



Community
Consulting

LAND EAST OF PRIORS ORCHARD, SOUTHBOURNE

STATEMENT OF COMMUNITY INVOLVEMENT

SEPTEMBER 2020



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Executive Summary

This Statement of Community Involvement is in respect of the Land East of Priors Orchard for the planning permission of a residential development of 10 homes. Access to these properties will be from within Priors Orchard.

Seaward Homes have an established relationship with Southbourne Parish Council and local residents through the Priors Orchard development. Care has been taken to ensure this additional development is in keeping with Priors Orchards and properties are set away from the boundary to protect the privacy of existing properties which back on to the site from Inlands Road.

This document details the community consultation, comments received and Seaward responses to comments made on the proposed planning application.

Introduction

Seaward Homes is an award-winning developer, committed to providing high-quality homes and environments where people love to live.

Based in Chichester, they have been established since 1972, and have won a number of prestigious awards in the South East for their work.

Seaward Homes has put forward a proposal to provide 10 homes on the site.

This document provides a chronological account of consultation, along with the detail of comments raised and responses to those comments to clearly establish how Seaward have addressed matters raised by consultees.

Bee Community Consulting was appointed to undertake the community consultation role for this planning application.

Community Involvement



From page 5 of Chichester District Council Statement of Community Involvement (Revised January 2018):

“3.1 When the Council consults people and organisations on a planning document, we will be guided by the following five engagement commitments:

- 1. Be clear about what we're doing - From the outset we will ensure that people understand why we are consulting and engaging them, and how their comments will help to inform or influence decisions. Clear timescales will help people understand when and how their input will be used.*
- 2. Be inclusive - We will provide opportunities for people to engage with us to ensure that our plans and processes reflect the diverse and varied communities that make up our District. We will actively work to remove barriers to participation.*
- 3. Be accessible - We will ensure that people have opportunities to take part, and are made aware of consultation exercises as early as possible, so they are able to participate at the right time in the process to influence decision-making.*
- 4. Be transparent - We will make clear how the decision-making process will work and how consultation feedback will be used, thereby giving people the confidence that their input and involvement is actively being used to help shape decisions that affect them. This will mean being clear in stating who makes the decisions and when the decision will be made. At the end of each consultation period, we will undertake an analysis of all the responses received. This will be included in a summary report published on the Council's website, outlining the actions that we propose to take.*
- 5. Be accountable - We will let people know how we have reached decisions. This will involve making clear the different types and sources of information that have been considered in reaching a final decision.”*

Further in respect of recommendations to developers:

“4.5 The Development Management Service strongly recommends that developers undertake pre-application consultation with local residents and organisations, in addition to that undertaken with the Council, prior to submitting any planning application for significant development. Developers undertaking pre-application consultation are asked to address the commitments identified in this document on page 5. In particular we would ask developers undertaking pre-application consultation to:

- Set clear objectives and agree the consultation approach, including who will be consulted, with Development Management*
- Let people know what the application is proposing, and be clear about what they can influence by making comments*



- *Use different engagement approaches (as identified in this Statement of Community Involvement) to maximise opportunities for people to influence the proposals. Particular steps should be taken to involve any seldom-heard groups that could be affected by a proposal*
- *Submit a statement alongside the final planning application outlining the community involvement work that has been undertaken. This should include a summary of any responses received at consultation, and should explain how feedback has influenced the proposals.”*

Due to Covid-19 restrictions, Seaward Homes were unable to hold a meeting in a public place or leave proposal materials in public places for interested parties to read.

On this basis, a letter and A4 double sided leaflet was hand delivered by Bee Community Consulting to households in Inlands Road from the Main Road to the railway crossing. An email was sent to the Parish Council, Councillors and District Councillors introducing the new proposal and providing a link to the Seaward website. The website page included a copy of the A4 leaflet and a questionnaire for interested parties to provide their thoughts on the proposal. An invitation was provided to The Council and District Councillors to hold an on-line meeting. In the on-line questionnaire, there was the provision of freeform responses and both telephone and email contacts were requested, stating that they would only be used in respect of the application on this site.

Consultation Process



Stakeholder Engagement

Friday 7 August 2020

An email (Appendix A) was sent to Southbourne Parish Council and District Councillors for the Southbourne Ward to introduce the site proposal. This email provided a link to the Seaward Homes website providing a preliminary layout and responding to likely questions on the site (Appendix B), plus a Have Your Say (Appendix C). The email provided the opportunity for an on-line meeting and/or telephone conversations with Councillors at their convenience prior to the Consultation closing date of 31st August 2020.

Thursday 13 August 2020

A representative of Bee Community Consulting called at and delivered a printed copy of the A4 leaflet (Appendix B) and an introductory letter (Appendix D) to all households on Inlands Road, between Main Road and the railway crossing. Individuals at 17 households were spoken to on this occasion, responding to initial questions. Three residents requested a printed copy of the questionnaire be posted to them as they did not have computer access.

24 homes were visited and individuals at 17 homes were spoken to.

Feedback on this day was mostly open to the site proposal, welcomed the direct approach being taken by Seawards and pleased to know the Inlands Road access from the site would be closed upon the development of the site.

Dedicated website

An area dedicated to this new proposal on Land East of Priors Orchard is on Seaward Properties website. www.seawardproperties.co.uk/planning/

This also allows residents to view other developments Seaward are working on, but also those completed to demonstrate their high-quality build and approach to designing schemes which relate to the surrounding area in which they are set.

Ongoing stakeholder engagement

Seaward Homes will continue to take comments raised by residents and use them to inform the proposed development.

The local community will be kept up to date via the website and inform all email respondees when the application has been submitted.



Responses from consultees:

No responses were received via the website or posted to Seaward Homes. However, conversations were held with 15 residents when delivering information to households and residents also submitted emails to Bee Community Consulting regarding the proposed development.

There were 17 responses in **support** of the proposal, stating the following reasons:

- Positive use of the site from old use to new residential use.
- Removing the egress/ingress on Inlands Road
- Protection of existing trees on site.

There was 1 **objection** to the proposal, stating the following reasons:

- Preferring the egress/ingress to be through Inlands Road route.
- New development negatively affecting property value.

A number of other **comments** were also made regarding the following issues:

- Additional screening for existing properties.
- Protection of existing fence boundaries during construction and from future residents.
- 'Red lines' on preliminary plan not concurrent with existing fence boundary – potentially providing pedestrian route through fences of new and existing gardens.
- Pressure on local schools and health services.
- Access route during development construction.

Response from Seaward Homes following review of feedback:

- Some additional screening will be reviewed as part of the site development.
- Existing residents' property will be protected during the construction process.
- Seaward Homes will look at the management plan for boundary treatment post sale.
- 'Red lines' will be checked for accuracy – no intention to provide pedestrian route through to Inlands Road.
- As with Priors Orchard development, Seaward Homes will make a financial contribution in line with the requirements set out by West Sussex County Council and the most up to date education financial contribution formula.
- Construction traffic will use Priors Orchard route.
- Inlands Road egress/ingress would not be appropriate due to it being single lane. Traffic movements will be assessed and developed in line with West Sussex County Council guidance and highways standards.



Summary:

This is a small development proposal of 10 dwellings which is supported by the residents living on Inlands Road who will be directly affected by the change to residential homes. Other neighbours, with one objection, are either supportive or neutral on the proposal, and are welcoming of the action to remove the opportunity to use Inlands Road through the narrow access currently available between the dwellings known as Selwyn and Tree Tops.

Appendices

- A Email to Parish Council, Councillors & District Councillors 7-08-2020
- B A4 double side leaflet
- C Have Your Say
- D Introductory letter

From: Lisa Griffiths

Sent: 07 August 2020 16:21

To: jbrown@southbourne-pc.gov.uk; clerk@southbourne-pc.gov.uk; tbangert@southbourne-pc.gov.uk; cbulbeck@southbourne-pc.gov.uk; rhayes@southbourne-pc.gov.uk; ghicks@southbourne-pc.gov.uk; lhicks@southbourne-pc.gov.uk; jjennings@southbourne-pc.gov.uk; nredman@southbourne-pc.gov.uk; atait@southbourne-pc.gov.uk; rtaylor@southbourne-pc.gov.uk; pthorne@southbourne-pc.gov.uk

Cc: tbangert@chichester.gov.uk; jbrown@chichester.gov.uk

Subject: LAND TO THE EAST OF PRIORS ORCHARD

Dear Parish Councillors and Clerk of Southbourne Parish Council

My apologies for the short notice but we continue to work in unusual times.

Bee Community Consulting are working on behalf of Seaward Properties to seek views from local residents and Councillors on the development of the land which is currently used as the construction compound for Priors Orchard. As you will know, the land has planning permission as a gypsy and travellers site, but Seaward intend to seek permission to change this to residential, which we hope will meet with your approval. The intention is to submit a planning application to Chichester District Council in early September 2020.

This [link](#) takes you to an area on the Seaward website with a preliminary plan and Q&A page. The scheme is based on constraints identified through background studies and technical work carried out to date.

We would ask for your comments, if possible, by the end of August so that we can take these into account should it come to light any changes are needed. We will also be delivering a leaflet to the residents in Inlands Road who will be most affected by this change, so that we can also incorporate their feedback on the proposal.

We note that your next Council meeting falls after our deadline for comments, but I would very happily take a call or attend an on-line meeting should you wish.

I look forward to hearing from you in due course.

With best regards

Lisa

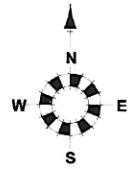
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
Lisa Griffiths

07545 375632



Seaward Homes

**KEY:**

- Application Boundary
- Canopy Spread of Existing Retained Trees
-  Proposed Trees / Landscape
-  Root Protection Area
-  Bin collection points
-  Proposed Garden Sheds
- Plot 31 Plot Number
- 10 Parking Allocation
- V Visitor Parking
- 1.8m Brick Wall (all other boundaries 1.8m timber fence)
- Existing Buildings

Please refer to landscape architects drawing for details of landscaping proposals, landscaping shown is illustrative only



Award winning developer Seaward Properties has been creating superior homes throughout Southern England and along the South Coast for over 45 years. The care and attention to detail evident within each Seaward home and the company's ability to achieve the highest levels of quality and workmanship has resulted in a reputation for excellence. Each home is designed for modern living whilst ensuring that character, style and versatile landscaping are the cornerstone of every development. Seaward respects the natural environment and their social awareness have made the company the choice of discerning buyers for many years.

Answers to some questions raised

How many and what type of homes are proposed?

The Preliminary Outline overleaf is for 10 high quality open market homes, proposed to be : 1 x 4 bed, 5 x 3 bed and 2 x 2 bed houses and 2 x 2 bed bungalows.

What will those homes look like?

Very similar in type and variety to Priors Orchard to ensure continuity, as below.



How will the occupants of these homes access their homes?

Vehicular movement to these new properties is suggested to be from within Priors Orchard.

What will happen to the Inlands Road access currently used by construction traffic in Priors Orchard?

The Inlands Road access point will be terminated upon completion.

What about the existing trees on site?

Existing trees will be protected both during construction and occupation, including root protection, by the sensitive layout and additional tree planting or landscaping as shown.

How will you protect my property from being overlooked by the new homes?

All properties are set back from the rear boundary of existing properties, with their own gardens backing on to existing to prevent encroachment. Further planting will assist screening for existing residents.

We hope you will provide us with your thoughts to make this proposed development successful for your community.

How can I comment?

Complete the questionnaire online by 31 August at: www.seawardproperties.co.uk/planning or email Lisa Griffiths (lisa.beecc@gmail.com) of Bee Community Consulting to arrange a suitable meeting time.

Land East of Priors Orchard- Have Your Say

Bee Community Consulting are working with Seaward Properties to inform their proposal to develop the land east of Priors Orchard. We are your voice to ensure the planning application for housing and recreation is shaped through the voices of the local community.

It is important to hear from as many people as possible in the community – from the young, middle age and older – whether you intend to move house or not. We want to know what you would include to make this proposal feel like home for you or someone you know.

CONTACT DETAILS

1. Name

2. Address

3. Postcode

4. Email

5. Gender

6. Telephone Number

7. Age Ranges within your household

Under	18-24	25-34	35-44	45-54	55-64	
18 years	years	years	years	years	years	65 years
old	old	old	old	old	old	or older

Age Range

8. How would you like us to contact you (This will only be used for the purposes of keeping you informed in respect of future consultation on this application)

- Writing
- Email
- Telephone

Cohesion with existing homes and 'travel'

9. Do you think this is a suitable location in relation to the local shops and services?

☐ Yes

☐ No

10. Do you think the suggested vehicular access route to this is the best option?

☐ Yes

☐ No

11. Do you agree the Inlands Road access should be closed for access?

☐ Yes

☐ No

12. What if any benefits do you perceive in developing in this location?

13. What are the challenges?

Housing and Density

14. Do you think the number of houses is about right?

☐ Yes

☐ No

15. Do you think more houses should be allocated?

☐ Yes

☐ No

16. Does the preliminary layout of the site feel right in terms of good use of land space?

☐ Yes

☐ No

17. Is a style similar to Priors Orchard appropriate?

18. Are there any particular materials you prefer?

Brick

Flint

Fascia Boarding

Other

Landscaping

19. Does the additional proposed tree/shrub planting help to minimise the visual impact on existing surroundings?

Yes

No

20. What is your main concern about development in this location?

21. Tell us do you think we have missed something in the preliminary design?

We hope you will provide us with your thoughts to make this proposed development successful for your community.

How can I comment?

Complete the form and return the questionnaire to the following address:

Community Engagement
Land and Planning Team
Seaward Properties
Metro House
Northgate
Chichester
West Sussex PO19 1BE

Email Lisa Griffiths (lisa.beecc@gmail.com) of Bee Community Consulting to arrange a suitable meeting time.



Dear Resident

We are writing to introduce a proposal for which we would like to seek planning permission, one which you may have already anticipated, and which we hope you will welcome!

Once the Priors Orchard development is completed, Seaward Properties wish to convert the current construction compound to ten new open market homes. You will no doubt be aware the land is currently allocated for 5 gypsy and travellers pitches but we would seek to have this re-designated as land for residential dwellings, which we trust will meet with your approval.

We anticipate submitting an application to Chichester District Council early in September 2020 and, to this end, we would like your views on the enclosed indicative layout. In Priors Orchard, you will have seen the houses we build and how we like to ensure a community feel to a development – it's our core ethos to build places where people will love to live.

Included is a document setting out how this site could potentially be developed based on constraints identified through background studies and technical work carried out to date. As the nearest neighbours, we would like to understand from you how you feel this works or what elements we may have overlooked and could cause you future problems. We can't promise we can overcome all of them, but certainly we will seek to address them with you to provide a development which is welcomed by you and is as unobtrusive as possible.

We are of course working with the Councillors in Southbourne Parish and your District Councillor, but as the residents who will be most directly affected, we also wish to talk to you. To this end, we would like you to use this letter and the enclosed information as a conversation starter with Lisa Griffiths of Bee Community Consulting. Lisa will be making time to visit you and talk to you face to face, or you can write/email your thoughts.

Details on how to do this are on the enclosed document.

We hope that you will welcome this approach and will submit your written/emailed responses to us or have met with Lisa by the end of August 2020.

Yours sincerely

Steve Culpitt

Managing Director
Seaward Properties