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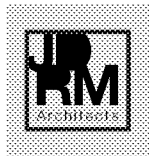
Statement of Community Involvement
Redevelopment of Land at Former Westside Supplies,
Durban Road/Ash Grove

December 2021



1. Introduction

- 1.1. PHPM Properties Ltd (the Applicant) are applying for full planning permission for a proposed residential development of the site of the former Westside Supplies unit on the corner of the junction between Ash Grove and Durban Road. The proposals comprise a single block containing 24 new homes.
- 1.2. The document has been prepared by JDRM Architects to summarise how the project has engaged with local residents and Arun councillors in line with the requirements of local policy and the aims of the Localism Act (2011) which sets out that applicants should:
 - 1.2.1. Publicise the proposed application in such manner as the person reasonably considers is likely to bring the proposed application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land.
 - 1.2.2. Make clear how local residents can contact the project team to comment on the design of the proposed development.
 - 1.2.3. Give information on the proposed timetable for the consultation.
 - 1.2.4. Have regard to the responses that are received in the consultation process.



2. Public Consultation

- 2.1. The development of these proposals has taken place during the Covid 19 Coronavirus pandemic and therefore it has not been possible to hold a traditional physical exhibition of the proposals for local residents to attend.
- 2.2. As an alternative, the project team produced a website setting out details of the proposals and some of the analysis and research that had informed the design.
- 2.3. The website invited interested parties to submit comments on the proposals via an online form which was available between the 10th November and the 22nd November 2021. The website continues to be live and whilst comments can be made, they will not be recorded within this document and therefore influence the scheme.
- 2.4. The website remains live and can be accessed at <https://www.westside-supplies-redevelopment.com>. A screenshot of the website is included in Appendix A.
- 2.5. Flyers were also delivered to local residents in the streets surrounding the development site. A copy of the flyer is included in Appendix B.
- 2.6. All Arun councillors were invited to participate in the consultation via email early November 2021. A copy of this email is included in Appendix C.
- 2.7. Over the course of the consultation period a total of only 3 responses were received from residents and any councillors.
- 2.8. Alongside being asked for general comments, each respondent was asked the question “Do you support the principal of the development on this site to provide new housing?” The responses received to this question are as set out below:
- | | | | |
|--------|-----|---|-------|
| 2.8.1. | Yes | 2 | (66%) |
| 2.8.2. | No | 1 | (33%) |
- 2.9. The general themes of the received responses are as set out below:
- 2.9.1. **Visibility on corner** – this is a busy corner so traffic must be seen by stepping the building far back enough.



- 2.9.2. **Road Layout** – current layout of the existing site is very dangerous as cars pull out of Durban Rd onto Ash Grove. There are fears any new development would make this worse.
 - 2.9.3. **Parking** – 24 spaces are not enough for 24 dwellings where even young people have more than two cars per family, this is without accounting for visitors.
- 2.10. In response to the issues raised a number of improvements were made to the scheme, these changes include:
- 2.10.1. The design of the building setting out has been moved back to account for a great set-back. Furthermore, the boundary wall is low level and planting is not over-bearing which will create a 'screen' and block views affecting visibility of oncoming traffic.
 - 2.10.2. 26 parking spaces are provided, the public comment of 24 was incorrect. This is in line with policy.
 - 2.10.3. Electric car charging points were added to all parking spaces, whereas it had originally only been proposed to provide the minimum level of installation required in the Arun Local Plan.

3. Appendix A – Consultation Website Screenshots

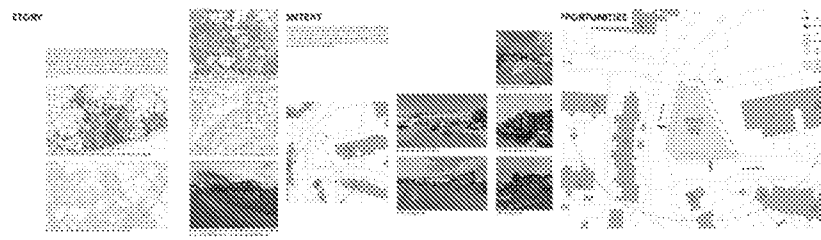


-----The Site-----



The site for the development is currently vacant. It was previously occupied by a commercial unit which has since been demolished.

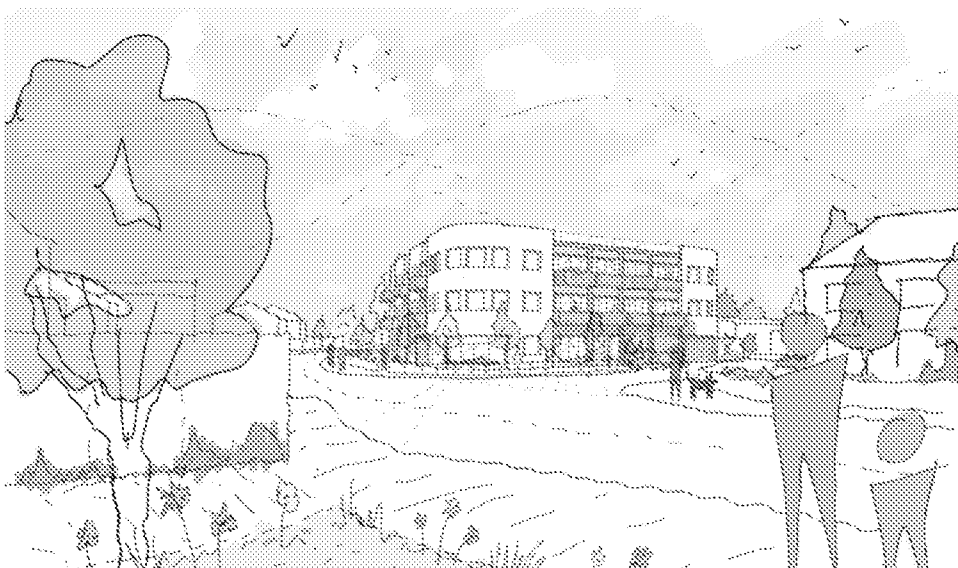
The images below show some of the research that has been undertaken on the site and the surrounding area to inform the development of the proposals.







The Proposals





Design

The proposed site for a single four-story building that has been meticulously designed to suit form and function built to both sides in response to the surrounding residential buildings. The corner of Burton Road and Harrison has been gently curved to include a more open street scene.

Accommodation

The project will provide a total of 76 apartments. There will be a mix of apartment sizes set designed to conform with national space standards. All apartments will have access to outdoor balconies.

Transport & Parking

Parking for residents will be provided in an underground car park adjacent via Burton Road and secure cycle & refuse storage will be made available for residents.

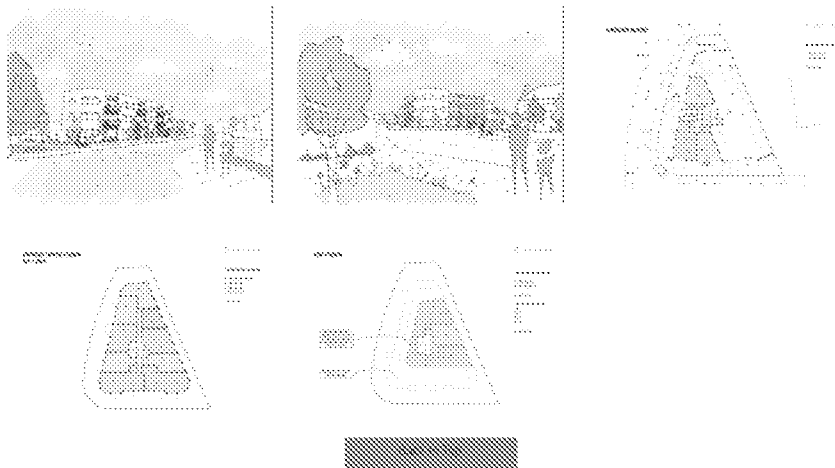
Energy Efficiency

The proposed will incorporate the latest energy-efficient technologies with all apartments served by a centralised heating system.

Each apartment will be fitted with Panasonic ventilation heat recovery (VHR) systems providing a continuous supply of fresh air whilst recovering heat that would otherwise be lost from the extraction air.

A rooftop solar panel array will also provide on-site generation of renewable electrical energy for use by residents.

Proposal Images



Your Comments

NAME *

EMAIL *

ADDRESS

Do you think that this is a good or bad use of the site and the surrounding area?

Choose an option

YOUR COMMENTS

4. Appendix B – Consultation Flyer





5. Appendix C – Email to Councillors

Proposed redevelopment of Former Westside Supplies, Durban Road, Ash Grove – Public Consultation



You replied to this message.

Dear Councillors,

PHPM Properties Ltd, alongside JDRM Architects, will be undertaking a public consultation for the redevelopment of the site 'Former Westside Supplies' on the corner of Durban Road and Ash Grove. The former Pilot public house building site is currently vacant and overgrown. The proposal will provide much needed housing (of which 30% is affordable), associated policy compliant parking and landscape improvements on this prominent yet vastly underused corner.

We have had numerous pre-application meetings and workshops with Arun planners and they are supportive.

Information of the proposal can be found on: [\[redacted\]](#)

We would very much welcome your interest via the comments submission form on the website.

Many thanks
Rob

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Kind Regards,

Rob Maynell
JDRM Architects