

BOKLOK

LAND TO THE SOUTH OF LITTLEHAMPTON ACADEMY

Statement of Community Involvement

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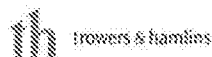
March 2021



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Executive summary

BoKlok is committed to consulting with the local community regarding the proposals to develop land south of Littlehampton Academy, with a high-quality residential scheme, public open space and associated infrastructure.

Residents and stakeholders were given the opportunity to give feedback regarding the proposals via a host of different channels. A website, freephone information line, and project email address were made available throughout the process for interested parties to receive further details and to provide feedback.

Pre-application consultation offered one-to-one virtual meetings with local stakeholders, immediate neighbours and third-party groups, in **January and February 2021**, to introduce the team and outline the proposals.

Due to the ongoing Covid-19 pandemic, BoKlok deployed alternative methods to continue consulting the community regarding the proposals for the development of the site, which negated the need for face-to-face contact, whilst still ensuring a robust consultation. In place of a traditional public exhibition, a virtual consultation was held between **Thursday 28th January 2021 – Thursday 11th February 2021**.

An initial virtual exhibition invitation newsletter was sent to circa **700 stakeholders and residents on Thursday 28th January 2021**, providing information about the plans as well as advising them of the consultation period.

Paper copies of the plans as well as feedback forms with prepaid return envelopes were available on request, to ensure the consultation was inclusive.

During the consultation period, we **received 35 online feedback forms, one posted feedback form and one telephone call** concerning the proposed redevelopment of land south of Littlehampton Academy.

Positive feedback received was supportive regarding the site's redevelopment, **agreeing that the plans represent a good use of the site**. Other positive comments were also received in relation to potential future sales interest in the site, that the site is well located to provide this type of housing and that the provision of affordable housing is needed in the area.

Constructive feedback was received that raised reservations that the proposals could **add to existing pressures on local infrastructure**, especially relating to places at health care practices such as GP surgeries and dentists. Other concerns were also raised regarding the level of parking provision and whether it would be sufficient, the loss of trees and wildlife, as well as pollution during construction and the emergency access onto Elmgrove Road and whether this would impact existing parking issues.

BoKlok has carefully reviewed all the feedback received to date, and the main comments raised by the local community have been addressed within this document and the wider material submitted as part of the application.

BoKlok is committed to engaging with the local community and, following the submission of the application, will ensure that interested parties and key stakeholders remain informed and updated regarding the proposals.

This document provides a chronological account of the pre-application consultation undertaken and a review of the feedback received.

1. Introduction

- 1.1 BoKlok has acquired an interest in land south of Littlehampton Academy and is proposing to redevelop the site with a high-quality residential scheme featuring 112 new homes, public open space and associated infrastructure.
- 1.2 BoKlok is committed to consulting local stakeholders and the local community about its planning applications. As a result, BoKlok has a strong track record of consulting and communicating with members of the local community, community groups, local councillors, and other relevant third-party stakeholders.
- 1.3 This document has been produced with the aim of clearly and concisely highlighting the community consultation undertaken by BoKlok in respect of its proposal for the site.
- 1.4 This document provides a chronological account of the consultation activity that has been undertaken within the pre-application stages of the planning application and the activity that BoKlok proposes to undertake post application.
- 1.5 In order to assist with the community consultation and communication, BoKlok appointed BECG, a specialist communications consultancy, to form part of its wider project team for the proposals.
- 1.6 All feedback received is accounted for and represented within this document.

2. Background

2.1 Proposal site



Aerial view of the site

- 2.1.1 The site, which is around 2.3Ha, was previously occupied by the Littlehampton Academy, which was relocated to the north of the site in 2012. Shortly after the completion of the new school facility, the previous school building was demolished and the site has been vacant since.
- 2.1.2 The site is bounded by Littlehampton Academy to the north, Rosemead Park to the south, Fitzalan Road to the west and the Littlehampton Day Nursery to the east. The surrounding area is characterised by residential dwellings in a mixture of one and two-storeys in height.
- 2.1.3 The site is allocated for housing in the Littlehampton Neighbourhood Plan, and as it is located within the built up area of Littlehampton, the Arun Local Plan accepts the principle of housing development in this location. In September 2016 an appeal was allowed that granted permission for 68 dwellings on the site. However, development did not come forward and that permission has since expired.

2.2 Proposals

- 2.2.1 BoKlok's plans proposed a broad housing mix of modular housing, that meets the varying needs of the local community, with the introduction of 112 new homes, that will consist of a range of one- and two-

bedroom apartments, together with two and three-bedroom houses arranged around areas of public open space that will connect to Rosemead Park. The proposals will comprise:

- 30% affordable housing, as well as private housing based on the 'left to live' model, which takes into account the average salary of a full-time key worker and how much money they can realistically afford to pay out on a mortgage;
- Adequate car parking provision, including car club, visitor and electric car charging spaces;
- New public open spaces, including wildlife habitat areas, natural play spaces, open garden spaces for socialising and "grow zones" for community planting;
- The creation of a vehicle access point onto Fitzalan Road and an emergency access only onto Elmgrove Road;
- Integrated use of sustainable drainage systems (SUDs), including permeable paving and attenuation tanks to manage surface water drainage and water quality.



Proposed site plan, as displayed in the Virtual Exhibition

- 2.2.2 BoKlok have carefully considered local architecture, to create a sympathetic design that will reflect and enhance the local vernacular. The proposal will feature extensive green infrastructure and landscaping designed to soften the development and integrate within the environment, that will include significant new tree planting and new areas of public open space.

- 2.2.3 BoKlok use intelligent, offsite engineering to create environmentally friendly, sustainable, quality, low price modular homes, which are fabricated in a factory and delivered to site, where they are craned into place and installed. This modular method allows BoKlok to produce better quality houses in less time than traditional builds, and are more insulated and more efficient.

3. Community Engagement

3.1 Statement of Community Involvement

3.1.1 The Localism Act 2011

Section 122 of the Localism Act 2011 outlines that a person proposing to make a planning application on land in England should carry out consultation on the proposed application. This should include publicity considered likely to bring the application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land.

3.1.2 National Planning Policy Framework (2019)

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

3.1.3 BoKlok has had regard to the NPPF at Paragraph 39 when it states that *“early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties.”*

3.1.4 The NPPF goes on to highlight at Paragraph 40 that *“Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.”*

3.1.5 Paragraph 41 outlines that the Local Planning Authority should encourage other parties to take maximum advantage of the pre-application stage, noting that *“the more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits.”*

3.1.6 Arun District Council

Arun District Council's most relevant Statement of Community Involvement was adopted in November 2018. In June 2020, the Council announced temporary consultation measures, including the use of digital technology for public consultation, that Arun District Council will be implementing in light of Covid-19 restrictions and these *“should be read in consultation with Arun District Council Statement of Community Involvement 2018.”*

Therefore, the most relevant section of Arun District Council's Statement of Community Involvement 2018 is copied below:

"The Council recommends that developers adopt at least one of the consultation methods listed in Table 5 [See page 25 of the SCI, available [here](#)] in advance of submitting planning applications for both minor and major applications. The type and nature of this consultation however will vary depending on the complexity and scale of the development proposed. The appropriate level of consultation will be discussed with the applicant at the pre-application meeting.

It should be noted that the Council can only request that applicants carry out pre-application consultation. The Council cannot refuse to accept planning applications because an applicant has not undertaken pre-application consultations. However, the submission of a planning application following pre-application advice will ensure that it receives priority checking. Detailed pre-application guidance notes are available for viewing on the Council's website at www.arun.gov.uk."

3.1.7 Therefore, in conjunction with developing the plans, BoKlok undertook a detailed programme of community engagement, as outlined in this document.

3.2 Engagement with Officers

3.2.1 Before the indicative plans were shared with the community, appropriate steps were taken to discuss the principle of development with Council Officers through the Council's pre-application advice service. The detail of this is set out in further application documents.

3.3 Initial stakeholder meetings

3.3.1 BoKlok felt that it was important to discuss the early proposals for the site's redevelopment with local stakeholders in advance of the wider community consultation.

3.3.2 An invitation letter and a briefing note was distributed to all identified interested stakeholders on **Tuesday 26th January 2021**. The following stakeholders were invited to attend a one-to-one meeting with the wider project team, to receive a briefing on the early proposals:

- ✦ Arun District Council's ward member for Brookfield
- ✦ Arun District Council's neighbouring ward members for River
- ✦ West Sussex County Council's divisional member for Littlehampton East
- ✦ Littlehampton Town Council
- ✦ Littlehampton Society
- ✦ Littlehampton Academy
- ✦ Littlehampton Day Nursery

3.3.3 The initial correspondence outlined the proposals for the redevelopment of the site and invited recipients to attend a virtual one-to-one meeting. It also included details of the virtual exhibition, the freephone

information line number and project email address. A copy of this letter has been included in the Appendices.

3.3.4 Meetings were subsequently held with the following stakeholders:

- ✦ Littlehampton Day Nursery – **3rd February 2021**
- ✦ Littlehampton Academy – **5th February 2021**
- ✦ Littlehampton Society – **11th February 2021**
- ✦ Littlehampton Town Council, including the Leader of Arun District Council – **17th February 2021**

3.3.5 Due to the ongoing Covid-19 pandemic, these meetings were held using teleconferencing software.

3.3.6 Each one-to-one meeting held broadly covered:

- ✦ Background to the application
- ✦ Details of the initial proposals for the site, including the site layout
- ✦ Information about BoKlok
- ✦ An outline of the proposed consultation process and timeframe of the proposals
- ✦ Questions and answers

3.3.7 Representatives from BoKlok were on hand to answer questions and makes notes of comments made before, during and after the briefings.

3.3.8 The one-to-one stakeholder briefings allowed BoKlok to provide specific answers to questions and talk attendees through the early proposals for the scheme. It was also an opportunity for BoKlok to obtain and consider such feedback prior to submission of the planning application.

3.3.9 Main issue and topics arising from the discussions at the one-to-one meetings were as follows:

LOCAL INFRASTRUCTURE

- ✦ Construction traffic and safety during peak school drop off and pick up times
- ✦ Pedestrian permeability through the site
- ✦ The emergency access onto Elmgrove Road
- ✦ Impact on local infrastructure
- ✦ Access onto Fitzalan Road
- ✦ Parking provision and the car club
- ✦ Flooding and drainage

OTHER

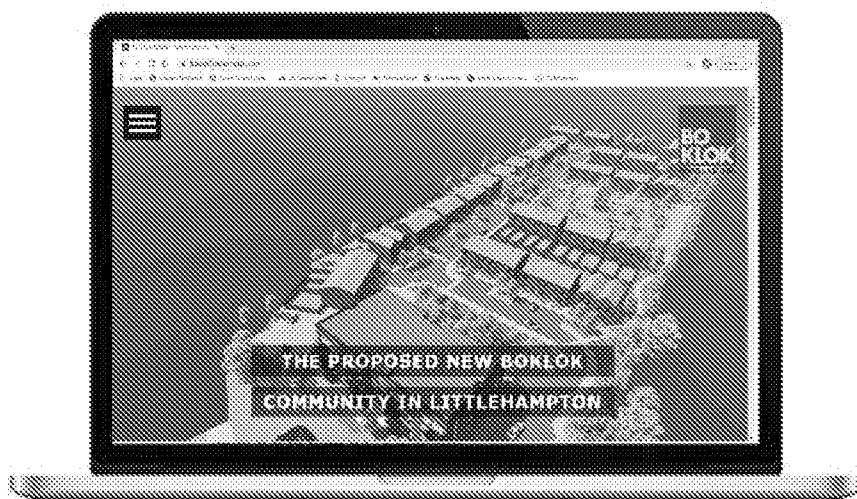
- ✦ Timescales for the development to start and complete

- The amount and type of affordable housing proposed
- The green spaces proposed on-site and biodiversity
- Survey works on-site
- Construction of the modular homes
- Sustainability
- The proposed affordable housing provider

3.3.10 The offer of a meeting (on request) with the team was also extended to around 130 neighbours surrounding the site, which was distributed on **Thursday 28th January 2021**. However, no neighbours requested such a meeting. A copy of this letter can be found in the Appendices.

3.4 Dedicated website

3.4.1 A website was set up displaying information about the proposals and is being updated throughout the public consultation and planning process. The website is hosted at www.bokloklittlehampton.com/.



An example of the consultation website

3.4.2 The website address was printed on the invitation letter and relevant correspondence.

3.4.3 The website formed the virtual exhibition and includes:

- Welcome and information about the site
- BoKlok's vision for the site
- Site history and planning
- An overview of the proposals
- Highways, and access
- Drainage and flooding
- Landscaping and ecology

- Opportunities and considerations
- Next steps
- An online feedback form
- Details of the freephone information line number and project email address

3.5 Virtual public exhibition

3.5.1 To ensure BoKlok could provide a safe and inclusive consultation within the Coronavirus restrictions, a virtual public exhibition regarding the proposals was hosted on the project website. This allowed the local community to explore the initial proposals in detail and respond to them with their views, comments, and suggestions.

3.5.2 The virtual public exhibition was open for comments on the project's website between **Thursday 28th January 2021 and Thursday 11th February 2021**.

3.5.3 The purpose of the virtual exhibition was to present the proposals to the wider community and gain additional feedback prior to submitting a full planning application.

3.5.4 An invitation letter was distributed to **circa 700 local households and businesses** on **Thursday 28th January 2021** advising them of the proposals and the forthcoming virtual public exhibition. The following map illustrates the distribution area.



A map depicting the virtual consultation invitation distribution area

3.5.5 The invitation letter contained the following:

- Background to the site

- » Details of the virtual public exhibition
- » An overview of the proposals
- » Information about BoKlok
- » How to provide feedback

3.5.6 A copy of the invitation letter can be found in the Appendices.

3.5.7 The invitation also displayed details of BoKlok's freephone information line and the project's dedicated email address, and website address to allow people to request further information.

3.5.8 A copy of the virtual exhibition information can be found in the Appendices.

3.5.9 Local residents could provide feedback by submitting the feedback form on the project website, emailing our project team via feedback@consultation-online.co.uk with comments or questions, or calling the freephone information line on **0800 298 7040**.

3.5.10 To ensure that as many members of the community could provide feedback as possible, the project team also offered for the virtual exhibition materials and a feedback form to be posted alongside a pre-paid envelope to provide comments on the plans.

3.5.11 A copy of the feedback form is included within the Appendices.

3.6 Media Relations

3.6.1 Details of the proposals and the virtual exhibition also received media coverage in the *Worthing Herald* on **Friday 29th January 2021**, which ensured the wider community was also aware of the plans for the site and how to get involved. A link to the news article can be found here: www.worthingherald.co.uk/.

3.7 Post-paid and 0800 comment facility

3.7.1 During and after the consultation, access to a freephone telephone information line was offered to those who wished to find out more about the proposals, or to register their comments via the telephone.

3.7.2 The telephone number used (**0800 298 7040**) was in operation Monday-Friday between the hours of 9.00am and 5.30pm. A message facility was available for voicemails to be left and responded to at the earliest opportunity to ensure information was readily available and that queries or concerns were addressed.

3.7.3 Information was given to callers where possible and, if questions were of a technical nature, these were passed on to project team members.

3.7.4 A freepost envelope was available, on request, alongside paper copies of the virtual consultation boards and a feedback form.

4. Review of comments

4.1 Overall feedback received

4.1.1 A deadline of **11th February 2020** was set for feedback. This Feedback Analysis reviews all feedback received at the time of writing this report, up to **17th February 2021**, which provided additional time for the postal feedback forms to be received and for further stakeholder meetings to take place.

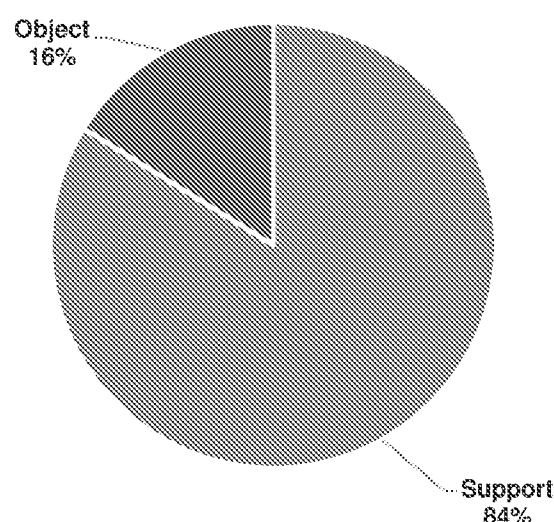
4.1.2 During the consultation period, we received **43 online feedback forms, one posted feedback form and one telephone call** concerning the proposed redevelopment of land south of Littlehampton Academy.

4.1.3 **Four** of these online feedback forms did not provide consent to use their comments as part of the consultation. However, the overall sentiment was that **60% of these respondents were in support** of BoKlok's proposals to provide sustainable and affordable homes on the site and **40% objected**, citing concerns regarding anti-social behaviour, location of the flats, access to Rosemead Park and increased provision of homes on the site. These responses have not been counted as part of the below feedback analysis.

4.1.4 Of the remaining **39 pieces of feedback**, there were two duplicate responses from the same recipients, which have each been counted as one response for the purpose of this analysis. A total of **84%** of the feedback that provided GDPR consent was supportive of the principle of the development of this site with sustainable and affordable housing. A further **16%** of the total responses received objected to the proposals.

4.1.5 Those who supported the proposals were positive about the site's redevelopment, **agreeing that the plans represent a good use of the site**. Positive comments were also received in relation to:

- ✦ Potential future sales interest in the site
- ✦ The site is well located to provide this type of housing
- ✦ The provision of affordable housing is needed in the area



4.1.6 The key concern raised by the objectors was that the proposals could **add to existing pressures on local infrastructure**, especially relating to places at health care practices such as GP surgeries and dentists. Concerns were also raised regarding the following:

- Level of parking provision and whether it would be sufficient
- Loss of trees and wildlife, as well as pollution during construction
- The emergency access onto Elmgrove Road and whether this would impact existing parking issues

4.1.7 The analysis will be divided into individual sections in order to address the specific questions asked via the online and posted feedback form.

Below is a top-line breakdown of all comments received from the feedback forms and telephone call.

Comment	Frequency
Comment citing interest in living on the development once complete	9
Query regarding parking provision	5
Concern regarding the impact on infrastructure	5
Comment that the plans represented a good use of the site	4
Comment regarding the need for affordable housing	3
Concern regarding the level of development locally	2
Support for community-focussed development	2
Impact on traffic locally	2
Concern that the site will be overdeveloped	2
Concern regarding the emergency access on Elmgrove Road and the impact on parking	2
Concern regarding pollution during construction	2
Site should be transformed into additional parkland for the community	1
Request for a plan showing the relationship with the neighbouring properties	1
Query whether the roads will be adopted by the Council	1
Query regarding the amount of affordable housing provision	1
Query regarding funding towards the nearby nursery	1
Concern that anti-social behaviour will increase as a result of the development	1
Concern regarding the visual impact of the development	1
Concern regarding the height of the apartments	1
Concern regarding overlooking	1
Concern regarding flooding	1
Comment that there have been sufficient new homes built locally	1
Concern regarding safety of the park with the new road access	1

4.2 Online and postal feedback form

Below is a breakdown of the responses to the specific questions featured on the feedback form

N.B. The telephone call did not address the same specific questions which feature on the feedback form, and are therefore analysed separately below. The first part of the analysis relates to the 37 online feedback forms, it should also be noted that not all respondents provided a comment to each question asked on the feedback forms or simply answered 'Yes' or 'No'.

Do you support BoKlok's vision of providing sustainable and affordable housing in Littlehampton on this allocated site?

Yes	No	Unsure	No answer	Total
31	6	0	0	37
84%	17%	0%	0%	100%

Do you support the proposals for Public Open Space, including the BoKlok community hub, connecting onto Rosemead Park and to the existing community?

Yes	No	Unsure	No answer	Total
31	6	0	0	37
84%	17%	0%	0%	100%

Do you support the masterplan?

Yes	No	Unsure	No answer	Total
28	8	0	1	37
76%	22%	0%	2%	100%

Do you have any other comments?

**This section includes one telephone response.*

Positive comments

"I wish to know about the process for going onto a waiting list for a property"

"Good luck with this project. I think it is just the forward-thinking plan that Littlehampton needs."

"It would be a wonderful opportunity for people like myself to buy our first property in our local community at an affordable price. I am very much excited by this concept."

"Excellent idea."

"Great idea. I am really interested in purchasing a property. Preferably a house."

"Access to and from the footpath/cycleway to the south of the site and connecting to Rosemead Park needs to be designed carefully to ensure that NO motor vehicles OR motor cycles can enter. There are periodic problems with motor cycles using the footpath as a 'cut' from Cornwall Road to Elm Grove. I would expect the developer to contribute, too, to bettering the footpath entrances at both ends to ensure that motor cycles cannot access.

"I support the scheme BECAUSE of what it proposes, in terms of style, affordability, the mix of housing, and construction methods."

"I think it's a great idea. I'm a key worker in a full time job. It's good to see something potentially genuinely affordable, particularly in the local area. The social hub sounds positive, and low impact as well. I'm looking to buy this year, as a first time buyer. A 2 bed house ideally. I am very interested to see what this concept and proposal could create."

"I would be very interested in purchasing one of your homes."

"I have said for ages that this site would be ideal for housing, and was puzzled as to why it was untouched for so many years. I welcome the improvements as it is at the moment an ugly wasted area of land."

"Would like to know more information if house become available to buy. First time buyer hoping to get on property ladder."

"I hope to move here when it's ready."

"The majority of other new housing developments are on the outskirts of town, making it very difficult to get anywhere without driving, which put me off when looking at them as a first time buyer. This location and the promise of affordability for average key workers would make this a much more realistic option."

"Yes, I'm an assistant site manager and would love to help provide housing that is affordable and sustainable. Construction is a massive wasteful industry and to support and provide a difference to local areas would be a privilege... and to help provide an affordable housing would be helpful to our area."

"I just want to know more about it! At the moment we rent a flat and would love the chance to live in a home"

"I think it is brilliant giving people the opportunity to own their own home, I was looking at them myself but with a large family we need 4 bed. But happy to see it working for others."

Concern and constructive comments

"Since the original application there seems to be more homes added to the original number. I have yet to hear how the current services, schools, health centres, police and fire services are being increased to accommodate so many more families and therefore the social impact of the development. Please enlighten me."

"Could you publish a site map of proposed buildings on to the space your building on as we back onto the site and wonder how far along the development is going to be, also Rosemead park has had several muggings over the last 6 months and drug dealers use the alleyway at the back is this development going to implement more lighting around the park area to make the area safer or could this project increase the trouble we now get round here as we also have motorcycles use the alleyway as a cut through all the time and with the new road and this project this could increase are you addressing any of these issues have you consulted the local police"

"Yes. I have a few questions really especially regarding 'emergency access' from Elm Grove road. What and how will this be controlled? Parking can be very difficult sometimes in Elm Grove road as residents from nearby streets park in our road leaving no space for the actual residents to park. I can only see this problem increasing with more houses and car very close to hand."

"I think we have enough houses with the recent estates that have gone up recently. Where are these people going to get medical and dentist appointments. as most surgeries (sic) are not taking any more patients. on top of that another 250 plus cars on an already congested area. Local residents have put up with 3 plus years of academy (sic) building plus a new road all the noise and dust losing all our wildlife when they ripped up all the trees. I think enough is enough."

"Could there be affordable rented property, we are poorer than Worthing."

"I really hope you stick to your promise to make this housing affordable. So often developers promise 'affordable' housing and only one or two of the properties are actually 'affordable'. Also first priority should go to key workers and local people. And I hope the houses are not 'block bought' by landlords or out of town landlords who subsequently let out the houses at high rents. Also will the grounds be managed so they don't get untidy and is the road going to be managed by the council (as my road is not, and we have to mend our own potholes at considerable cost.)"

"Will there be a contribution towards Littlehampton day nursery which is adjacent to the development? The nursery used to be in a building within the school grounds and it was moved to a porta cabin when the Academy was built. This was a temporary measure with a view to build purpose built facilities once the land next door was development. The nursery is the only town centre one and provides a much needed service for existing and new residents. They need to be given a fit for purpose site which compliments the surrounding development. Please do not ignore this important aspect of the community and their desperate need for facilities."

"My biggest concern is that the site may not be able to accommodate that number of dwellings without it feeling overcrowded even allowing for the planned open spaces."

"Residents in upper floors of the proposed flats at western end will have direct view into our house and garden."

"Proposed area too small for what you propose to build on the site. Having walked to the area we cannot see it is large enough to accommodate your vision. What do you mean by car club spaces? What are car clubs? Will there be enough car spaces for residents and their visitors."

"Traffic congestion, Car Parking - at least 2 spaces per dwelling, Height of the apartment building, concern that 4 storeys is out of keeping, Risk of flooding / drainage concerns, will the flats have communal green space?"

"We have seen lots of new developments with no thought to infrastructure and parking. How many parking spaces per accommodation have you catered for as you only have to drive along Toddington Lane to see the issues created."

"A lot of people exercise their dogs on Rosemead open space, I'm worried about how close car access will be in relation to the park, at the moment there are only 3 ways in/off park so makes it a safe space for off lead play. Will there be a barrier of any kind? Also we unfortunately have a lot of teenagers using the cycle path with electric scooters and mopeds which is very dangerous."

"I would like to raise concerns relating to the proposed BoKolk community in Littlehampton. Generally, I support the community-oriented focus of the proposed development and as a resident who is extremely proximate to the proposed site, I am fully supportive of BoKlok's commitment to minimising the impact of housing on the environment.

However, I have reservations on the explicitness of this commitment. Indeed, as a resident, I believe that Boklok must guarantee mindfulness of ramifications not only on ecology and sustainability, but on residents and their existing livelihoods alike. To this end, I have a number of comments relating to the proposal.

Firstly, I am concerned about the use of Fitzalan Road, specifically in the construction of the site. Previously, the construction of the extension of Fitzalan Road to the A259 by Breheny Ltd and the construction of The Littlehampton Academy site by Balfour Beatty plc has led to significant noise pollution, air pollution and a considerable amount of dust intruding on the houses of Paterson Wilson Road. This pollution and disruption to my livelihood, and to the livelihoods of other residents on Paterson Wilson Road, has been cumulatively prolonged for several months. This disruption also often continued late at night, especially given a considerable number of construction traffic which uses Fitzalan Road as a parkway. Given BoKolk highlights that all proposed homes will be constructed off-site, I hope you will guarantee that this disruption will not manifest again should planning permission be granted.

Secondly, I hold a firm reservation about the impact of this development on local infrastructure. Already, local primary schools and secondary schools within the catchment area of this new proposed community are approaching sub-optimum class sizes. In addition to this, local GP surgeries which serve the surrounding area of the proposed community face unacceptable waiting lists and delays. In this respect, I implore you to work closely with local authorities to promote expansion of school and medical facilities if this proposal is approved.

Thirdly, I am also anxious about the aesthetic ramifications of this development. Currently, large amount of existing shrubbery and grass is observable where the proposed development may be built. Although I would generally support the current earth mounds transformation into further parkland for my family and local residents to enjoy, if the proposed development is constructed, I sincerely hope that further greenery and natural barriers are erected to mitigate visual pollution concerning the east side of Paterson Wilson Road. Previously, the view from the east side of Paterson Wilson Road consisted of a horse field and unobstructed views of the South Downs to the north. I hope that measures are put in place to avoid residents having to look onto a block of flats/apartments should planning permission be granted. I would also strongly support the direction of Section 106 payments towards supporting the development and expansion of local parkland and leisure facilities."

"You mention affordable housing, can you please let me know how many will be for social housing at affordable rents for local people? What % is it between affordable and private housing? What price do you consider affordable housing in terms of £'s
Regarding parking spaces, you indicate 112 dwellings, how many dedicated parking spaces will there be? Will each dwelling also incorporate Solar energy panels or tiles?"

"Too many houses being built with no infrastructure."

"You stated that the access to the site would be via Fitzalan Road and that only possible emergency access would be via the East which is Elmgrove Road. However, your plan showed vehicular and pedestrian movement via Elmgrove Road and I don't feel that this is suitable as a main access vehicular route due to the width of the road and the amount of extra vehicles this development would involve driving through to Horsham Road. I feel it would also cause a risk to people using the nursery and to children, parents and locals using the pedestrian path to various local schools."

5. Response to comments

- 5.1.1 All comments received have been reviewed by the project team and where possible amendments were made to the proposals. Many of the issues raised are covered in the application documents which accompany this response.
- 5.1.2 During the consultation feedback review period, BoKlok's project team responded directly to a number of specific enquiries and questions relating to the proposals and individual responses were drafted and issued.
- 5.1.3 The main issues which arose during the pre-application consultation process and BoKlok's response to each are detailed below:

Concerns about the impact on local infrastructure: Several responses indicated a concern that this development could increase pressure on local health services and school places.

BoKlok's response: *As part of the application BoKlok will provide contributions towards education, health and transport services in the local area. These contributions may help fund the provision of a new school and or improve / increase capacity of local doctors and dentist surgeries.*

Concerns about the impact on traffic congestion: Several responses raised concern that the proposals could increase local traffic congestion problems within the immediate area both during and after construction.

BoKlok's response: *As part of the application, BoKlok has instructed a full Transport Assessment (TA) as well as engaged with Arun District Council, to review the impact on the local road network. The TA highlights that the proposals would not have an unacceptable impact on the safe operation of the network. Further information about traffic impact can be found in the Transport Assessment submitted with this application.*

Ahead of construction beginning on the site, BoKlok will submit a Construction Management Plan, which will confirm traffic movements, hours of working, noise and pollution, and will be agreed with the Council's Officers.

Concerns about parking provision: Several responses raised concern the level of parking provided on-site.

BoKlok's response: *BoKlok's proposals would include dedicated car parking on site for all residents suitable to cater for demand, in line with West Sussex Council's requirements whilst also ensuring that sustainable travel is encouraged. To facilitate this, the proposals would also provide a comprehensive package of sustainability measures, including offering car club spaces to all residents, both existing (local residents) and proposed, to provide a convenience and cost-effective alternative to having to own a private car.*

Concerns about emergency access: Several responses queried how the emergency access onto Elm Grove Road would be controlled.

BoKlok's response: *Should BoKlok need to create an emergency access point onto Elm Grove Road, this will be controlled with bollards that have a standard emergency lock on them, and as such will only be able to be used by emergency vehicles.*

6. Post-Application Consultation

6.1 On-going Stakeholder Engagement

- 6.1.1 Given the interest shown by residents and stakeholder in the proposals, BoKlok will ensure information continually flows through existing channels to interested parties.

6.2 Updating Materials

- 6.2.1 The following website www.bokloklittlehampton.com/, will be updated upon submission of the application to provide details of the planning reference number and a link to Arun District Council's planning portal.

6.3 Letters to Interested Parties

- 6.3.1 A letter will be sent to the following groups and individuals informing them that the application has been submitted alongside addressing the main comments raised throughout the consultation:
- ◊ Arun District Council's ward member for Brookfield
 - ◊ Arun District Council's neighbouring ward members for River
 - ◊ West Sussex County Council's divisional member for Littlehampton East
 - ◊ Littlehampton Town Council
 - ◊ Littlehampton Society
 - ◊ Littlehampton Academy
 - ◊ Littlehampton Day Nursery
 - ◊ All those who registered their interest during the consultation
- 6.3.2 Those who requested further information by telephone, letter or email will be responded to in the most appropriate manner.

7. Appendices

- » Copy of the one-to-one stakeholder meeting invitation letter
- » Copy of the virtual exhibition invitation letter for immediate neighbours
- » Copy of the virtual exhibition invitation letter
- » Copy of the virtual exhibition materials
- » Copy of the feedback form