

LAND SOUTH OF FELLOWS GARDENS, YAPTON

STATEMENT OF COMMUNITY INVOLVEMENT 04.03.14

Context

The adopted Arun DC Statement of Community Involvement, 2012 recommends that developers adopt at least one of the consultation methods listed in Table 5 in advance of submitting planning applications. The type and nature of this consultation depends on the complexity and scale of the development proposed (ranging from planning for real events to mail drops for major applications).

There is no statutory requirement to undertake community consultation but Bellway Homes take community relations seriously and are keen to bring forward the most appropriate development for each site whether starting from scratch or, as in this case, working up the detail after the principle of development has been approved.

By engaging with local stakeholders it is hoped to:

- * better understand potential problems that may arise from developing a site, and consider how these could be resolved
- * discover opportunities to improve a scheme
- * secure support for our proposals and resolve potential objections before they arise, and
- * design quality buildings that are in keeping with the character of the area.

This site on land south of Fellows Gardens has outline planning permission for the principle of 34 dwellings with only access approved in detail (permission Y/30/13/ dated 19.12.13). The detailed layout, appearance, landscaping and scale of the development and various conditional matters remain to be approved.

Proposed Development

Bellway Homes are submitting the detail of the Reserved Matters for the layout, scale, appearance and landscaping and surveys and information to discharge various pre-commencement conditional matters for 34 dwellings.

Process

A four-stage consultation and engagement process has been followed for this project, parallel to a formal preapplication submission and discussion with Arun District Council, as follows:

- * An **introductory meeting** took place with representatives of the Fellows Gardens Management Company 14.01.14 where issues of access over the private road and survey / construction stage parking arrangements, amount and location of affordable housing, project timescales and process were discussed.

- **Written notification** was sent to local people living in close proximity to the site and key stakeholders advising them of Bellway's intention to submit Reserved Matters and giving advance notice of a public exhibition (see list of invitees and invitation letter dated 03.02.14 at Appendix A).
- **A public exhibition** was held on 12.02.14 between 15:00 and 19:00 at the Yapton and Ford Village Hall, Main Road, Yapton, BN18 0ET with a 'work in progress' layout plans, streetscene drawings, house plans and elevations presented for discussion. At the exhibition a feedback form was provided for attendees to complete at the event or later, within 7 days, via a pre-paid envelope (see attendance list and blank response form with 5 key questions at Appendix B).
- **Appropriate modifications and adjustments** were made to the proposed design and this has been explained in a courtesy letter sent to the same local residents and stakeholders advising them of the formal Reserved Matters submission to Arun District Council.

Feedback

The table at Appendix C provides a summary of the respondents' comments and questions.

In summary of c.50 Invitees, 20 people (13 individuals logged) [26% of invitees] attended our exhibition. Completed Response Forms were received from 6 households [30% of attendees]. The key points are summarised as follows:

- Everyone agreed that the exhibition and discussion had been '*informative*'
- The '*overall impression*' of the proposed development was considered 'reasonable' by 2 of the 6 respondents, 1 had concerns about matters of principle resolved / accepted by the outline planning permission (cumulative housing numbers and traffic), 1 had detailed concerns about construction traffic and proposed gabled roof forms near to boundaries and 1 respondent was 'most impressed'
- The main '*detailed improvements*' requested were to review the size and proximity of dwellings in the NE corner of the site and (not surprisingly given current weather conditions) to provide detail of the drainage measures to avoid flooding of neighbouring gardens and dwellings
- Drainage again featured in 2 of the responses as a '*matter that had been overlooked*', and
- Clarification of (including a request for) tree removal and the northern boundary treatment also emerged from the '*suggested detailed improvement*' and '*other comments*' responses.

Design Response

Bellway Homes have made the following changes to the proposals in response to the community consultation:

- The detailed landscape proposals for the proposed new open space at the NW corner of the site would be planted with trees and shrubs to create a visual amenity and to reduce the potential for ball games (a matter arising from the introductory meeting).

- The site has full access and services rights over the route from Burndell Road over Fellows Gardens. A condition survey has been undertaken as a baseline for assessment of development impact on the adjacent private road. As an interim measure visitors of the site are advised to park in nearby public roads not Fellows Gardens. The formation of a sub-base inside the entrance of the site will be one of the first construction stage operations to enable constructor parking and deliveries inside the site off the Fellows Gardens highway. There might be an alternative temporary access route via the farm track to the NW subject to landowner consent and separate planning permission. This is being explored further.
- The layout has been adjusted along the east end of the site so that Plot 13 in the NE corner would now be 8m from the boundary (1m originally) and separated by parking and new tree and shrub planting at the rear of Malton and Ferncroft, Burndell Road. The overall space between the rear of the neighbouring dwellings and the flank of Plot 13 would thus be 27-28m.
- Barn-cropped roof forms have also been introduced on the terraced housing, to replace gables, which would also lessen the real and perceived scale of the dwellings on Plots 12-13 seen from the Burndell Road houses.
- The northern boundary of the site is proposed to be demarcated with 1.8m high close boarded fencing to provide a continuous new screen along the boundaries with No.'s 5-7 Fellows Gardens and along the rear of 1-4 Chilgrove Place, Chilgrove Cottage, Ferndale Cottage, Malton and Ferncroft. Existing trees are to be retained along the north boundary unless otherwise agreed and subject to nesting bird considerations.
- The detailed drainage measures are still being designed and will be applied for separately via discharge of conditions of the outline planning permission. Foul sewer drainage outfalls are currently being negotiated with Southern Water and Surface Water soakaways, designed to a depth of c. 3 m to reach the chalk strata, are subject to design approval by the Environment Agency.

Conclusion

The details of this Reserved Matters submission have evolved with constructive input from local residents and stakeholders. It is to be hoped that the Local Planning Authority will recognise the improvements that have been made to the submissions, to complement changes through the formal preapplication process, and that these Reserved Matters submissions can be approved.

Bellway Homes will continue to work constructively with local residents through subsequent phases of the development.

Appendix A

Date: 03 February 2014

Ref: DN/clw/Yapton/Community Engagement

TO:

CLLR S. HAYMES

CLLR A. MCINTYRE

D. ROBINSON - (YAPTON NEIGHBOURHOOD PLAN)

D. TANSLEY - (CLERK TO YAPTON PARISH COUNCIL)

1-7 + 2 - 20 FELLOWS GARDENS

MAPLE COTTAGE, 1-4 CHILGROVE PLACE, CHILGROVE COTTAGE,
FERNDALE COTTAGE, MALTON, FERRUGOAT, LORNFIELD, CROSSWINDS,
HEMINGTON, HAZELDENE, SOUTHFIELDS, ARDENFORD, KYRIE - BURNELL RD
1, 11 + 44 - 53 GOODNEW CLOSE; 24 - 35 PARK ROAD.

Dear Neighbour

Bellway Homes Limited

Wessex

Bellway House

Embankment Way

Castleman Business Centre

Ringwood

Hampshire

BH24 1EU

Telephone

Fax

Re:- Detailed Housing Proposals for 34 New Homes on Land with Outline Planning Permission South of Fellows Gardens, Yapton

Invitation to Bellway Homes Ltd (Wessex) Community Consultation Event at 3:00 pm to 7:00 pm on Wednesday 12th February 2014 in the Yapton and Ford Village Hall, Main Road, Yapton.

Bellway Homes are a Plc national house builder with a local division based in Ringwood. Bellway Homes Ltd (Wessex) has undertaken a number of local developments in recent years in or adjoining the main cities, towns and villages in Dorset, Hampshire, Wiltshire and West Sussex. The division builds 400-500 homes a year and we are actively building new homes for people on a number of sites near you.

We take community relations seriously and are keen to bring forward the most appropriate development for the sites that we have purchased whether that is starting from scratch or working up the detail after the principle of development has been approved, as in this case.

This event provides an opportunity for you to inform our proposal as it evolves. Views and responses will be recorded and summarised in a 'Statement of Community Involvement' to be included with our detailed submissions to the District Council. This is not a statutory requirement but we consider it best practice.

Our representatives will explain to you what the timetable and process will be from hereon because that is unique to each project. By doing this we hope to:-

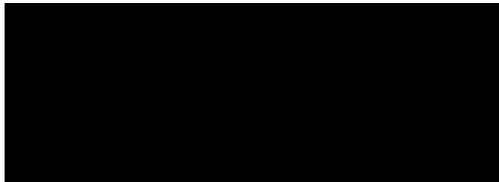
- Inform you of our intention to submit Reserved Matters very soon
- Understand potential problems that may arise from developing the site and consider how these could be resolved
- Discover opportunities to improve our scheme
- Secure support for our proposals and resolve potential objections before they arise
- Design quality buildings that are in keeping with the character of the area.

Continuation

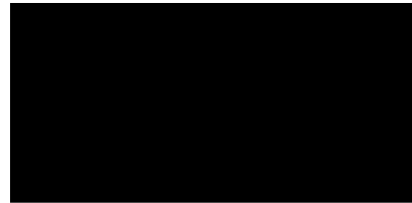
We would ask you to note that this site has Outline Planning Permission for the principle of 34 dwellings with access approved in detail (Permission Y/30/13 dated 19th December 2013). That decision was made by Arun District Council before our involvement. Bellway Homes wish to turn that paper decision into new homes, with associated open space and parking in a way that will fit with the character and amenity of your village. The discussion will be about the detailed layout, appearance, landscaping and scale of the development.

We look forward to meeting you and hearing your views.

Yours sincerely



David Nash
Planning Manager
For and on behalf of
Bellway Homes Ltd (Wessex)



Peter Whiting
Technical Manager
For and on behalf of
Bellway Homes Ltd (Wessex)

Appendix B



LAND SOUTH OF FELLOWS GARDENS, YAPTON

RESERVED MATTERS DISCUSSION – ATTENDANCE LIST

Please complete your details below so we have a record of who attended this event and who to contact in the future. Thank you.

Date: 12.02.14 15:00-19:00.

Venue: Yapton and Ford Village Hall, Main Road, Yapton.

Name	Address	Email

Name	Address	Email

LAND SOUTH OF FELLOWS GARDENS, YAPTON

RESERVED MATTERS DISCUSSION - FEEDBACK FORM

We would appreciate your feedback on what you have seen and discussed this afternoon / evening. Please complete this form and ideally return it to us now, while your thoughts are fresh, or by post by the **19th February 2014**. Only with your comments will we understand what you like about the scheme or whether we need to address particular concerns. This will enable us to consider what can be done to improve the detailed proposals before they are submitted formally to the District Council. (Please use the reverse of this page if we have not left enough space for your comments).

Date:

Name and Address:

Q1. Was the event informative and do you now understand what is being proposed?

Q2. What is your overall impression of our proposal?

Q3. Remembering that the principle of development has been approved, are there any detailed improvements we could make to the scheme?

Q4. Are there any matters that you feel we have overlooked or are not aware of (again considering that the principle of development has been permitted)?

Q5. What other comments do you have?

Thank you

David Nash and Peter Whiting

For and on behalf of Bellway Homes Ltd (Wessex)

Appendix C

BELLWAY HOMES LTD (WESSEX) COMMUNITY CONSULTATION RESPONSES
RM SUBMISSION - LAND SOUTH OF FELLOWS GARDENS, YAPTON

Respondent	Q1. Informative?	Q2. Overall Impression	Q3. Suggested Detailed Improvements	Q4. Matters Overlooked	Q5. Other Comments
Mr and Mrs Stock Malton, Burndell Rd	Very helpful and detailed discussion. Understand the proposal but disturbed by one part.		As discussed with Mr Cronin of ADC - distressed by the large houses immediately beside our boundary. The size, height and form will result in a massive unwelcome presence seen from adjoining houses leading to loss of light (especially in winter).	Flood risk due to run-off - but understand this is being studied carefully.	
Mrs V. M. Page Ferncroft, Burndell Rd	Yes	Reasonable.	Make sure drainage adequate.	No.	
D. Sharrat Ferndale Cottage, Burndell Rd	Yes	If the land has to be developed intensively then this seems as good as anything.	Move houses rear of Malton away from common boundary (swap with car parking).	Drainage. Preservation along boundary of established trees.	
C. Weymouth Palm Cottage, Burndell Rd	Yes	Gable ends facing boundaries could be hipped. Alternative access for construction across the field would relieve traffic turning out of Fellows Gardens.	Drainage for stormwater. Maybe use drainage ditch on east boundary. Soakaways do not work in this area because the chalk stays saturated.		
J. Moore 20 Fellows Gardens	Yes	Most impressed	None.	As things are shown, fine.	All most impressed.

BELLWAY HOMES LTD (WESSEX) COMMUNITY CONSULTATION RESPONSES
RM SUBMISSION - LAND SOUTH OF FELLOWS GARDENS, YAPTON

S. Payne	Informative and know what plans are.	Too many houses already in Yapton (173 Downview Rd and 250 proposed at Church Lane). Too many cars on the road.	Query who is responsible for the proposed fence between the site and my garden. What happens if the pumping station fails? Will it effect my house?	As the building work has been permitted can the tree at the back of my garden (Hawthorn) be cut down? The wider transport system at Yapton needs to be looked at.
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Event Date / Time: 12.02.2014 / 15:00-19:00

Location: Yapton and Ford Village Hall

Invitees: c.50 Attendees: 20 people (13 individuals logged) [26% of invitees]

Response Forms Received: 6 [30% of attendees]