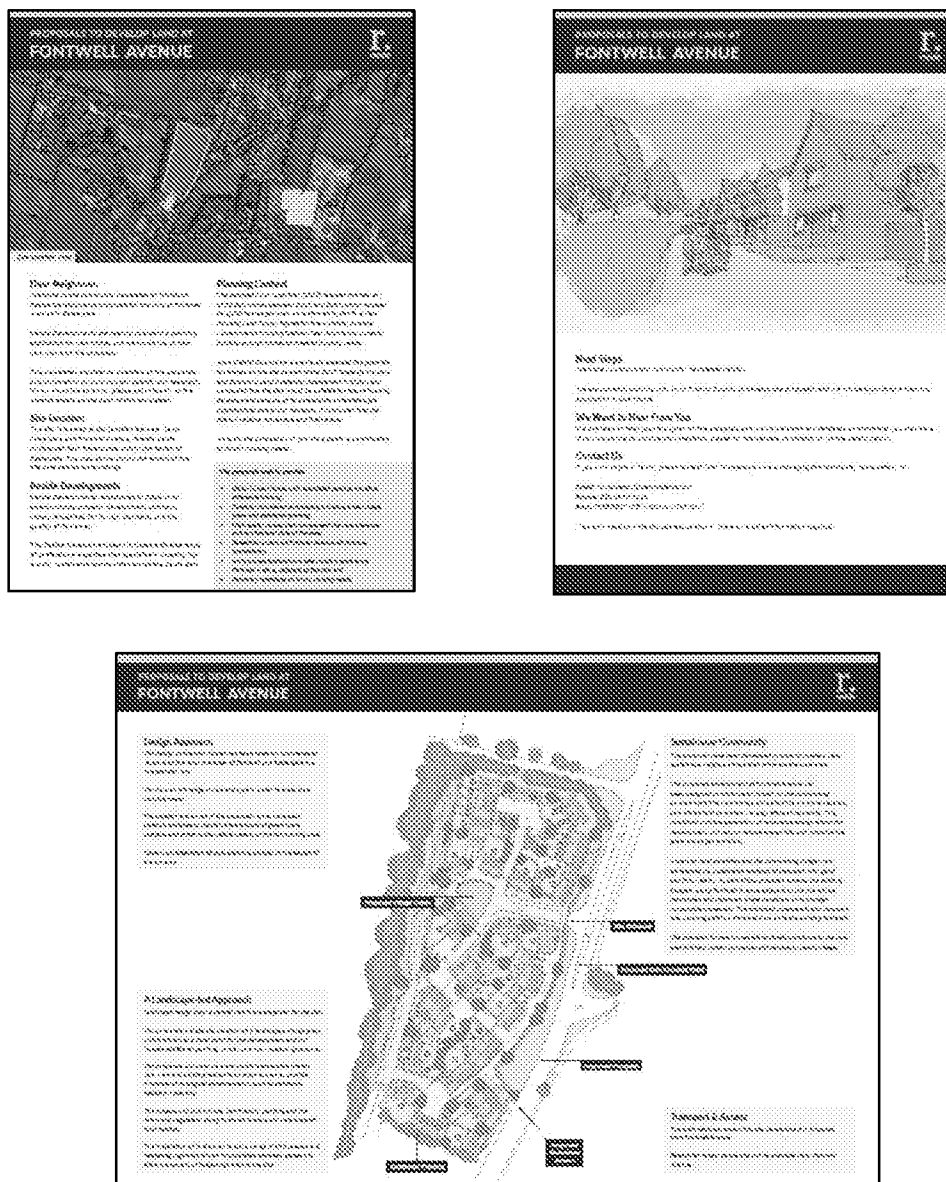
- 3.7 Reside Developments recognise the importance of engaging with local stakeholders and they were keen to consult with both the immediate residents and businesses as well as the wider community on the proposals in order to seek their feedback.
- 3.8 Immediate neighbours and businesses received a separate letter introducing the proposals with a copy of the community newsletter. Out of courtesy, this was issued in advance of the mail out to the wider community.
- 3.9 The newsletter comprised four A4 pages which introduced Reside Developments and provided an overview of the proposals. Residents were invited to give their feedback on the emerging proposals. An email, telephone number and FREEPOST address was included should they wish to do so or if they had any further questions or queries.
- 3.10 The letters to immediate residents and businesses were issued on 6 April 2020, with a copy of the community newsletter. A copy of the community newsletter was issued to the wider community on 7 April 2020.

4. CONSULTATION WITH LOCAL RESIDENTS

Community Consultation Newsletter

- 4.1 To inform neighbouring residents and businesses about the proposals and invite them to provide feedback on the outline application, a four-page A4 community newsletter (see Appendix A2) was delivered via Royal Mail to 1,027 residential properties and businesses neighbouring the site on 6-7 April 2020. A copy of the distribution scope is included in Appendix A1.

Fig.1.0 The Community Newsletter



- 4.2 A telephone number, email address and FREEPOST address was provided should residents wish to provide their feedback or request further information about the proposals (*NB the newsletter was produced prior to COVID-19 which accounts for the use of the postal address).

5. FEEDBACK

- 5.1 Residents and stakeholders were invited to provide feedback on the proposals through contacting the project team using the contact details provided on the community newsletter.
- 5.2 To date, six feedback responses have been received via the consultation email and telephone number. The feedback was mixed, with both positive and negative comments from residents.
- 5.3 The key themes arising from the feedback received to date has been summarised in the below table:

Themes / comments are shown in order of frequency with number of times raised referenced in brackets
Insufficient transport infrastructure (5)
Housing numbers are too dense (3)
Lack of schools/GP surgeries (3)
This area is prone to flooding (2)
Lack of local employment opportunities (2)
Inappropriate time to consult (1)
What is the overall size of the development? (1)
What is the parking provision for the site? (1)
Glad we have been consulted (1)
Local amenities will be put under pressure (1)
Environmental concerns (1)
Homes won't be affordable for local residents (1)

- 5.4 All feedback was acknowledged and reviewed in order to inform the emerging proposals.

6. TEAM'S RESPONSE TO ISSUES RAISED

- 6.1 To enable the project team to respond to the main issues raised during the consultation, Icen Projects reviewed all feedback provided to draw out common themes. These have been grouped in the following table alongside how these issues have been responded to by the team.

Table 6.1 Team's response to issues raised

Theme / Issue	The Team's Response
Increased traffic an impact on traffic infrastructure	
The development will lead to an increase in car ownership and traffic congestion.	The proposals for parking accord with the standards set out by Arun and West Sussex County Council. The parking arrangements will be a combination of garages, driveways, on-street parking and laybys. A Travel Plan will be submitted with the application to encourage the uptake of sustainable travel modes by residents and site users, with the aim to reduce the reliance on single occupancy vehicle trips.
Density	
The housing numbers are inappropriate for this area.	There is a local need for housing and the site has been assessed by Arun District Council as part of the 2017 Strategic Housing and Economic Land Availability Assessment (HELAA) which concluded that the site would be suitable for future housing development. The layout and massing of the proposals has been carefully designed to be in keeping with the local area.
Lack of infrastructure	
There is a lack of local infrastructure such as schools and GP surgeries to support this development	The proposals are low density; however, we appreciate that the new residents will be using existing services. As with any development Arun District Council will request financial contribution towards services such as education, health, and highways. This financial contribution, known as a Section 106 contribution, is worked out as a proportion of the approved development.
Flooding	
This area is prone to flooding and the development will exacerbate this.	A flood risk assessment has been carried out which confirms that the site is in Flood Zone 1, which is classified as an area with a low probability of flooding. The site has been designed with these considerations in mind and as a result there is no increased flood risk as a result of the development.

7. CONCLUSION

- 7.1 This Statement of Community Engagement (SCE) has been produced in support of a detailed planning application for:

"Full planning application for the erection of 42 No. dwellings with access, parking, landscaping and associated works".

- 7.2 Pre-application consultation as required by the Localism Act 2011, NPPF 2019 and NPPG has been undertaken with key stakeholders relevant to the site, these have included:

- Ward councillors for Arundel and Walberton ward (site ward);
- Ward councillors for Barnham ward (neighbouring ward);
- Barnham and Eastergate Parish Council;
- Immediate neighbours and businesses; and
- 1,027 residential and businesses addresses.

- 7.3 Reside Developments has sought to engage with local stakeholders and neighbouring residents and businesses in the development of the proposals and with this in mind, has undertaken consultation activities including contact with key political stakeholders, issuing a community newsletter and seeking feedback from local residents and businesses.

A1. CONSULTATION AREA DISTRIBUTION MAP



A2. COPY OF THE COMMUNITY CONSULTATION NEWSLETTER

**PROPOSALS TO DEVELOP LAND AT
FONTWELL AVENUE**

r.
reside



Site Location Map

Dear Neighbour,

Welcome to the community newsletter to introduce Reside Developments proposals for the land at Fontwell Avenue in Eastergate.

Reside Developments are seeking to submit a planning application for new homes and we would like to hear your views on the proposals.

This newsletter provides an overview of the proposals and information on how you can submit your feedback. If you would like to do so, please get in touch via the contact details on the back of this newsletter.

Site Location

The site is located at the junction between Level Mare Lane and Fontwell Avenue, directly south of Fontwell Park Racecourse, within the Parish of Eastergate. The map above shows the extent of the site area and its surroundings.

Reside Developments

Reside Developments, established in 2004, is an award-winning property development company, widely recognised for its high standards and the quality of its homes.

The Reside Development team includes a diverse range of professional expertise that specialise in creating high quality, sustainable communities across the South East.

Planning Context

The adopted Arun Local Plan (2018) requires the delivery of 20,000 homes between 2011 and 2031, which equates to 1,000 homes per year. As confirmed by the Five Year Housing Land Supply figure for the Authority and the Government's Housing Delivery Test, Arun is not currently building enough homes to meet its housing needs.

Arun District Council have previously assessed the potential for homes on this site as part of the 2017 Strategic Housing and Economic Land Availability Assessment (SHELAA) and concluded that the site would be suitable for future housing development because of its accessibility to facilities, job opportunities and public transport, it concluded that the site is Available, Achievable and Deliverable.

As such, the proposals will provide a positive contribution to Arun's housing needs.

The proposals seek to provide:

- Up to 40 new homes with associated parking, including affordable housing;
- Carefully considered landscaping, including a new village green and additional planting;
- High quality homes that complement the local character and architectural style of the area;
- Pedestrian access via Fontwell Avenue will improve connectivity;
- An improved footpath and safe crossing point along Fontwell Avenue, adjacent to the site; and
- Positively contribute to Arun's housing needs.

Sustainable Community

1. The first step is to identify the problem or question that needs to be addressed. This involves understanding the context and the specific requirements of the task.

Chlorophyll fluorescence is a sensitive probe for photosynthetic activity and is used to monitor the effects of environmental stress on photosynthesis. The fluorescence of chlorophyll *a* is measured as a ratio of fluorescence to incident light, F/F_0 , where F_0 is the fluorescence of a sample in the dark and F is the fluorescence of a sample under light. The ratio F/F_0 is a measure of the efficiency of photosynthesis. The ratio F/F_0 is a measure of the efficiency of photosynthesis. The ratio F/F_0 is a measure of the efficiency of photosynthesis.

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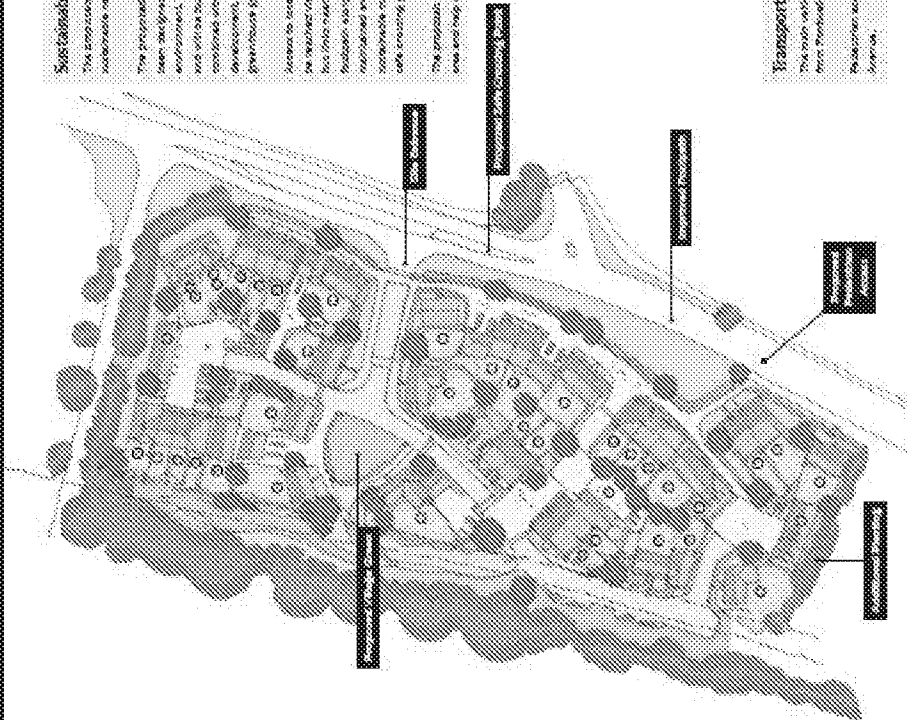
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PROPOSALS TO DEVELOP LAND AT FONTWELL AVENUE



Next Steps

We hope you found this community newsletter helpful.

We are currently working with Arun District Council to develop the proposals, and we will be submitting a planning application in due course.

We Want to Hear From You

We are keen to hear your thoughts on the proposals and would welcome any feedback or comments you may have. If you would like to provide your feedback, please do not hesitate to contact us via the details below.

Contact Us

If you wish to get in touch, please contact Gina Murgatroyd, who is managing the community consultation, on:

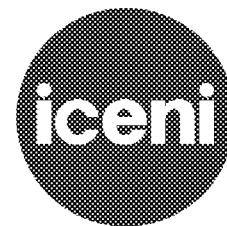
Email: consultation@iceni-projects.com

Phone: 020 3758 6125

Post: FREEPOST ICENI CONSULTATION*

*You only need to write the address as shown; there is no other information required.

Report presented by



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