SP
BROADWAY

Building Relationships

Statement of Community Involvement on behalf of Welbeck Strategic Land II for the proposed development at Land East of Wandleys Lane, Fontwell

September 2017

ARUN DISTRICT COUNCIL WA/73/17/OUT

Contents

1. Introduction 1

2. Public exhibition 2

2.1. Exhibition invitations 2

2.2. Exhibition-related media 4

2.3. Exhibition format 5

2.4. Exhibition attendance 6

2.5. Exhibition feedback 7

3. Wandleys Lane community consultation website 13

4. Conclusion 14

5. Appendices 16

5.1. Appendix 1 – Stakeholder exhibition invitation letters 17

5.2. Appendix 2 – Resident exhibition invitation letters 18

5.3. Appendix 3 – site map 19

5.4. Appendix 4 – Exhibition radius of invitees 20

5.5. Appendix 5 – 6 July, Press coverage (Chichester Observer) 21

5.6. Appendix 6 – Public exhibition boards 22

5.7. Appendix 7 – Public exhibition feedback form 30

1. Introduction

This Statement of Community Involvement has been prepared to support Welbeck Land's planning application to Arun District Council for permission for a residential development comprising up to 157 new residential dwellings.

Welbeck Land has instructed SP Broadway to organise the community engagement for this proposed development. SP Broadway have carried out an extensive engagement programme involving local residents as well as local community and political stakeholders. This has included:

- A public exhibition and stakeholder preview
- Announcements in the local press
- A website outlining the proposals and inviting feedback

This report outlines the consultation process in full, and should be read in conjunction with the other documents supporting the planning application.

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2. Public exhibition

To understand the views of the wider community, a public exhibition was held on:

- Tuesday 4 July 2017 between 3pm and 7.30pm at Fontwell Park Racecourse, Fontwell.

The exhibition was widely advertised prior to the exhibition through the means of a letter drop.

Prior to the exhibition, a stakeholder preview was held on Tuesday 4 July 2017 between 2pm and 3pm at Fontwell Park Racecourse, allowing local community and political stakeholders the opportunity to discuss the proposals in detail with members of the project team.

2.1. Exhibition invitations

Resident invitations

Letters of invitation to the public exhibition (see Appendix 1 and 2) were sent to local residents and stakeholders, along with a site map (Appendix 3). The letter was sent to 959 residential addresses surrounding the site (see Appendix 4). Invitations to attend the stakeholder preview were also sent to members of Walberton Parish Council, Eastergate Parish Council, 19 members of Arun District Council and the local MP.

Political and community invitations

The following political stakeholders were contacted with an invitation to the exhibition and stakeholder preview:

- Cllr Paul Dendle (Arun District Council - site ward member)
- Cllr Norman Dingemans (Arun District Council - site ward member)
- Cllr Robert Wheal (Arun District Council - site ward member)
- Cllr Gillian Brown (Arun District Council – Leader of the Council)
- Cllr Ricky Bower (Arun District Council – Planning Portfolio Holder)
- Cllr Jacqui Maconachie (Arun District Council - Development Control Committee member)
- Cllr Dawn Hall (Arun District Council - Development Control Committee member)
- Cllr Susan Bence (Arun District Council - Development Control Committee member)
- Cllr Philippa Bower (Arun District Council - Development Control Committee member)
- Cllr James Brooks (Arun District Council - Development Control Committee member)
- Cllr Pat Dillon (Arun District Council - Development Control Committee member)
- Cllr Alan Gammon (Arun District Council - Development Control Committee member)
- Cllr Phil Hitchins (Arun District Council - Development Control Committee member)
- Cllr Dougal Maconachie (Arun District Council - Development Control Committee member)

- Cllr Barbara Oakley (Arun District Council - Development Control Committee member)
- Cllr Colin Oliver-Redgate (Arun District Council - Development Control Committee member)
- Cllr Elaine Stainton (Arun District Council - Development Control Committee member)
- Cllr Paul Wells (Arun District Council - Development Control Committee member)
- Cllr Derek Whittington (West Sussex County Council – site division member)
- Suzanne Clark (Walberton Parish Council – Chairman)
- Richard Strickland (Walberton Parish Council - Vice Chairman and Chair of Finance)
- Edmund Camerer Cuss (Walberton Parish Council - Chair of Planning)
- Robert Rogers (Walberton Parish Council)
- Angela English (Walberton Parish Council)
- Richard Moores (Walberton Parish Council)
- Marc Mitchell (Walberton Parish Council)
- Clare Lewis (Walberton Parish Council)
- Christopher Allington (Eastergate Parish Council – Chairman)
- Renford Marsden (Eastergate Parish Council - Vice Chairman)
- Heather Kilroy (Eastergate Parish Council)
- Philip Cramp (Eastergate Parish Council)
- Lynn Ballard (Eastergate Parish Council)

2.2. Exhibition-related media

A press release announcing the exhibition was sent to the Chichester Observer and the West Sussex County Times on 28 June. The papers did not run advertisements before the exhibition, however a photographer from the Chichester Observer attended on the day. An article was published online after the event by the Chichester Observer, on 6 July 2017, detailing the exhibition, the proposals, the consultation website and information on how residents could send in their feedback (see Appendix 5 – Article on exhibition).

2.3. Exhibition format

Two rows of 8 identical exhibition boards were displayed at the public exhibition (see Appendix 6). Members of the project team were on hand to answer questions from attendees and explain the exhibition boards. Project team members at the exhibition included representatives from Welbeck Land (the applicant), ECE Planning (planning consultants), ECE Architecture (architects), Peter Brett Associates (transport and drainage consultants), the Ecology Partnership (ecological consultants) and SP Broadway (public engagement consultant).

Exhibition attendees were invited to complete a feedback form to provide their comments on the proposals (see Appendix 7 – Exhibition feedback form). A ballot box was provided for attendees to submit completed forms and contact details were provided for those attendees who wished to send in their comments later.

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2.4. Exhibition attendance

Approximately 102 residents and stakeholders attended the exhibition.

The following stakeholders attended the public exhibition:

- Christopher Allington (Chairman, Eastergate Parish Council)
- Renford Marsden (Vice Chairman, Eastergate Parish Council)
- Heather Kilroy (Eastergate Parish Council)
- Lynn Ballard (Eastergate Parish Council)
- Philip Cramp (Eastergate Parish Council)
- Cllr Norman Dingemans (Arun District Councillor for site ward of Arundel and Walberton)
- Cllr Robert Wheal (Arun District Councillor for site ward of Arundel and Walberton)

2.5. Exhibition feedback

Feedback was received from 29 respondents on the day, and 3 afterwards (31% of the 102 attendees). Respondents were asked to provide their name, address, email and to identify if they represent an organisation. They were asked if they gave their permission to be contacted by Welbeck Land or SP Broadway in future regarding the proposals. They were then asked to respond to the following three questions:

1. Please provide any general comments or suggestions you may have about the proposals in the box below.

2. We are looking to deliver a number of possible community benefits including affordable homes, open space and financial contributions towards local services. Do you have any comments or suggestions on this part of the proposals?

3. We have proposed a range of different homes in a mix of sizes, types and tenures to reflect local housing needs. If the development came forward, which types of homes do you think are most needed locally (circle as few or as many types as you like)?

    - Starter homes
    - High density
    - 3 bedrooms
    - Flats/ apartments
    - Low density
    - 4/5 bedrooms
    - Family houses
    - 2 bedrooms
    - Others (Please State)

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Comments on feedback form questions

Comments were received on a wide range of topics in response to the above questions, and reflected a mix of views:

Comments

Answers reflected local concerns on a wide range of issues. Feedback has been analysed thematically rather than on a question by question basis, as a large number of respondents did not engage with question 2.

Education

Comments about the impact of the development on local education provision were the most frequently raised issue. Of the 32 respondents, issues concerning local education facilities were highlighted by 14 (44%).

Examples of these comments include:

"Schools in the area already have waiting lists."

"No local school capacity."

It should be noted however that education was not mentioned by any respondent as their primary concern and no specific issues regarding problems with individual schools were mentioned other than vague concerns over additional pressure from new residents.

Healthcare infrastructure

Fourteen respondents (44%) commented that the local healthcare infrastructure, in particular doctors' surgeries, would find it difficult to support an additional 170 households in the area.

Examples of these comments include:

"This is fine but what about doctors' surgeries."

"There is no provision for an additional doctor's surgery."

Transport

Eleven of the 32 respondents (34%) commented that local road network is already struggling to cope with traffic. Examples of such comments were:

"Our roads are already congested."

"Our roads/ country roads/ local roads are unable to take any further traffic."

"Local main road infrastructure is currently overwhelmed."

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Eight of the 32 respondents (25%) mentioned specifically the unsuitability of Wandleys Lane to support construction work or traffic from the new homes:

> *"In many places Wandleys Lane is too narrow for two cars (never mind anything larger) to pass without one of them going off the tarmac."*

> *"Wandleys Lane is a lane. Not suitable for the extra traffic that up to 170 homes will create."*

Four respondents (13%) commented that there is a lack of public transport in the area. For example:

> *"We choose to live in a rural area which means very little public transport and amenities."*

Two respondents (6%) commented that traffic would use Wandleys Lane as a shortcut to get onto the A29. For example:

> *"A lot of the traffic will go west down the Lane if it is heading to South on the A29."*

Two respondents (6%) commented that the A27 is already too congested. For example:

> *"A27 is already congested."*

Two respondents (6%) commented that the roundabout north of Fontwell Avenue is dangerous. For example:

> *"Roundabout at northern end of Fontwell Avenue is most dangerous now, how [will] it cope with the increase in road traffic."*

Two respondents (6%) commented that due to a lack of parking at Barnham station, new residents would be forced to go further afield to access the rail network. For example:

> *"More strain on existing transport networks because new owners will have to travel to Brighton, Portsmouth, Crawley/ Gatwick and further on already overcrowded road and rail links with minimal parking at Barnham station."*

Two respondents (6%) highlighted West Walberton Lane as being insufficient to cope with more traffic.

One respondent (3%) commented that the Wandleys Lane/ Fontwell Avenue junction is dangerous.

One respondent (3%) commented that Wandleys Lane is frequently used by horse riders at present.

One respondent (3%) commented that Wandleys Lane is currently used by pedestrians.

One respondent (3%) commented that additional traffic on Wandleys Lane will produce too much noise.

Local/ Neighbourhood Plan

Six of the 32 respondents (19%) commented that the development should not go ahead as it does not form a part of the Walberton Neighbourhood Plan (which was 'made' in March 2017). Examples of such comments are:

> *"This development is not in our Neighbourhood Plan and therefore cannot be allowed."*

One further respondent (3%) commented that the development should not be allowed as it is not included in the Local Plan.

Dandara site

Five of the 32 respondents (16%) outlined their opposition in the context of the potential development of 400 homes at the Dandara site in Fontwell. Examples of such comments include:

> *"With the new proposed development in Fontwell, this area will be up to full capacity."*

> *"It's bad enough for local residents to suffer the Dandara development (should it happen), so adding another 170 houses is even worse."*

Other topics

- **Quantum / density**

Three respondents (9%) commented that Fontwell does not have sufficient shops to support a development of 170 homes. For example:

Two respondents (6%) commented that development at Wandleys Lane would result in 'urban sprawl.'

Two respondents (6%) commented that the area would lose its 'semi-rural' identity if the development at Wandleys Lane were to go ahead.

Two respondents (6%) questioned whether or not there are plans to compensate local residents whose homes decrease in value as a result of development on Wandleys Lane.

One respondent (3%) commented 170 homes was too large a development for the area to cope with.

- **Environmental**

Two respondents (6%) highlighted that drainage and flooding is a problematic issue locally and would require significant mitigation.

One respondent (3%) raised concerns about building houses on a greenfield site.

One respondent (3%) commented that development on this location would mean less land for food production.

One respondent (3%) expressed concern that open space at the new development would benefit only new residents on Wandleys Lane and not current residents.

One respondent (3%) commented that five-bed houses should not be provided as this would facilitate large families which should not be encouraged.

- **Employment / economics**

One respondent (3%) commented that there were very few jobs locally to occupy new residents.

One respondent commented that broadband speeds in the area are already slow.

One respondent (3%) raised concerns that the residents in the new homes would be commuters.

One respondent (3%) commented that the amount of additional funding in the proposals was insufficient to mitigate the added strain on local facilities.

Types of homes

Ten of the 32 respondents (31%) circled at least one of the 8 options of housing types suggested on the feedback form. The following results were received:

Starter homes: 5 respondents (16%)

High density: 0 respondents

Three-bed: 4 respondents (13%)

Flats/ apartments: 2 respondents (6%)

Low density: 3 respondents (9%)

4/5 bedrooms: 1 respondent (3%)

Family houses: 2 respondents (6%)

2 bedrooms: 7 respondents (22%)

Single storey: 2 respondents (6%)

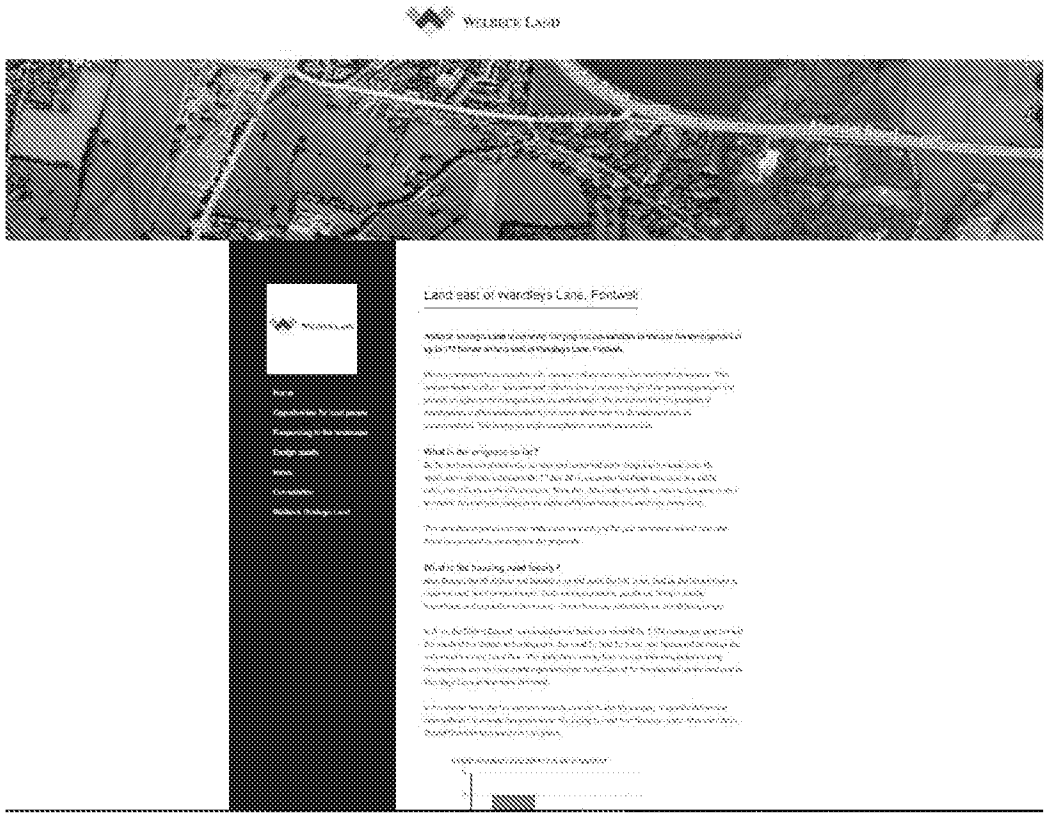
3. Wandleys Lane community consultation website

In order to provide a means for the community to access information about the proposed development a consultation website was set-up:

http://www.wandleyslaneconsultation.co.uk/

This website went live the day after the public exhibition on 4 July 2017. The site contains information about the proposals, PDF versions of the public exhibition boards, further details about the proposals and provides contact details for residents to provide feedback. These comments have been included in the analysis above.

In order to make the community aware of this website, the website address was stated on the exhibition boards, feedback forms and advertised on the Chichester Observer online.



Screen shot: Land off Wandleys Lane consultation website

4. Response to community engagement

The below considers the feedback received from the public consultation and provides responses to the key issues.

Infrastructure

Comments were raised by residents about a lack of infrastructure (e.g. health and education) in the broader area. In order to meet any additional requirement as a result of this scheme, developer contributions will be sought by the Council via their S106 Agreement process, as required by policy.

Transport

Potential traffic and access issues were mentioned by a number of residents. With regard to vehicle access from the site, Welbeck have confirmed that Wandleys Lane will be improved between the site access and the junction to West Walberton Lane. The carriage-way will be widened to six metres to allow vehicles to pass freely, with a pathway also provided along the access road and along West Walberton Lane.

The effect of additional trips has since been assessed within the Transport Assessment that forms part of this application. The Transport Assessment concluded that the impact on the highway network from the proposed development would require physical mitigation. This mitigation will comprise a contribution and amendment to the planned improvement to the roundabout of Fontwell Avenue and the A27 to be secured via a S106 Obligation.

Alternatively, an equivalent monetary contribution could be provided to a more strategic scheme. Additionally, a Framework Travel Plan has been produced with the aim of reducing the number of car trips, to, from and within the site. This would be achieved by providing a range of sustainable alternatives and reducing the need to travel.

Meanwhile, following consultation, a cycle and pedestrian link has been added out of the site on to Wandleys Lane, directly opposite the cycle/pedestrian link from the Dandara site, to allow a direct link through to the village centre/shops without the use of Wandleys Lane.

Density and green space

A number of residents raised concerns about the number of homes and the proposed density of the development. Taking into account these comments, the number of homes has been reduced from 170 down to 157. The additional space created by this alteration would be provided as green space in the south-eastern corner of the site and would include attenuation basins. Similarly, the proposed central open space has doubled in size and will now include an equipped play space.

Neighbouring properties

Taking into account comments raised verbally, homes along the northern boundary have been amended and re-orientated to reduce impact on the existing properties close to the boundary, and allowing them some views still across the site. An area of open space and footpath link is added along this boundary area along with planting

Similarly the size of the central open space has been increased and re-oriented to reduce impact on the existing properties

Types of homes

A range of types of homes will be provided including 1 and 2 bedroom flats and 2, 3 and 4 bedroom houses.

5. Conclusion

SP Broadway has concluded a robust programme of community and stakeholder consultation on behalf of Welbeck Land.

Residents have been consulted about Welbeck's proposals at a public exhibition. The exhibition was well advertised to local residents and was attended by approximately 102 people, and feedback was received from 29 residents on the day, and a further three afterwards (34% of attendees). The turnout of 102 people was low, considering the extensive advertising of the exhibition: an invitation letter sent to 959 local residential addresses surrounding the site. Additionally, the small number of feedback forms received after the exhibition, despite the consultation website being advertised by the Chichester Observer, suggests the proposals for the site have not generated significant local controversy. Whilst most attendees who submitted written feedback were not explicitly supportive of the proposals, this relatively low turnout indicates that the majority of local residents are broadly unopposed to or uninterested in the idea of development at Wandleys Lane.

Key local stakeholders attended the stakeholder preview of the public exhibition, and engaged with members of the project team regarding the proposals. Stakeholders included members of Eastergate Parish Council and two of the three ward councillors.

Finally, the comments received at the exhibition have been considered as Welbeck have undertaken a review of the proposals. The key changes made as a result of this review included a reduction in the density of the proposals, the provision of additional green space and the reorientation of homes to reduce the impact on nearby properties.

ARUN DISTRICT COUNCIL WA/73/17/OUT

6. Appendices

5.1 Appendix 1 – Stakeholder exhibition invitation letters

SP
BROADWAY
Building Relationships

21 June 2017

Invitation to a stakeholder exhibition preview
of proposals for Land off Wandleys Lane, Fontwell

Dear Councillor,

Welbeck Land is about to begin consultation on early proposals for the development of land at Wandleys Lane in Fontwell (see site location map enclosed). SP Broadway has been appointed to assist with community consultation and we will be holding a public exhibition to discuss the proposals.

I am writing to invite you to a stakeholder exhibition preview in advance of a public exhibition to outline the proposals for up to 170 new homes and publicly accessible open space, to help meet the District's acknowledged shortfall in available land for new homes. We are keen to discuss how the proposals could be accommodated but also what issues and concerns you may have, what might be missing and what can be improved.

The exhibition preview will take place on **4 July 2017** between **2pm and 3 pm**
at Fontwell Park Racecourse, Arundel Road, Fontwell, Arundel, BN18 0SY

Representatives from Welbeck Land and members of the project team will be on-hand to explain and discuss the land and its future in more detail and to answer any questions you might have.

You would also be very welcome to attend the public exhibition, which will take place immediately after the stakeholder preview on:

4 July between 3pm and 7.30pm at Fontwell Park Racecourse

We look forward to meeting you. If you have any questions in the meantime, please don't hesitate to contact me by email or over the phone.

Yours sincerely,

[redacted]

James Williamson
SP Broadway

[redacted]

P.S. If you are not able to attend the exhibition please visit our website that will go live on 5 July:
www.wandleyslaneconsultation.co.uk

SP Broadway | 60 Broadway | London SW1H 0BG

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5.2 Appendix 2 – Resident exhibition invitation letters

SP
BROADWAY
Building Relationships

To the occupier

21 June 2017

Invitation to a public exhibition
of proposals for Wandleys Farm, Wandleys Lane, Fontwell

Hello,

Welbeck Land is about to begin consultation on proposals for the development of land at Wandleys Lane in Fontwell (see site location plan enclosed). SP Broadway has been appointed to assist with community consultation and we will be holding a public exhibition to discuss the proposals.

We are keen to hear your views and listen to your ideas on the proposals for up to 125 new homes and access to new public open space. With a housing land supply (including 20% buffer) of just 3.32 years in Arun District, these homes will offer more certainty to local people looking to get on the housing ladder. The exhibition will take place at the following date and time:

4 July between 3pm and 7.30pm at Fontwell Park Racecourse, Arundel Road, Fontwell, Arundel, BN18 0SY

Representatives from Welbeck Land and members of the project team will be on-hand to explain and discuss the land and its future in more detail, and to answer any questions you might have. Feedback forms will also be available for you to leave your comments.

We look forward to meeting you and hearing your views. If you have any questions in the meantime, please don't hesitate to contact me by email or over the phone.

Yours faithfully,

[redacted]

James Williamson
SP Broadway
[redacted]

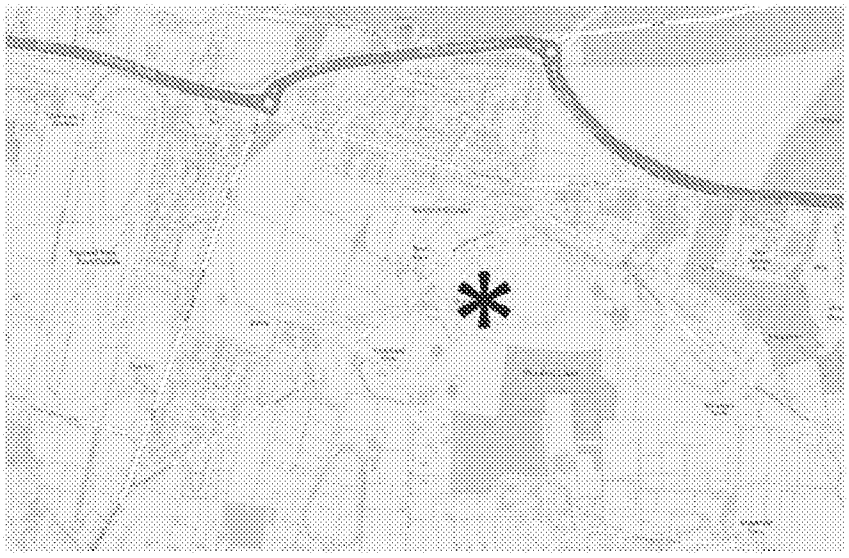
P.S. If you are not able to attend the exhibition please visit our website that will go live on 4 July 2017: www.wandleyslaneconsultation.co.uk

SP Broadway | 50 Broadway | London SW1H 0RG

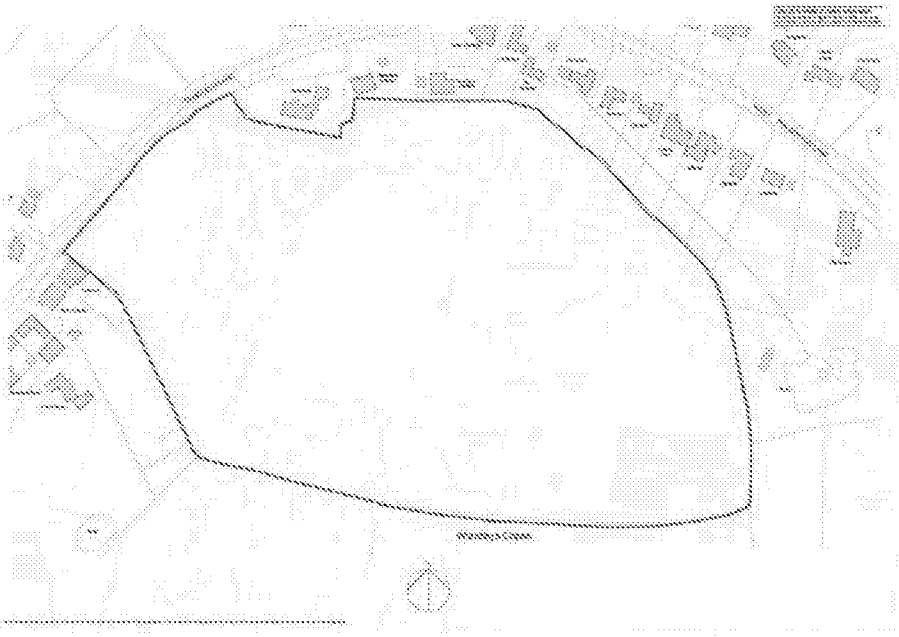
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5.3 Appendix 3 – Site map

Land off Wandleys Lane, Fontwell: proposed site location



Site location



5.4 Appendix 4 – Exhibition radius of invitees



5.5 Appendix 5 – 6 July 2017, Press coverage (Chichester Observer)

Fontwell residents view plans for 170 homes

Plans for a proposed new development of 170 homes for Fontwell have been shown off to residents.

Developer Welbeck Land held a public exhibition on Tuesday, July 4 to discuss its proposals for land east of Wandleys Lane. The proposals at the exhibition centre at Fontwell Park Racecourse outlined the provision of 170 new homes, including affordable homes with publicly accessible open space and contributions to local infrastructure. The exhibition also showed the details of matters relating to transport, drainage, landscaping and ecology, with project team members on-hand to respond to queries. Speaking after the event, Alice Brighton from Welbeck Strategic Land said:

"Welbeck Strategic Land was pleased to speak with residents to understand local issues.

"This is a genuine consultation and we're keen to hear all views. Arun District Council, like all districts and boroughs across the country, is required by the Government to meet the local need for new homes. These proposals would help to meet that need and provide increased certainty for local people looking to take their first steps on the housing ladder.

"We are committed to a thorough assessment of how this development could be accommodated and are keen to engage with residents, parish councillors and Arun District and West Sussex County councillors and officers.

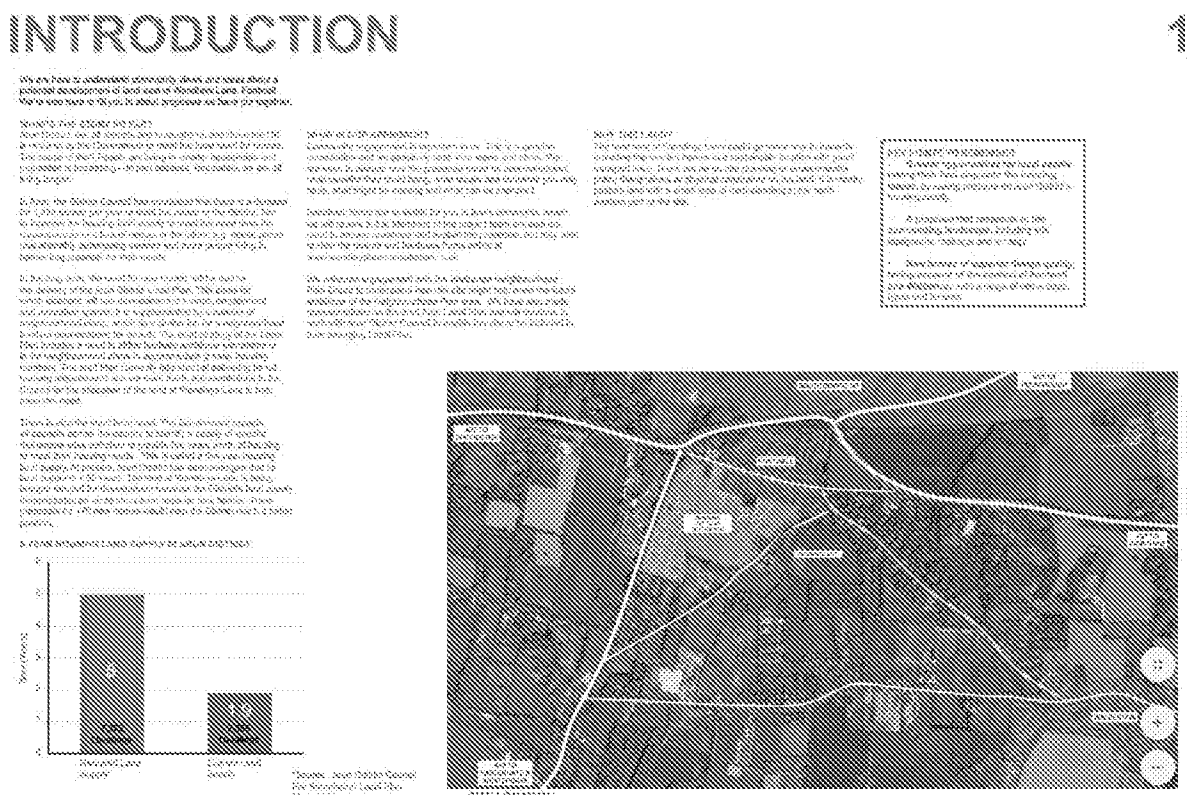
"We would like to thank residents who came to the public exhibition and encourage anyone interested to visit our consultation website, discuss their thoughts with us and ask questions."

Welbeck Land is expected to submit a formal planning application for the homes in the near future. Further information about the proposals and the exhibition boards can be viewed on the consultation website, available at www.wandleyslaneconsultation.co.uk. Information for residents wishing to provide feedback is also available on the website.

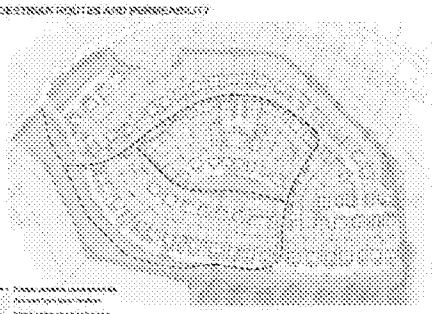
The Observer is keen to hear the views of Fontwell residents, especially those who went along to the exhibition. You can comment below by signing in, comment on the Observer Facebook pages or send your views to news@chiobserver.co.uk along with the first line of your address and location.

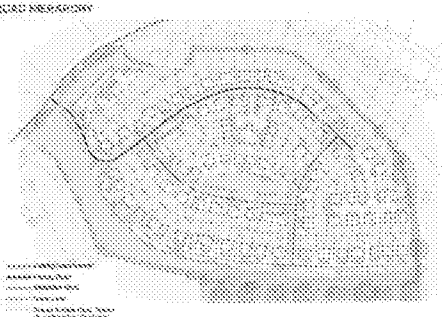
5.6 Appendix 6 – Public exhibition boards

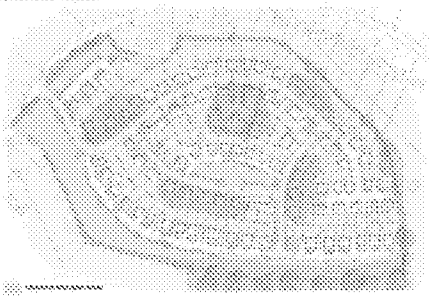
Higher resolution boards available at www.wandleyslaneconsultation.co.uk

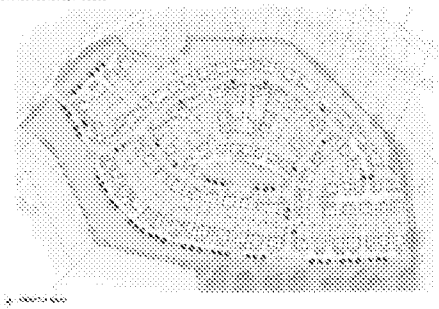


MASTER PLAN CONCEPTS 2



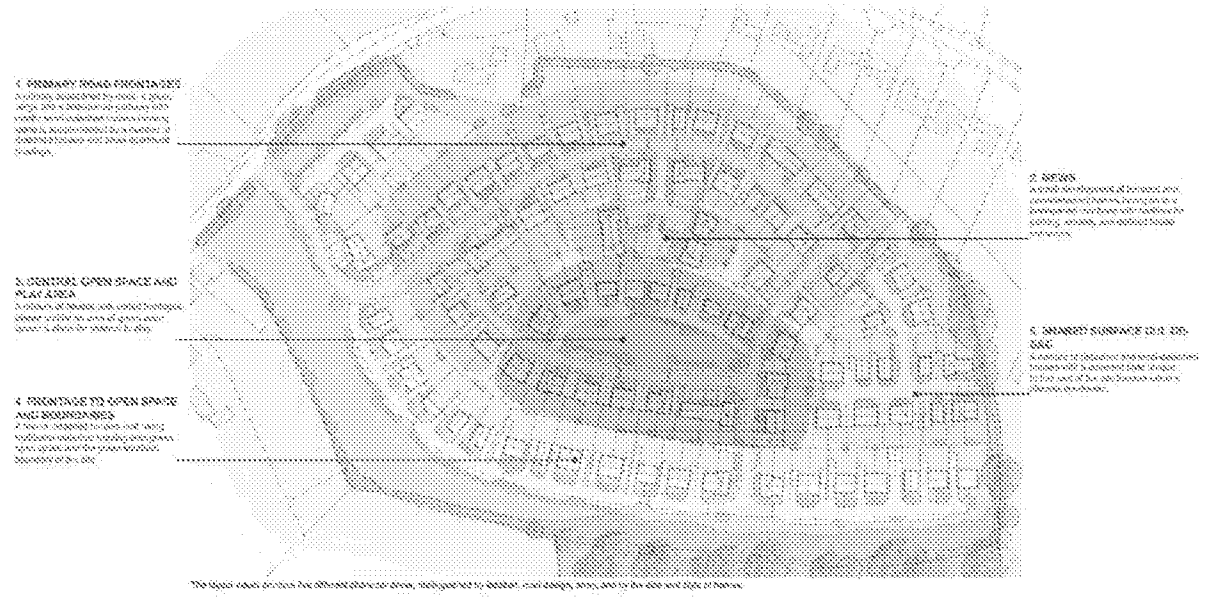






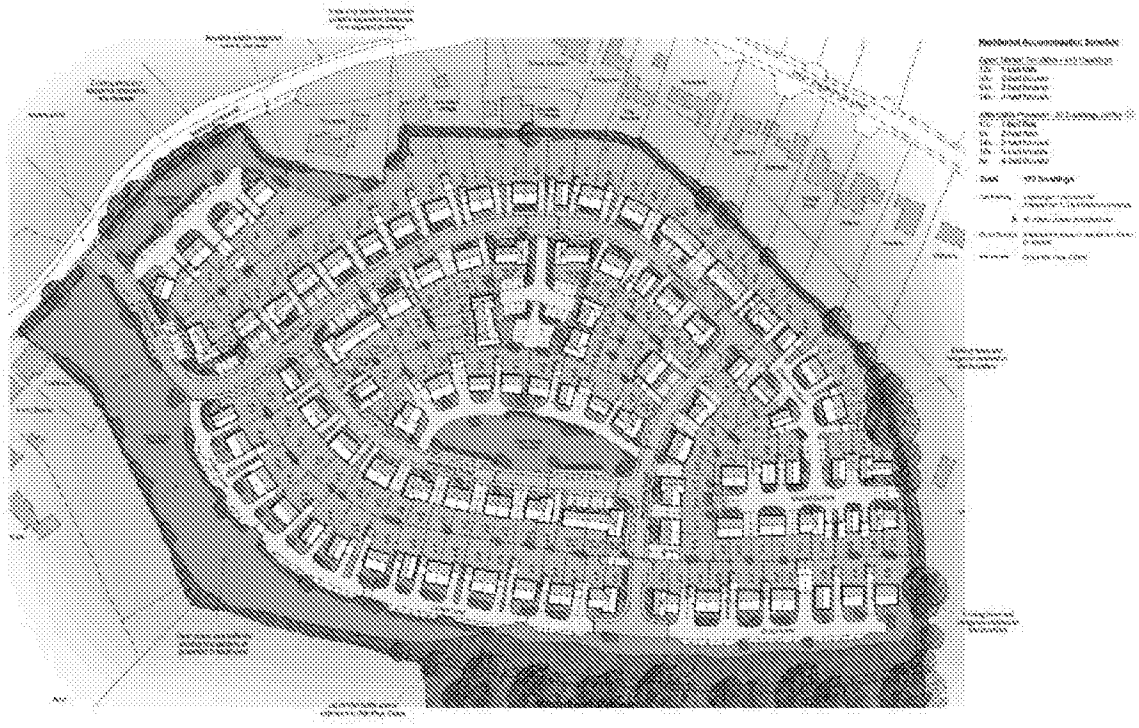
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CHARACTER AREAS 3



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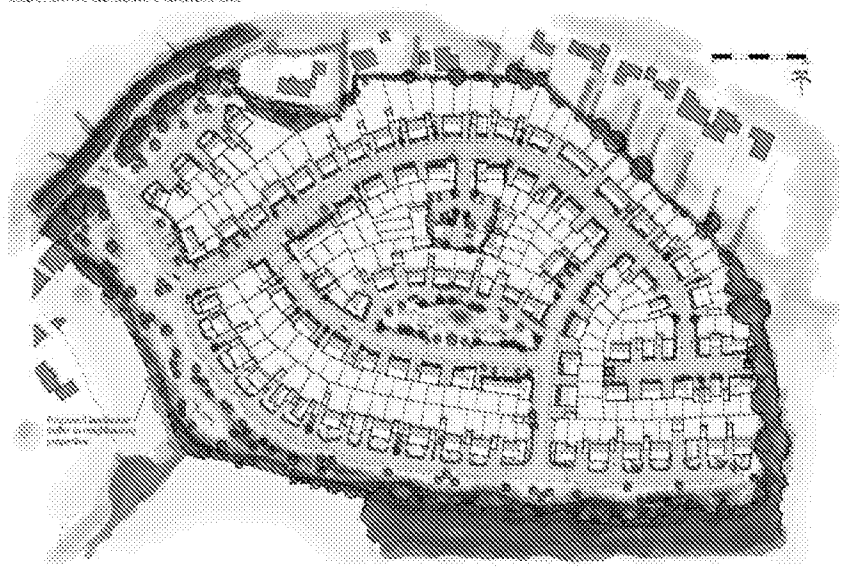
PROPOSED MASTER PLAN 4



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LANDSCAPE

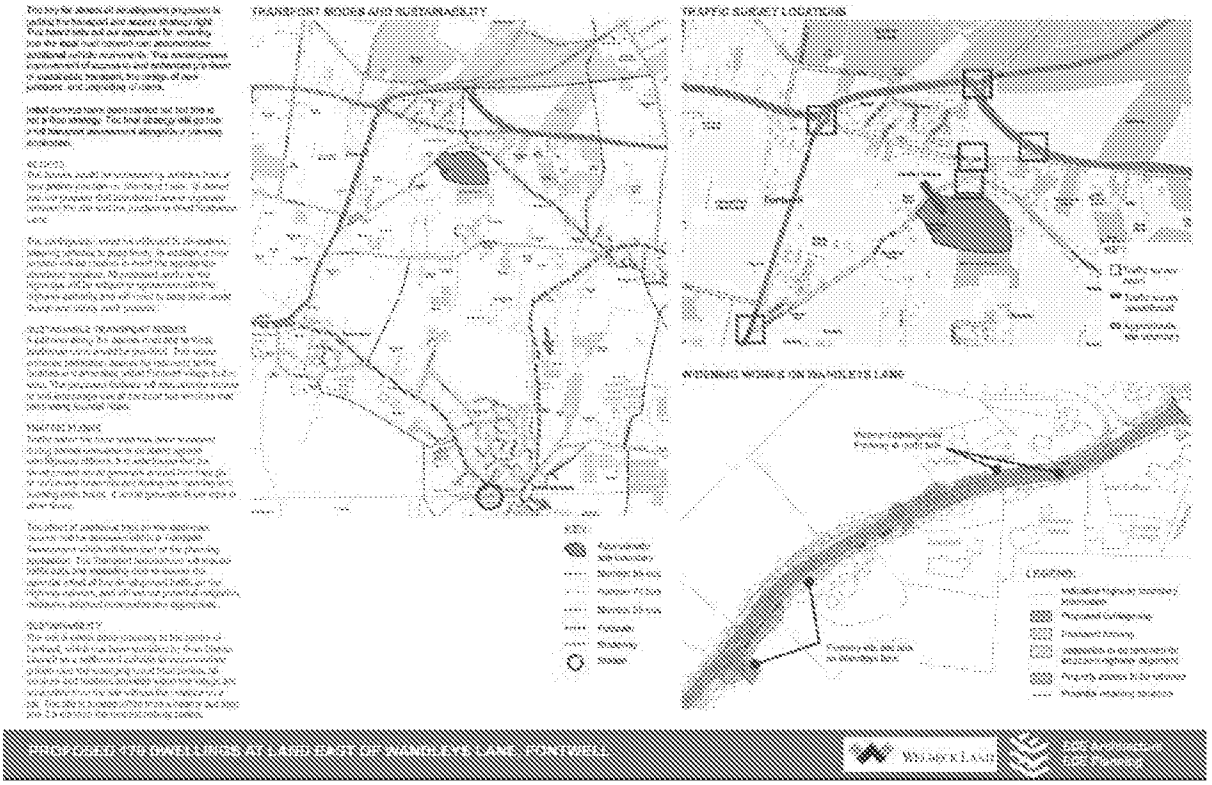
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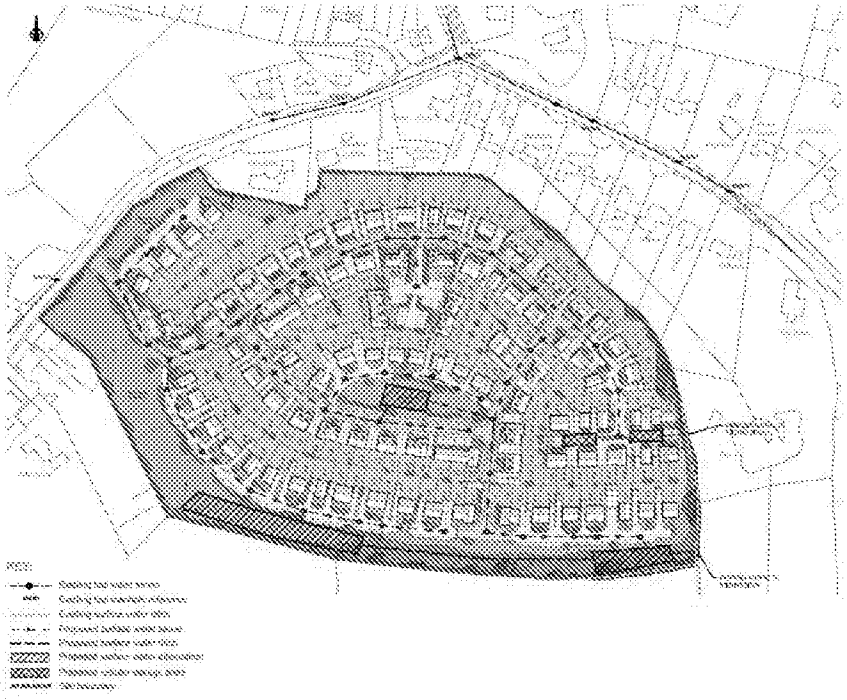
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TRANSPORT 6

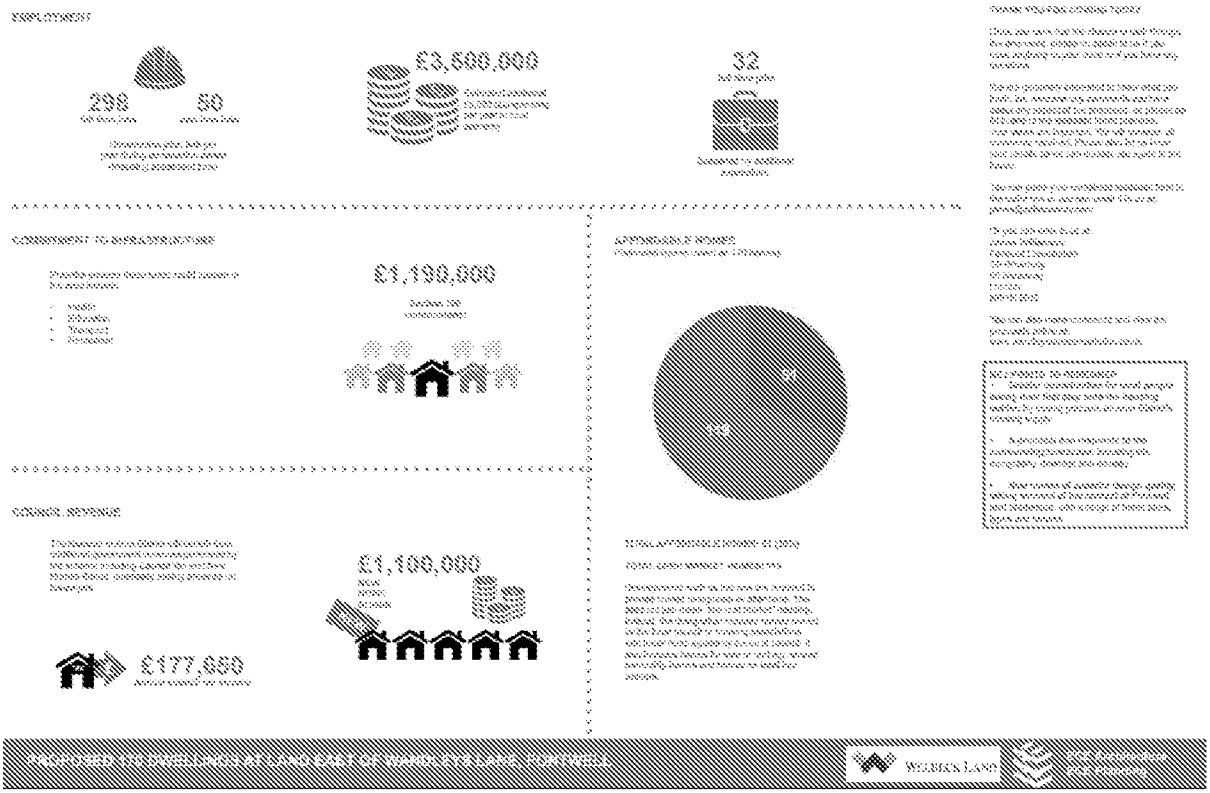


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ECOLOGY & DRAINAGE 7



POTENTIAL BENEFITS OF THE SCHEME 8



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5.7 Appendix 7 – Public exhibition feedback form

WELBECK LAND

SP BROADWAY

Land east of Wandleys Lane – Public Exhibition 6 July 2017

Thank you for attending the exhibition today. We really appreciate your views, and would be grateful if you could take a few minutes to provide your comments.

Name (optional): ..... Address: .....

Postcode: ..... Email: ..... Phone: .....

Do you represent an organisation? Yes | No

If so please describe that organisation: .....

I am happy for Welbeck Land or SP Broadway to contact me in the future (please tick): Yes ☐ No ☐

Please provide any general comments or suggestions you may have about the proposals in the box below:

WELBECK LAND

SP BROADWAY

We are looking to deliver a number of possible community benefits including: affordable homes, open space and financial contributions towards local services. Do you have any comments or suggestions on this part of the proposals?

We have proposed a range of different homes in a mix of sizes, types and tenures to reflect local housing needs. If the development came forward, which types of homes do you think are most needed locally (circle as few or as many types as you like)?

Starter Homes		Flats/apartments		Family houses
High density		Low density		3 bedrooms
3 bedrooms		4/5 bedrooms		Others (please state below)

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Once completed, please post your form in the box provided. Thank you.

If you wish to send us your completed form at a later date or make a query, please post to SP Broadway, 83 Broadway, London SW1H 0BG, or email to james@spbroadway.com. We would be grateful if all feedback forms could be received by 14 July 2017. All information is available at www.wandleysidesconsultation.co.uk

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