

Statement of Community Involvement

Land West of London
Road, Handcross

Date 29.04.2026

ECE Impact
64 – 68 Brighton Road, Worthing
West Sussex, BN11 2EN

www.ece.group/ece-impact
doug@eearchitecture.com
01903 248777

Project Name:

Location

Client:

File Reference:

London Road Handcross

Land West of London Road,
Handcross

Welbeck Land

7671

Issue	Date	Author	Checked	Notes
PL1	20.04.2026	D. Stewart		Draft 1

Contents

- 1. Introduction4
- 2. Engagement undertaken4
- 3. Overall resident sentiment.....5
- 4. Conclusion6
- 5. Appendix.....7
 - 5.1 Comments received from residents. 7



1. Introduction

- 1.1. This Statement of Community Involvement has been prepared on behalf of Welbeck Strategic Land III Limited, in support of an outline planning application for the development of land West of London Road, Handcross.
- 1.2. This Statement of Community Involvement highlights public consultation activities undertaken by the applicants and should be read in conjunction with the other accompanying documents submitted with the planning application.
- 1.3. The purpose of this engagement was to:
 - Seek early feedback on the proposed application.
 - Understand local concerns and aspirations.
 - Ensure the proposals respond positively and meaningfully to the feedback received.
 - Demonstrate a transparent and collaborative approach to developing the scheme.

2. Engagement undertaken

- 2.1 **Public consultation**
- 2.2 On the 9th April, 100 flyers were distributed throughout the village to promote the project web page to local residents.
- 2.3 The web page (<https://tinyurl.com/ECE-Impact>), presented information about the proposals and offered a feedback survey for written responses.
- 2.4 There were 67 direct views to the web page from the QR code with two survey responses.
- 2.5 There were no direct emails or requests for further information. And no requests for assistance locating the engagement presentation.
- 2.6 Emails with copies of the invitation to view the web page were shared with the Parish Council and the local Junior School.



Figure 1 showing distribution area

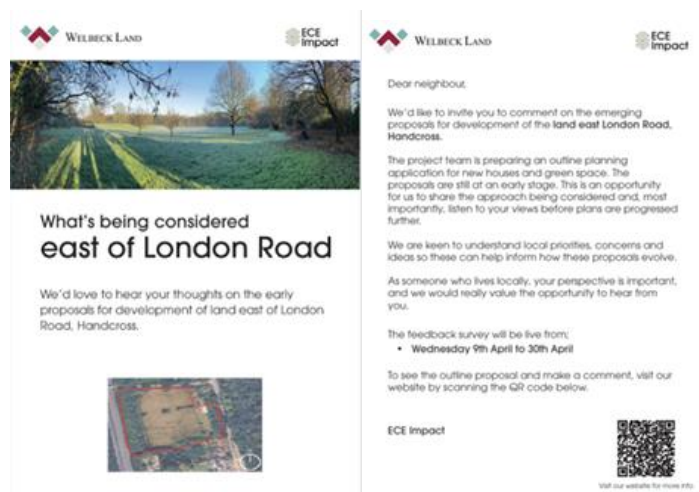


Figure 2 showing promotional flyer

3. Overall resident sentiment

3.1 This section summarises the questions and feedback received through survey responses from local residents during the period from 9th April to 22nd April.

3.2 The survey responses received reflect a cautious to negative sentiment toward the proposed residential development. While limited in number, responses show consistent concerns regarding infrastructure capacity, suitability of the site, and the principle of development in a small village context.

3.3 **Response themes**

3.4 **A. Suitability of the Site for Development**

Both respondents expressed doubt about the appropriateness of the site for residential development. One respondent explicitly opposed the proposal, citing constraints related to the site's location and surrounding infrastructure. The second respondent questioned the site's compliance with planning boundaries and raised uncertainty about access arrangements.

There is a clear perception that the site may fall outside the natural or policy-defined limits of the village, contributing to concern about whether it is a logical or sustainable location for housing.

3.5 **B. Pressure on Local Infrastructure and Services**

A dominant theme across responses is the perceived inability of existing infrastructure to accommodate further development. Key issues raised include:

- Overcapacity at local schools
- Difficulty accessing GP services
- Inadequate public transport
- Existing parking pressures
- Concerns about utilities, including water supply and electricity reliability
- Poor road conditions and concerns about construction traffic

These concerns were expressed both in terms of current strain and the expectation that additional housing would exacerbate existing problems.

3.6 **C. Environmental and Residential Amenity Impacts**

Respondents raised concerns about the potential environmental and health impacts of the development. These included:

- Loss of green space and rural character
- Increased noise and air pollution
- Construction-related impacts, particularly dust and heavy vehicle movements
- Potential impacts on nearby school children

Even where the balance of green space within the scheme was tentatively accepted, there remained a preference for the land to remain undeveloped.

3.7 **D. Principle of Housing and Local Need**

There was limited support for the principle of new housing in this location. While one respondent acknowledged that housing may be appropriate "in the right area," both responses suggested that Handcross is not considered suitable due to its size and infrastructure limitations.

Importantly, both respondents expressed scepticism about whether the development would meet genuine local need. One respondent suggested the scheme would likely deliver commuter housing rather than homes for local people.

3.8 E. Perceived Lack of Community Benefit

Neither respondent identified a direct or indirect benefit from the proposed development, including affordable housing provision. This reinforces a broader theme that the scheme is not currently perceived as delivering tangible value to the existing community.

3.9 F. Level of Detail and Clarity of Proposals

One respondent indicated that the plans presented were not sufficiently detailed to form a clear view, particularly in relation to layout and access. This suggests that further clarity and more accessible information may be needed to support informed feedback.

3.10 Overall Sentiment

The overall sentiment from the survey responses is cautious to negative. While there is some limited openness to the idea of housing in principle, this is strongly conditional and does not extend to support for the proposed scheme in its current form or location.

The primary concerns relate to infrastructure capacity, site suitability, and lack of perceived local benefit, rather than outright opposition to development in all circumstances.

4. Conclusion

4.1 67 visits from 100 flyers is a high engagement rate, suggesting high levels of interest.

4.2 The survey responses, when considered alongside the wider engagement metrics, indicate a community that is aware of the proposals but not yet fully engaged, with sentiment currently leaning cautious to negative among those who have expressed a view.

4.3 The distribution of 100 flyers resulting in 67 webpage visits suggests a relatively high level of local awareness and interest in the scheme. However, the very limited number of formal responses indicates low active participation. This may reflect a combination of factors, including uncertainty, lack of sufficiently detailed information, or absence of strongly held views among a broader “silent majority.”

4.4 Notwithstanding this, the responses that were received show a consistent pattern of concern. These concerns focus on infrastructure capacity, site suitability, environmental impact, and a perceived lack of local benefit. There is no evidence from the survey of active support for the scheme at this stage.

4.5 Taken together, this suggests that while opposition is not yet widespread or organised, there is a clear risk of sentiment consolidating negatively if key issues are not addressed. The current position represents an early stage in community opinion formation, where views are still fluid but trending towards scepticism.

5. Appendix

5.1 Comments received from residents.

5.2 Survey response 1

How close do you live to the boundary of the proposed site?

In Handcross

Do you agree that this is an appropriate site for a residential development?

'Maybe'

'No, I do not agree that this is an appropriate site for all these new build homes, the public transport is inadequate. The parking already a nightmare in the village. The school is over capacity and it's impossible to get a doctor's appointment. The energy sources serving the village already struggle and our water frequently is out of action and experience power cuts regularly. The roads are in disrepair and also couldn't handle the work traffic and heavy goods vehicles that would be needed to get the building materials to site. The noise and dust that this would create would also be a health risk to the neighbouring school children'

Do you agree that the proposed plans show a good balance of greenspace and housing?

'Yes'

'Maybe so, but it would be better if not developed at all and left entirely as green space. We have already lost so much green area in Sussex to developments and the noise and pollution this would bring to our small village and the school right next door would be a health hazard'

How do you feel about the principle of providing local housing?

'Neutral/Unsure'

'In the right area yes but not in a small village where the infrastructure is already so stretched'

Would you or anyone you know benefit from affordable housing in the area?

'No, I don't know anyone that would benefit'

'We live on the Hoadlands Estate and have seen the pressure that our new homes development has put on the small village. The existing infrastructure cannot cope now with a shortage of school places and overrun doctors' surgery let alone all these additional proposed homes. We also regularly experience power cuts and water shortages, and this would only increase the likelihood of those.'

5.3 Survey response 2

How close do you live to the boundary of the proposed site?

'Within 100m'

Do you agree that this is an appropriate site for a residential development?

'How do you propose to get access to the outlined land?'

'The great majority of the land is outside the village boundary'

Do you agree that the proposed plans show a good balance of greenspace and housing?

'Maybe'

'The plan as is not detailed enough to judge'

How do you feel about the principle of providing local housing?

'It won't be local it will be majority commuter housing'

Would you or anyone you know benefit from affordable housing in the area?

'No, I don't know anyone that would benefit'

Do you have any other comments?

'There are not enough local services available now'