
Land West of New Barn Lane, North Bersted

Submission of Reserved Matters pursuant to outline consent (BE/18/17/PL)

Planning Statement

September 2017

Land west of New Barn Lane, North Bersted
Planning Statement
On behalf of
Linden Homes South

Project Ref:	27070/A5/JS	27070/A5/JS	27070/A5/JS
Status:	Draft	Draft for Client	Final
Issue/Rev:	1	2	3
Date:	18/08/2017	30/08/2017	01/09/2017
Prepared by:	Jen Samuelson	Jen Samuelson	Rebecca Horrocks
Checked by:	Rebecca Horrocks	Rebecca Horrocks	Robin Shepherd

Suite 43 OVIC
4 Ocean Way
Southampton
SO14 3JZ

Ref: 27070/A5/JS

Date: 5 September 2017

COPYRIGHT

The contents of this document must not be copied or reproduced in whole or in part without the written consent of Barton Willmore LLP.

All Barton Willmore stationery is produced using recycled or FSC paper and vegetable oil based inks.

CONTENTS

	Page
1.0 Introduction	1
2.0 Planning context	3
3.0 Conditions and Section 106 obligations	6
4.0 Site Description and Surroundings	10
5.0 The Development Proposals	11
6.0 Planning Policy Framework	12
7.0 Consultation	23
8.0 Assessment of Proposals	26
9.0 Conclusions	39

APPENDICES

Appendix 1	-	Site Location Plan
Appendix 2	-	Outline Permission Decision Notice

1.0 INTRODUCTION

- 1.1 Barton Willmore has been instructed by Linden Homes South to prepare and submit an application for Reserved Matters Approval (RMA) for the development of the site known as Land west of New Barn Lane, North Bersted (hereafter referred to as the site). Outline planning permission was granted under Ref: BE/142/15/OUT for:

“Outline application with some matters reserved for a mix of up to 90 No. residential units, associated open space, landscaping, access & car parking. This application is a Departure from the Development Plan”.

- 1.2 The above permission was subsequently amended under a Section 73 application to vary conditions 3 and 23 to allow for variation to the vehicular access. This was approved under Ref. BE/18/17/PL on 5 May 2017. The RMA is pursuant of this extant permission.

- 1.3 Accordingly, this RMA seeks permission for:

“Reserved matters approval pursuant to planning permission ref: BE/18/17/PL comprising 90 dwellings (of which 27 would be affordable), open space, landscaping, access and car parking (Matters of appearance, landscaping, layout and scale to be considered).”

- 1.4 A separate condition discharge application will be submitted to coincide with the determination of this RMA as set out in Chapter 3 of this Planning Statement.

Structure of Statement

- 1.5 **Chapter 2.0 (Planning Context)** of this statement sets out the relevant planning history to developing this site.
- 1.6 **Chapter 3.0 (Conditions and Section 106 obligations)** sets out the conditions to be discharged and the Reserved Matters to be approved.
- 1.7 **Chapter 4.0 (Site Description and Surroundings)** discusses the physical characteristics of the site and its immediate surroundings.
- 1.8 **Chapter 5.0 (The Development Proposals)** provides a description of the development proposals.

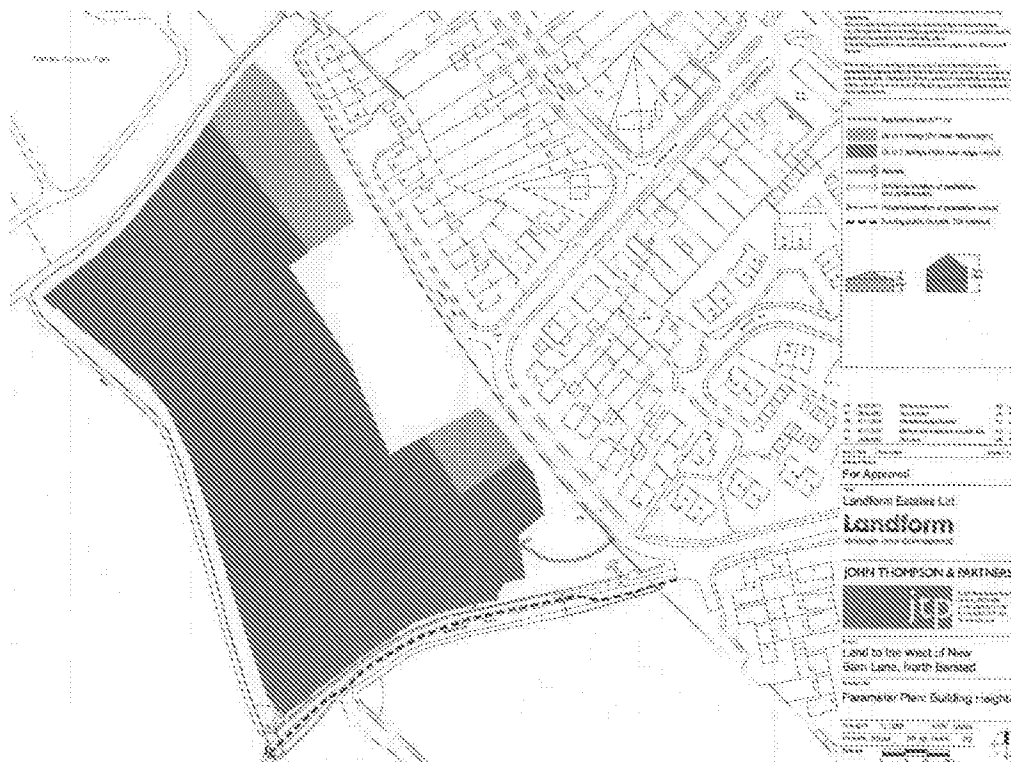
- 1.9 **Chapter 6.0 (Planning Policy Framework)** summarises the relevant policies from the National Planning Policy Framework (NPPF) and provides a summary of the adopted local planning policies which any reserved matters application will fall to be considered by.
- 1.10 **Chapter 7.0 (Consultation)** sets out the consultation which was undertaken to inform the proposals.
- 1.11 **Chapter 8.0 (Assessment of Proposals)** provides details of the material submitted as part of this reserved matters application and includes commentary on how the proposals comply with the Extant Outline Permission, and how they comply with adopted planning policy.
- 1.12 **Chapter 9.0 (Conclusion)** summarises that the application should be approved on the grounds that the proposals for the site accord with the extant Outline Permission and associated conditions, as well as adopted Planning Policy.

2.0 PLANNING CONTEXT

- 2.1 Prior to the submission of the outline planning application, there was no relevant recent planning history pertaining to the site.
- 2.2 Following extensive engagement with the community, local authority and other interested parties, an outline planning application was submitted in September 2015. This was supported by a significant level of information to demonstrate how a high quality and distinctive place to live would be achieved which responded to the opportunities and characteristics of the area.
- 2.3 Outline planning permission was granted in February 2016. A subsequent application was submitted in February 2017 under Section 73 of the Town and Country Planning Act 1990 which sought to vary conditions 3 and 23 on the outline permission, with regard to the positioning of the vehicular access to the site. This was granted permission on 5 May 2017 and forms the 'base' application for which Reserved Matters is sought.
- 2.4 The relevant approved drawings and documents under the May 2017 permission are:
- 01084_S_02_rev P3 Application boundary
 - 01084_PP_01_Rev P5 Parameter Plan: Land Use and Access
 - 01084_PP_03 Rev P5 Parameter Plan: Green Infrastructure
 - 01084_PP_02 Rev P5 Parameter Plan: Building Heights
 - 507-021 Rev A Site Access
 - 507-017 Site Access Refuse Truck Tracking
- 2.5 The plans listed above set out the approved parameters for the outline permission, as shown below.

[illegible][illegible]

Figure 3: Parameter Plan: Building Heights



- 2.6 Matters relating to detailed appearance, landscaping, layout and scale of the development were all reserved for future consideration. In addition, the Council applied 28 conditions, including a number of pre-commencement conditions as well as advisory notes. These are considered in detail in Section 3.
- 2.7 To inform the preparation of this application for Reserved Matters approval, the applicant has entered into a Planning Performance Agreement (PPA) through which discussions have been held with Arun District Council. The advice received has informed the submission of this application.

3.0 CONDITIONS AND SECTION 106 OBLIGATIONS

Reserved Matters (conditions for which this application seeks Reserved Matters Approval)

- 3.1 The following table outlines the conditions which are considered to directly inform the proposals subject of this Reserved Matters application (RMA), and therefore the conditions which this RMA seeks approval for.

No.	Condition Title	Condition
17	Landscape Management Plan	The landscape details referred to in Condition 1 shall include a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas other than privately owned domestic gardens. The landscape management plan shall be implemented in accordance with the approved details.
20	Energy	At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low-carbon energy sources or equivalent fabric first standards that would secure a 10% reduction in energy use. Details and a timetable of how this is to be achieved, including details of physical works on site, shall be submitted to and approved in writing by the local planning authority [as a part of the reserved matters submissions required by condition 2]. The approved details shall be implemented in accordance with the approved timetable and retained as operational thereafter, unless otherwise agreed in writing by the local planning authority.

Conditions requiring discharge prior to Reserved Matters approval

- 3.2 The following condition requires discharge prior to the approval of Reserved Matters layout. A separate discharge of condition application will be submitted alongside this application in order for the condition to be agreed in a timely manner, so as to not delay determination of this Reserved Matters application.

No.	Condition Title	Condition
7	Access and maintenance of watercourses	The development layout shall not be agreed until such time that arrangements for the future access and maintenance of any watercourse or culvert (piped watercourse) crossing or abutting the site has been submitted and approved in writing by the Local Planning Authority. No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities of any watercourse on or adjacent to the site.

Approved plans and documents

- 3.3 Condition 3 of the approved outline planning permission sets out the plans that the development permitted should accord with.
- 3.4 The RMA plans and documents are in accordance with the plans outlined at Condition 3.

Pre-commencement conditions

- 3.5 A separate discharge of conditions application will be submitted to coincide with the determination of this RMA and will seek to discharge conditions relating to the outline consent BE/18/17/PL. These conditions are set out below:

Condition Number	Condition Title
4	Programme of Archaeological Work
5	Surface Water Drainage Scheme
6	Maintenance and Management plan for SuDS scheme
9	Landscaping scheme
11	Schedule and sample of materials and finishes
12	Construction Management Plan

13	Phasing programme
14	Details of foul drainage system
15	Ecological enhancement scheme
18	Details of Public Open Space
21	Street Lighting Scheme
22	Details of location of fire hydrant
28	Travel Plan

Time-based conditions

- 3.6 The following table sets out all the planning conditions which were attached to the outline application that relate to timing and require no further action.

Condition Number	Condition Title
1	Application for reserved matters timing
2	Commencement of development timing
16	Hours of work
18	Timing of works, to be outside nesting season
23	Construction of vehicular access
24	Use of access

Construction stage conditions (requiring no further information to be submitted unless issues arise)

- 3.7 The table below lists the planning condition which was attached to the outline application that relates to matters that need to be taken account of during the construction stage.

Condition Number	Condition Title
8	Addressing any previously unidentified contamination

Conditions to be subject of a separate application (to be submitted at a later date)

- 3.8 The following conditions will be addressed following the determination of the RMA and prior to the commencement or occupation of the development.

Condition Number	Condition Title
10	Tree Protection
27	Roads, footways and casual parking area details
25	Provision of car parking spaces
26	Provision of cycle parking spaces

Advisory notes

- 3.9 In addition to the above planning conditions, Arun District Council included a number of advice notes to the applicant. Material to this application are the following matters:
- Any discharge to a watercourse must be at a rate no greater than the pre-development run off values.

Section 106 agreement

- 3.10 The outline planning permission was accompanied by a Section 106 legal agreement which commits the development to making significant planning obligations in addition to delivering affordable housing and public open space. The Section 106 document is available on the Council's website, and is discussed in more detail within the "Summary of Section 106 obligations" document submitted to support this application.
- 3.11 The amenity and open space schemes required by the Section 106 agreement will be submitted separately to this Reserved Matters application.

4.0 SITE DESCRIPTION AND SURROUNDINGS

- 4.1 North Bersted is located to the north of Bognor Regis, and is suburban in character, comprising predominantly 1950s and 1960s dwellings of one and two storeys with some local services and facilities, including a primary and secondary school.
- 4.2 The Site is located to the west of New Barn Lane, adjacent to the existing settlement boundary. The Application Site comprises 3.71 ha of agricultural land and is generally flat and broadly rectangular in shape.
- 4.3 There are no buildings on the site, but there are existing residential dwellings to the east and the Orchard Caravan Park to the north. To the south of the site is a public footpath (no. 134) that continues to the open fields to the west and links the site to Chichester Road, via Brazwick Avenue, to the east. Beyond the public footpath, to the south, there is a community centre with associated playing fields, known as the Jubilee Recreation Ground.
- 4.4 The site is located within walking distance of local services, including The Regis Secondary School and Southway Primary School. A copy of the site location plan is attached at Appendix 1.

5.0 THE DEVELOPMENT PROPOSALS

- 5.1 This Reserved Matters application is pursuant to BE/18/17/PL, for which the full decision notice is contained in Appendix 2.
- 5.2 The outline permission allowed for up to 90 dwellings, including 30% affordable housing and associated access, landscaping, open space and car parking.
- 5.3 Within this application, details of appearance, landscaping, scale and layout are provided in accordance with Condition 1 on the outline permission.
- 5.4 Overall, this RMA includes the following key components, which are discussed in further detail in the Assessment of Proposals chapter of this statement:
- 90 dwellings (comprising a mix of 1, 2, 3 and 4 bed dwellings in the form of flats, bungalows and houses)
 - 27 affordable homes (30%) with a mix of shared ownership and affordable rent tenure
 - Density of 24.3 dwellings per hectare (low density)
 - Compliance with the parameter plans approved at outline stage
 - New vehicular access from New Barn Lane, as approved under BE/18/17/PL
 - New pedestrian routes onto New Barn Lane and connecting to the adjacent Public Right of Way
 - Approximately 1 hectare of open space, including two LAPs and a LEAP
 - Provision of sustainable drainage systems
 - Provision of 211 car parking spaces (118 allocated and 27 unallocated/visitor spaces) in accordance with the Council's Parking Standards.

6.0 PLANNING POLICY FRAMEWORK

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 recognises that where the development plan contains relevant policies, applications for development which are in accordance with the plans should be allowed unless material considerations indicate otherwise.

National Planning Policy Framework

- 6.2 Relevant national planning policy is to be found in the National Planning Policy Framework (NPPF), published in March 2012. The relevant sections of the NPPF are summarised in the following table with consideration of how this application accords with the relevant sections. Further detail on all these aspects are included in Section 8 of this statement and within the accompanying Design and Access Statement.

Relevant sections of the NPPF	Key policy requirements	Application compliance
Presumption in favour of sustainable development - Paragraph 14	• Approve development proposals that accord with the development plan without delay; and • Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless: ◦ any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; - or ◦ specific policies in this Framework indicate development should be restricted.	The principle of development has been established through the grant of outline planning permission. This application is for the detailed matters of layout, scale, external appearance and landscaping that would require consideration.

Relevant sections of the NPPF	Key policy requirements	Application compliance
Core Principles – paragraph 17	Of particular relevance to this application are: 2 - Place Making Use a creative exercise to find ways to enhance and improve the places in which people live their lives. 4 – Design and amenity Seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; 5 – Supporting thriving rural communities Take account of the different roles and character of different areas including supporting thriving rural communities 7 – Natural Environment Contribute to conserving and enhancing the natural environment and reducing pollution. 11 - Sustainable transport Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable. 12 – Heath social and community needs	From the outline stage, a creative design process has been genuinely informed by the community and the feedback received. Details and rationale of the detailed design and layout are discussed in the Design and Access Statement which accompanies this application. The principles used follow the principles established within the outline application and parameter plans. Detailed consideration has been given to the potential impact of the proposed development on the amenity of the existing occupants of adjoining properties, with the positioning of dwellings and the internal arrangements seeking to minimise any potential for detrimental overlooking or overshadowing. The landscaping proposals have been considered in detail to ensure the proposed development integrates into the existing urban form whilst respecting and enhancing the character of the area. Section 8 of this statement and the accompanying Design and Access Statement set out in detail the approach taken to develop these detailed proposals.

Relevant sections of the NPPF	Key policy requirements	Application compliance
	Take account of and support local strategies to improve and deliver sufficient community and cultural facilities and services to meet local needs.	
Promoting Sustainable Transport – paragraphs 35,36 and 39	Paragraph 35 Identifies a number of considerations in designing and laying out schemes including prioritising pedestrian and cycle movements, ensuring access to high quality public transport, considering the needs of people with disabilities and incorporating facilities for charging plug-in and other ultra-low emission vehicles. Paragraph 36 The value of a Travel Plan as a tool to deliver sustainable transport. Paragraph 39 Discusses the factors that should be taken into account in setting local parking standards.	The design and layout of the proposal had sought to encourage pedestrian and cycle movements. For example: • Provision of footpaths throughout the site, including through the open space area and connecting the site to the existing public footpath to the south. • Cycle usage through the site is encouraged through the provision of cycle stores for every dwelling and traffic slowing measures throughout the development to encourage a pedestrian and cycle friendly environment. The level of parking provided is considered to be appropriate taking into account the local standards sought, the site's location within North Bersted and its proximity to facilities and services and public transport connections.
Delivering a wide choice of high quality homes – paragraph 50	Paragraph 50 Requires that local authorities should plan for a mix of housing types, size, tenure and range to meet the differing needs of their communities.	This development will provide 27 new affordable dwellings and a range of house types, sizes and tenures that will comply with this policy. This is described in more detail at section 8 of this statement.

Relevant sections of the NPPF	Key policy requirements	Application compliance
Requiring good design – paragraph 57, 58, 59, 61 and 62.	Paragraph 57 The importance of planning positively for high quality and inclusive design across all aspects of a development, including individual buildings and private space, is underlined Paragraph 58 Developments should improve the quality of an area in the long term, establishing a strong sense of place which is safe, accessible and visually attractive. Development should also optimise the potential of the site and respond appropriately to local character and history of the area. Paragraphs 61 and 62 The integration of new development into the natural, built and historic environment is encouraged.	As mentioned under the accordance with the NPPF core principles the details and rationale of the detailed design and layout are discussed in the Design and Access Statement which accompanies this application. The principles used follow the principles established within the outline application.
Promoting healthy communities	Highlights that well designed developments can aid social interaction and help to create healthy inclusive communities. The importance in involving local communities in planning for their areas is also highlighted.	From the outline stage a creative design process has been genuinely informed by the community and the feedback received. The site benefits from good connectivity by a range of modes to local services and facilities and the proposals have sought to integrate both with these local centres and the surrounding landscape.
Conserving and enhancing the natural environment	Sets out how development should contribute to the conservation and enhancement of the natural environment, including by minimising	The landscaping proposals have been considered in detail to ensure the proposed development integrates into the existing urban form whilst

Relevant sections of the NPPF	Key policy requirements	Application compliance
	the impacts on biodiversity and providing net gains where possible.	respecting and enhancing the character of the area. Biodiversity and ecological issues have been addressed at the outline stage, and relevant conditions have been imposed. The scheme has been developed in accordance with the agreed principles and measures.

Local Planning Policy Context

- 6.3 The development plan consists of the Arun District Local Plan 2003, West Sussex Joint Waste and Minerals Plans, and Bersted Neighbourhood Plan 2014. The Secretary of State concluded within a recent appeal at 'Land to the East of Fontwell Avenue, Fontwell' (APP/C3810/V/16/3143095), that the Council has less than two year's worth of housing land supply. As such, according to Paragraph 49 of the NPPF and the Written Ministerial Statement on Neighbourhood Planning 2016, the policies for the supply of housing within the Local Plan 2003 and the Bersted Neighbourhood Plan 2014 are considered to be out of date.
- 6.4 A new local plan is in preparation and may be a material consideration when determining Planning Applications. The Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015. The Examination into the submitted plan was commenced but is currently suspended whilst Arun District Council addresses matters raised by the Inspector.
- 6.5 Since this time, the Council has undertaken a consultation with regard to Proposed Modifications to the Arun Local Plan, which closed on 30 May 2017.
- 6.6 The table below provides a summary of the policies that are of most relevance to this proposal and a brief outline of how the application accords with them. More details on the specific aspects of the application can be found in Section 8 of this statement, the Design and Access Statement and other supporting plans and documents submitted alongside the application.

Saved Policies of the Arun District Local Plan 2003; Publication Version of the Local Plan, including modifications (March 2017); and Bersted Neighbourhood Development Plan (2014)

Policy	Requirements	Application compliance
General (GEN1, GEN3, GEN5, GEN7; SD SP1, C SP1, H SP1; ES7)	Confirms the Council's commitment to delivering sustainable development. The Local Plan 2003 sets out the requirement for 8,700 homes across the plan period up to 2011. The emerging Local Plan sets out the strategic approach to providing 20,000 homes up to 2031. The land surrounding the site is proposed to be allocated for 2,500 dwellings in the emerging Local Plan.	This application provides the details required to enable 90 dwellings to be delivered within the North Bersted area. The principle of development and technical matters were established at the time of the outline consent.
Housing type, tenure and mix (H DM1; HDQ4)	Seeks to: • deliver a balanced mix of market and affordable dwelling sizes based on SHMA recommendations. • provide a proportion of housing to meet Lifetime Homes Standard	As established at outline stage this development will provide 27 new affordable dwellings and a range of house types, sizes and tenures that complies with these policies.
Affordable Housing on Residential Development Sites (DEV 17; AH SP2)	Requires the provision of affordable housing on major housing developments. The emerging local plan policy quantifies this at 30% provision of affordable housing.	As above, this application provides the 30% affordable housing target sought in the emerging local plan, delivering a range of affordable housing types and sizes to meet local needs.
Provision of open space	Requires contribution to or provision of public open space and play equipment to	The development shall provide a large area of open space, to include two LAPs and a LEAP.

Policy	Requirements	Application compliance
(GEN20; OSR DM1;)	meet the needs of the development, in accordance with relevant strategies.	The green, open space is provided in accordance with the Green Infrastructure Parameter Plan approved at outline stage. The Section 106 agreement and condition on the outline permission require for details of the laying out, management and maintenance of the open space area.
Landscape (GEN27; LAN DM1)	Seeks to protect the character of the landscapes and the historic character and development of settlements within the District.	The landscape and relationship of the proposed development to both the surrounding countryside and settlement, has been considered in detail to ensure that the development shall integrate into the existing urban form whilst respecting and enhancing the character of the landscape. A landscape management and maintenance plan has been submitted with this application, as required by Condition 17.
Tree protection (GEN28; ENV DM4; ES6)	Seeks to prevent development where there is damage to or loss of protected trees, Ancient Woodland or trees within Conservation Areas. Where trees are lost, would require the same number of trees to be replaced. Identifies the requirements for planning applications, tree protection measures and management plans.	A tree protection plan was included in the approved drawings accompanying the outline permission. Condition 10 requires that site tree protection measures are agreed and erected prior to the commencement of development. A tree protection plan and arboricultural impact assessment have been submitted in support of this application, which identify proposed protection measures for retained and proposed trees.

Policy	Requirements	Application compliance
Biodiversity (GEN23, GEN29, GEN30; ENV DM5)	Seeks a net gain in biodiversity. Requires consideration of protected species through appropriate surveys and mitigation measures, as well as protection and enhancement of local habitats.	A Biodiversity Checklist has been submitted with this application. The relevant Ecological surveys were submitted and approved at outline stage which identified mitigation measures for protected species on the site. Conditions 15 and 19 on the outline permission respectively require a detailed ecological enhancement scheme to be submitted, and restrict development within the bird nesting season.
Sustainable Construction (GEN24; ECC SP1, ECC SP2)	Expects development to facilitate water and energy efficiency. The emerging Local Plan requires 10% of total predicted energy requirements to be produced from renewable or low carbon energy generation on site.	Condition 20 requires submission of details to show how 10% of energy supply shall be secured from renewable or low carbon energy sources or that fabric first standards would secure a 10% reduction in energy use. The proposals address energy efficiency at a number of levels. Details of the energy efficiency initiatives which are to be integrated into the overall scheme can be found in the accompanying Energy Statement.
Flood risk, Surface water and foul water drainage (GEN9, GEN11; W DM2, W DM3; ES2)	Provides the framework within which flood risk is considered. The emerging local plan requires that in areas at risk of flooding, development will only be permitted where the usual sequential/ exception tests have been satisfied and a flood risk assessment undertaken demonstrating safe access	A Flood Risk Assessment was submitted and approved at the outline stage. Conditions 5 and 6 require details of the SuDS scheme to be submitted and approved by the Council. The drainage strategy proposed includes surface water sewers, attenuation tanks and an attenuation basin. The water

Policy	Requirements	Application compliance
	and egress and that flood risk would not be increased elsewhere. Policy requires that developments demonstrate existing drainage capacity exists or appropriate capacity can be provided so as to not include flooding on or off site. The emerging Local Plan requires Sustainable Drainage Systems to be included within major and minor development proposals.	would be discharged from the site at a greenfield rate. With regard to foul drainage, Condition 14 on the outline permission requires details of a strategy to be submitted to and approved by the Council. All conditions will be subject to a separate discharge of conditions application.
Pollution and contamination (GEN31, GEN32, GEN33; QE DM1, QE DM2, QE DM4)	With regard to contaminated land, development will be permitted provided the Council is satisfied that appropriate remedial measures can be undertaken. Development must not result in pollution that harms the health and safety of communities and their environments. Where pollution is caused, or where development is sensitive to pollution, permission would only be granted where appropriate mitigation is secured and the pollution has been minimised.	The contaminated land assessment submitted at outline stage identified no onsite contamination, although some potential from off-site contamination. A condition was imposed to stop work if contamination is found and for details to be submitted and approved by the Council in that case. This addresses the issue regarding contaminated land. A further condition has been imposed with regard to the submission of a street lighting scheme. This is subject to approval by the Council and would be discharged separately to this RMA application.
Green Infrastructure (GI SP1)	The emerging local plan provides that all developments must protect and enhance existing Green Infrastructure (GI), and provide opportunities to connect existing GI and enhance it where possible.	The scheme includes the provision of a large area of open space, to provide valuable amenity and recreational space that promotes healthy lifestyles and a sense of community.

Policy	Requirements	Application compliance
Design (D SP1, D DM1, D DM2, D DM3; ES1, HDQ2, HDQ5-7)	Requires development to be of a high-quality design and integrated into its surroundings with appropriate internal and external space provision.	The proposed design, appearance and layout has been informed by the character of North Bersted and proposes traditional house forms, with a varied material choice to ensure that it will integrate with its surroundings.
Transport and movement (GEN4, GEN15, GEN16; T SP1; T DM1; GA1)	Promotes the fullest use of sustainable transport modes, encouraging reduced dependence on the private motor car. Development proposals will be expected to include a range of mitigation measures to aid this objective including seeking measures to improve public transport routes, improving the quality and quantity of cycle and pedestrian links and ensuring that new highway infrastructure helps to mitigate the impact of development.	The outline permission included a condition regarding the submission of a Travel Plan, which would aim to promote sustainable transport links. This shall be submitted separately to the Reserved Matters application. The access strategy proposed reflects that set out within the outline planning application, which was an unreserved matter and is in full accordance with the relevant highways and transportation policies of the development plan. A transport statement has been submitted with the application which demonstrates that the traffic impact work undertaken at outline stage was significantly overestimated, and therefore the actual impact would be lesser and similarly acceptable. The tracking plans demonstrate that refuse and fire appliance vehicles, as well as estate cars, can successfully manoeuvre throughout the site. Pedestrian paths have been designed into the scheme, both through the proposed

Policy	Requirements	Application compliance
		open space area and connecting to the Public Footpath to the south.
Parking provision (GEN12; HDQ8)	Requires that developments provide sufficient parking spaces to meet the adopted Parking Standards.	The proposal meets the adopted parking standards, with regard to both car and cycle parking.
Infrastructure (GEN8; INF SP1)	Requires that where the provision or improvement of infrastructure is necessary to serve new development, or mitigate its impact, this should be provided either on or off-site, or through financial contributions.	The Section 106 legal agreement accompanying the outline planning permission set out the key infrastructure requirements to be delivered to serve this development and mitigate its impact.

7.0 CONSULTATION

- 7.1 The programme of community engagement for the preparation and design of the proposals at Land west of New Barn Lane has, from the outset, been designed to not only reflect the latest guidelines but also best practice in terms of the policies set out in the Localism Bill and the National Planning Policy Framework ('the Framework').
- 7.2 The Localism Bill was introduced to Parliament on the 13th December 2010, and was given Royal Assent on the 15th November 2011, becoming an Act and enshrining the need to consult into law.
- 7.3 The Framework was published by the Government on the 27th March 2012. It forms a key part of the Government's reform of the planning system. It states that good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community. Particular regard has been had to paragraph 188 of the Framework, which states that:

"Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community"

- 7.4 Arun District Council adopted their Statement of Community Involvement (SCI) in April 2012. In relation to major development proposals, the Council's SCI encourages engagement with interested parties, stakeholders and communities as early as possible in order to add value to the process and the outcomes. Examples of how to engage are given, and range from public meetings, public exhibitions, workshops and the meeting with the town and parish councils to mail drops, neighbour notifications and use of websites.

Community engagement for outline planning application

- 7.5 The Planning Statement submitted with the outline planning application details the considerable public consultation exercises undertaken between the applicant and the community, Parish Council and local planning authority.
- 7.6 Formal events held included a meeting with Bersted Parish Council in July 2015 and a public exhibition/ Question and Answer Session in September 2015 and allowed for the

consultant team to answer any questions from residents and explain the detailed pre-application proposals. Furthermore, a consultation flyer was prepared and circulated to residents living in the North Bersted area.

- 7.7 Following the consultation exercises, a design response was prepared and included within the Design and Access Statement to show how the issues and comments raised had been addressed. The Transport Assessment, Flood Risk Assessment and Foul Water Strategy were also updated to reflect on the comments raised.
- 7.8 The success of the community engagement at that time was demonstrated by the granting of outline planning application.

Planning Performance Agreement on this RMA

- 7.9 Rather than undertaking pre-application advice, we are in the process of entering into a Planning Performance Agreement (PPA) with Arun District Council. The Department of Communities and Local Government (DCLG) introduced PPAs to allow applicants and local authorities to more effectively deal with large planning applications.
- 7.10 A fundamental principle of PPAs recognised by Arun District Council is the front loading of activity prior to the submission of the application, to ensure the application is of a high quality in terms of material submitted and content.
- 7.11 In the spirit of the PPA, we have engaged in discussions with the District Council in order to address any potential concerns or issues that may arise. These discussions have informed the final design and layout of the proposed development.
- 7.12 The information submitted with this application, including this planning statement and the Design and Access Statement, explain how the proposals subsequently evolved to demonstrate how it complies with the parameters of the outline planning application.

Subsequent community consultation

- 7.13 A separate Statement of Community Involvement (SCI) has been produced to support this application which details the community consultation undertaken with relation to this Reserved Matters Application.

- 7.14 In summary, the focus of community consultation for this RMA included a drop-in event for the local community and stakeholders, a meeting with Bersted Parish Council, a newsletter invitation to the drop-in event and pre-paid reply card for those who could not attend the event, a website and an information line and consultation email address.
- 7.15 The SCI provides a detailed breakdown of feedback received from the above consultation methods, including comments received.
- 7.16 The comments and issues raised from the consultation exercises have been incorporated into the scheme, where relevant, although it is noted that a large number of comments were received on matters that were addressed at outline stage such as traffic, flooding and access.

8.0 ASSESSMENT OF PROPOSALS

8.1 The following sections of this statement will provide an explanation of how the appearance, landscaping, layout and scale that form the current proposals address the parameters of the outline application and the design code. It also serves to address some of the additional information requirements of the Council which are expected to accompany planning applications.

8.2 Compliance with the parameters of the outline permission is also addressed in the Design and Access Statement that accompanies the application.

Principle of Development

8.3 The principle of the development of the application site has been established through the granting of outline planning permission.

8.4 As described at the outline stage, the site is well located to the existing settlement and its facilities and services, in a position adjacent to the settlement boundary. Furthermore, the site would provide much needed family homes and affordable housing, including bungalows and apartments.

8.5 Subject to planning permission being granted for this RMA, and conditions being appropriately discharged, construction is anticipated to commence in March 2018 with a 3-year building programme.

Scale

8.6 As prescribed in the outline planning permission, the development will comprise 90 dwellings, including 30% affordable housing. The development will consist of dwellings of building heights not exceeding two storeys in height, as per the parameter plan agreed at outline stage. Overall, the development would include a mix of bungalows, two storey dwellings, and two storey apartment buildings. This provision is considered to be consistent with the policies of the GEN7 of the Local Plan 2003, Policy D SP1 and D DM1 of the emerging Local Plan and HDQ2 of the Bersted Neighbourhood Plan.

8.7 Further detailed justification of the scale of development proposed is set out in the accompanying Design and Access Statement.

Housing mix, including Affordable Housing

- 8.8 The outline permission was granted subject to a Section 106 agreement which secured 30% affordable housing (27 units), of which the tenure mix was secured at 50% Affordable Rent Dwellings and 50% Intermediate Housing.
- 8.9 The submitted site layout provides 90 dwellings, 27 (30%) of which will be affordable in accordance with the outline permission and Section 106 agreement. The table below indicates the housing mix which will be provided:

Type	Tenure	Quantity
2 bed apartment	Market	5
2 bed bungalow	Market	2
2 bed house	Market	5
3 bed bungalow	Market	3
3 bed house	Market	34
4 bed house	Market	14
Sub Total		63
1 bed apartment	Affordable rent	6
2 bed house	Affordable rent	6
3 bed house	Affordable rent	2
2 bed apartment	Affordable shared ownership	5
2 bed bungalow	Affordable shared ownership	2
2 bed house	Affordable shared ownership	2
3 bed house	Affordable shared ownership	4
Sub Total		27
Total		90

- 8.10 Of the 27 affordable units provided, 14 (51%) would be Affordable rent and 13 units (49%) would be Intermediate Housing, in the form of Shared Ownership. This meets, as closely as possible, the requirements of the Section 106 agreement which requires a 50:50 split.
- 8.11 As such, the proposal complies with policy DEV17 of the Arun District Local Plan 2003, policies H DM1 and AH SP2 of the emerging Local Plan and policy HDQ4 of the Bersted Neighbourhood Plan with regard to housing mix and affordable housing provision. The proposal would further comply with the requirements of the Section 106 agreement.

- 8.12 Affordable clustering has been distributed across the site. Some of the clusters have been deliberately located in prominent positions so as not to hide them away. The clustering also assists with the management of the various tenure types of affordable dwellings.
- 8.13 As discussed within the accompanying Design and Access Statement, the layout and appearance, of the scheme has been designed so as to ensure a tenure blind development. This has been carried through to the design and quality of the affordable housing units within the development, which would not be easily distinguishable from the market housing units.
- 8.14 In order to ensure inclusivity within the site, the proposed development includes 10 units which are specifically adapted to support wheelchair users. Wheelchair parking spaces have also been provided in close proximity to these units.
- 8.15 Overall, the proposed mix of market and affordable housing would be in broad accordance with the Coastal West Sussex SHMA Update Arun Summary 2012, with the majority of units provided as 2 or 3 bed to provide for the identified need.

Layout and Design

- 8.16 Details and rationale of the detailed design and layout are discussed in the Design and Access Statement which accompanies this application. The principles used follow the principles established within the outline application.
- 8.17 The proposed layout adheres to the Land Use Parameter plan agreed at outline stage, including the single access to the south east of the site and the green open space adjacent to New Barn Lane. The layout includes a perimeter block structure as the basis of the urban form, promoting natural surveillance on the public realm and streetscene.
- 8.18 The street network would be pedestrian oriented, with pedestrian paths, dropped kerbs and tactile paving at appropriate crossing points on the primary road, and shared surfaces in certain locations for pedestrian priority. Footpaths are included throughout the site and the open space area, which additionally connects to the footpath to the south.
- 8.19 The proposal includes two LAPs and a LEAP within the open space area adjacent to New Barn Lane, which is overlooked by housing, as well as a swale feature which forms part of the proposed drainage scheme.

- 8.20 As per the Building Heights parameter plan, the development consists of bungalows and two storey dwellings, with the bungalows located to the north west and south east of the public open space.
- 8.21 Overall, the proposed layout would provide a key frontage facing New Barn Lane and the open space, with a variety of street types that reflect their primary or secondary nature. The design and layout would create a distinct urban form which responds positively to the character and appearance of the area and creates a strong sense of place.

Appearance

- 8.22 The external appearance of the development is discussed in detail within the accompanying Design and Access Statement. This works with the principles established in the outline planning application. It further demonstrates the context analysis which has been undertaken of the local area, identifying local vernacular and those aspects which have been carried forward to influence the external design of the dwellings.
- 8.23 The proposals include the use of various design features, materials and architectural elements to create design interest within the development as a whole.

Residential amenity

- 8.24 Full and detailed consideration has been given to the potential impact of the proposed development on the amenity of the existing occupants of adjoining properties, with the positioning of dwellings and the internal arrangements seeking to minimise any potential for detrimental overlooking or overshadowing. A full analysis of the relationship of the proposed development with existing neighbouring amenity is contained in the accompanying Design and Access Statement.
- 8.25 Similarly, the development has been designed to ensure that good standards of amenity are provided for future occupants. Relationships between dwellings have been carefully considered to provide high quality private amenity space which is not unacceptable overlooked or overshadowed. Generous proportions of public open space will be provided and the public realm has been designed to ensure good natural surveillance and safe environments for people to walk, cycle and play.

Landscape and Arboriculture

- 8.26 The landscape proposals are considered to be of fundamental importance in creating the appropriate setting for the proposed development and its integration into the existing urban form. The strategy relating to the landscape proposals is set out in detail in the accompanying Design and Access Statement and accompanying landscape plans and documents.
- 8.27 In summary, the landscape strategy seeks to maintain a naturalistic character to the site's boundaries, having due regard to the relationship between the development and New Barn Lane to the east, the adjacent footpath to the south, the open land to the west and the caravan park to the north. The landscape strategy would include the retention of the tree line along the northern boundary, and a linear landscaped buffer along the eastern and western boundaries.
- 8.28 Throughout the site, street trees, hedging and grass areas would create an attractive, green development that would integrate with the sites rural surroundings to the west. Appropriate planting of the open space areas and the retention of trees would provide opportunity for biodiversity enhancement, as identified within the Ecological Enhancement Strategy.
- 8.29 A Soft Landscape Management and Maintenance Plan has been submitted to support this application, in accordance with Condition 17 of the outline permission, which fully details who is responsible for the maintenance and management of the landscaped areas, the required works to be undertaken by the responsible party, and at what frequency this should be done.
- 8.30 An Arboricultural Impact Assessment/ Method Statement and a Tree Report have been submitted in support of this application which identify the tree constraints on the site and the proposed methodology for the trees identified for removal, retention or planting on the Tree Protection Plan. This will ensure that any trees for retention are protected and trees to be planted have the best opportunity to survive and mature.
- 8.31 Overall, the development would have a series of landscape areas, including a focal open space area adjacent to New Barn Lane, street trees, hedging and grassed areas along the street network, and tree planted boundaries. The cumulative effect of the landscaping would be to create an attractive development for future residents that integrates with its surroundings and encourages biodiversity enhancement.

Open space and amenity space

- 8.32 The proposed open space and amenity space within the development have been developed in accordance with the Green Infrastructure Parameter Plan submitted and approved at outline stage which identified a total of 1 hectare of open space which includes 0.76ha of public open space and 0.24 ha of other green space, such as retained vegetation buffers on the western, northern and southern boundaries.
- 8.33 The proposal will include a linear public space along the north-eastern boundary of the site, which opens out into a larger park area approximately halfway up the site which will comprise two Local Areas of Play (LAPs) and a Local Equipped Area of Play (LEAP), as of well as a swale and open green space. The green space shall be overlooked by housing to the north, south and west to ensure natural surveillance of the public space.
- 8.34 The LAPs shall include balancing beams, stepping logs and boulders. The LEAP shall include the same, as well as a rope course, balancing blocks, swing and climbing nets. All play areas would be laid with grass, grass matting and safety matting where required. The play areas would not be fenced, as per advice from Play England, but a hedge would be planted along the north-eastern boundary of the LEAP to prevent children from running into the swale. While the hedge is maturing, there will additionally be a post and rail fence along this boundary.
- 8.35 The proposed development will also include a significant amount of tree planting along the street network to create a high quality, attractive public realm.
- 8.36 The Section 106 agreement secures the submission of an open space scheme prior to occupation of the development and an amenity space scheme prior to commencement of development. These are required to provide detail of boundaries, construction and servicing/planting and delivery. The open space scheme is further required to provide detail of maintenance and management of the open space. These schemes shall be submitted separately from this Reserved Matters submission.

External and internal space standards

- 8.37 The Council's current Local Plan (2003) does include policy for external or internal space standards. However, since the adoption of the Local Plan, the Government has published "Nationally Described Standards" which aim to provide local authorities with guidance over appropriate living space standards for new dwellings.

- 8.38 The emerging Local Plan, as consulted on earlier in 2017, includes policies D DM2 and D DM3 with regard to internal and external space standards respectively. Policy D DM2 requires that internal spaces meet the Nationally Described Standards and Policy D DM3 provides the appropriate amount of garden space and depth per dwelling size.
- 8.39 All the proposed dwellings will meet the internal space standards as per the 'Technical Housing Standards – nationally described space standard'.
- 8.40 All gardens will have a minimum depth of 10m, in accordance with Policy D DM3. Whilst some of the houses do not quite meet the garden area size required by Policy D DM3, the Council has previously approved applications with a minor shortfall in garden area, as is the case in this instance. "Land west of Westergate Street and East of Hook Lane, Westergate", reference AL/107/16/RES, is an example of this position being taken by the Council.
- 8.41 Overall, given that the emerging Local Plan has not been through examination, the policies contained within are not afforded significant weight. The proposed development has been designed to comply with the space standards as closely as possible, and would allow for acceptable living conditions and amenity space for future residents.

Access and accessibility

- 8.42 The site benefits from good connectivity to local services and facilities within Bersted and Bognor. The nearest bus stop is located 425m in distance from the centre of the site which provides a regular service to Bognor Regis, Chichester, Havant and Portsmouth. Bognor Regis railway station is 2.7km to the south, with car and cycle parking provision. As such, there are strong sustainable transport links between the site, Bognor Regis and the wider region.
- 8.43 The matter of access was not reserved at outline stage, and therefore has been agreed in principle. This Reserved Matters is pursuant to the approved Section 73 application BE/18/17/PL, which sought an amendment to the location of the access granted under the original outline permission.
- 8.44 The proposed layout and access point correspond with that approved under BE/18/17/PL.
- 8.45 As such, the vehicular access to the site shall be located in the south-east corner of the site, from New Barn Lane. Pedestrian access to the site shall be positioned in the south

east and south west corner of the site, to connect with the existing Public Footpath, as well as good provision of pedestrian links across the site and through the area of open space adjacent to New Barn Lane.

- 8.46 The internal road layout has been designed in accordance with the design principles for Manual for Streets (Department for Transport, 2007). The exact widths of the roads are noted within Section 3.5 of the Transport Statement, and where footpaths are provided they will be 2m in width. Elsewhere, a shared surface is proposed. The swept path analysis plans appended to the Transport Statement demonstrate that refuse and emergency vehicles can manoeuvre throughout the site.
- 8.47 Overall the access strategy proposed reflects that set out within the outline planning application, which was an unreserved matter and is in full accordance with the relevant highways and transportation policies of the Local Plan.

Traffic impact

- 8.48 A Transport Assessment was submitted as part of the outline application. The traffic impact of 90 new homes was accepted at the outline stage with appropriate mitigation secured through the Section 106 agreement. This mitigation involves the contribution towards a Traffic Regulation Order, which would involve the installation of waiting restrictions in the vicinity of the site, if monitoring deems this necessary.
- 8.49 The Transport Statement submitted with this application demonstrates that the traffic impact was overstated at outline stage, and would in fact be lesser. Given that the report submitted to support the outline permission was accepted by Arun District Council and West Sussex County Council, the lesser impacts identified by the updated traffic generation exercise would be similarly acceptable.

Travel Plan

- 8.50 In pursuit of reducing the impact of car travel, the need to travel by car and increasing sustainable travel practices, Condition 28 on the outline planning permission requires a Travel Plan to be approved prior to occupation of the development. As described in Section 3, the Travel Plan shall be submitted separately to discharge the requirements of this condition.
- 8.51 Nevertheless, the Travel Plan will have the following objectives:
- To support a range of sustainable transport alternatives

- To develop awareness of options for sustainable travel to and from the site
- To promote car sharing, walking, cycling and public transport use
- To manage car parking demand across the development and minimise the impacts of car based travel.

Car parking

- 8.52 The matter of car parking was conditioned under the outline permission. A Discharge of Condition application shall be submitted separately to this Reserved Matters Application (RMA) to discharge Condition 25.
- 8.53 Nevertheless, for the purposes of this RMA, the parking strategy for the site has been informed by the parking standards adopted by the Council in 2012, as well as the policies of the Bersted Neighbourhood Plan. The strategy seeks to provide for an appropriate level of parking, designed to take into account the particular constraints and opportunities available within the site.
- 8.54 As per the Transport Statement, the proposal will provide 211 parking spaces, of which 186 will be allocated and 25 unallocated, or visitor, spaces. The proposed parking provision is in full accordance with the West Sussex County Council parking calculator, and is in excess of the Neighbourhood Plan requirements. An additional 5 visitor bays shall be provided off site on New Barn Lane to the south east of the access point.
- 8.55 The proposal would additionally provide wheelchair spaces to serve the 10 dwellings designed for wheelchair users.
- 8.56 The internal streets have been designed to be sufficiently wide to accommodate additional occasional parking without obstructing access for refuse, emergency or fire vehicles.
- 8.57 The proposal includes a mix of driveways, garages, parking courts and visitor parking which have been designed to ensure that they accord with the principles of creating a safe and inclusive development. Where it is necessary to cluster parking provision in particular areas of the site, landscaping has been incorporated to ensure a high quality public realm.
- 8.58 As demonstrated above, the proposed parking provision meets the requirements of the Council's Parking Standards, and therefore accords with Policy GEN12 of the Arun District Local Plan 2003 and Policy HDQ8 of the Bersted Neighbourhood Plan 2014.

Cycle parking

- 8.59 The matter of cycle parking was conditioned under the outline permission. A Discharge of Condition application shall be submitted separately to this RMA to discharge Condition 26.
- 8.60 Nevertheless, for the purposes of this RMA, secure storage for cycling will be located within the curtilage of each house in a store or shed, and within a dedicated store in close proximity to, or within, the apartment buildings. The proposed cycling parking will be in compliance with the cycle parking standards of Arun District Council and Policy HDQ7 of the Bersted Neighbourhood Plan 2014.

Bin and recycling storage

- 8.61 Refuse storage is provided on plot either within garages, to the rear of each dwelling or in a dedicated bin/cycle store for the proposed apartment buildings. As discussed previously and within the submitted Transport Statement, provision for servicing of the site is provided with adequate on-site turning facilities for refuse and emergency vehicles, therefore ensuring such vehicles can enter and exit the proposed development site in a forward gear.
- 8.62 In keeping with Manual for Streets guidance (paragraph 6.8.9) and Building Regulations guidance, bins have been located within 25m carry distance of refuse vehicle and within 30m from a resident's boundary.

Sustainability

- 8.63 The proposed development has been designed with the key principles of sustainable development at the heart of the process. The proposals include a number of key sustainable planning principles as follows:
- A sustainable housing mix with a good mix of house types and tenures to meet the lifecycle needs of the community
 - A network of permeable streets and footpaths that connects the site to local facilities and the town centre by foot, cycle and public transport to help reduce trips by private car
 - A surface water drainage strategy designed to address the impact of climate change integrated into the scheme landscaping to minimise any incidents of surface water flooding
 - The integration of waste recycling facilities for all properties with easy to access

bin stores located to the rear of properties to help encourage recycling

- Buildings constructed to the relevant energy efficiency requirements of building regulations including part L and condition 20.

Energy Strategy

- 8.64 Condition 20 of the outline permission requires that at least 10% of the energy supply of the development be secured from renewable or low carbon energy sources, or equivalent fabric first standards that would secure a 10% reduction in energy use. The condition requires that this detail be submitted with any reserved matters application.
- 8.65 The Energy Statement which supports this application provides detail to discharge the above condition.
- 8.66 In summary, a 7.74% reduction is achieved through improved fabric measures such as improvements to insulation, a reduction in thermal bridging and unwanted air leakage paths and further passive design measures. The remaining 2.26% reduction is met through low carbon and renewable energy systems. The renewable and low carbon technologies considered feasible for this development are a mixture of biomass heating, solar thermal collectors and solar photovoltaic panels on dwellings, the latter being the preferred option in combination with the fabric measures.
- 8.67 Overall, a 10.03% reduction in energy is achieved through the above measures, in compliance with Building Regulations and Condition 20 of the outline permission.

Ecology

- 8.68 The ecological interest in the site has been wholly taken into account throughout the evolution of the development proposals for the site. Crucial to this has been the commissioning of an ecological enhancement scheme, as required by Condition 15 on the outline permission. As described in Section 3, details will be submitted separately to discharge the requirements of this condition.
- 8.69 Nevertheless, for clarity and completeness, the Ecological Enhancement Strategy proposes the following mitigation measures:
- Planting of species-rich wildflower grassland within the open space to the east of the site
 - Temporary protective fencing installed around the treeline adjacent to the

northern boundary of the site

- Avoidance of increased lighting on hedgerows and treelines to protect bats. Furthermore, use of low pressure sodium lamps for external lighting, bolster planting to create additional foraging opportunities, and provision of new roosting places in the form of bat boxes on mature trees.
- Clearance of vegetation outside of main bird breeding season and provision of nest boxes on retained trees.

8.70 Overall, the proposed development would not be harmful to protected species and would incorporate mitigation measures to provide the opportunity for biodiversity enhancement within the site.

Surface Water Drainage

8.71 A Drainage Plan has been submitted to support the application. All houses and roads will drain via gravity to new surface water sewers located within the carriageway. The northern surface water sewers will drain into an attenuation tank situated in the north east open space area. This in turn will drain into the ditch network situated to the north. The southern sewers will drain into the attenuation basin located in the central open space which then drains into the local surface water sewer network situated at the site entrance.

8.72 The discharge from all attenuation features will be controlled to the green field run off rate for the development and sized to store and control the run off from the 1:100 year + 40% climate change storm events as required by the Environment Agency to prevent downstream flooding. The controlled run off from the attenuation basins will discharge into the existing surface water sewers located within New Barn Lane.

8.73 Details of management and maintenance of the SuDS scheme will be submitted separately to discharge Condition 6 of the outline permission.

8.74 Condition 7 on the outline permission requires details for the arrangements for the future access and maintenance of any watercourse or culvert crossing or abutting the site. As stated within Section 3, a separate application shall be submitted alongside this application to discharge this condition.

Foul Water Drainage

- 8.75 All houses will drain via gravity to new foul sewers located within the carriageway. The houses in the northern part of the development will drain to a new pump station situated on the eastern boundary. This pump station will be designed to store for 24 hours the run off from these properties and discharge via a new rising main into the sewers situated in the southern part of the development. The sewers in the southern part of the development will drain via gravity off site into the sewers situated within New Barn Lane.

Contaminated land

- 8.76 A desk based contaminated land and geotechnical assessment was submitted to support the outline permission which identified that there are no potential on-site sources of contamination. However, a number of potential off-site sources of contamination were identified.
- 8.77 As a result, a condition was imposed on the outline permission which requires that in the event contamination is found, works stop and a remediation strategy be submitted to, and be approved by, the local planning authority. In the event that contamination is found, the requirements of this condition shall be followed and discharged at the relevant time.

Planning Obligations

- 8.78 The Section 106 legal agreement accompanying the outline planning permission commits the development to making significant planning obligations. These are set out in full in the supporting document "Summary of Section 106 Obligations".

9.0 CONCLUSIONS

- 9.1 The proposed scheme has been prepared within the context of the approved outline planning permission and its relevant conditions. It has also taken account of feedback from subsequent consultation with officers from Arun District Council, and community consultation events including a drop-in event and meeting with the Parish Council.
- 9.2 Careful consideration has been given to the design of the development, to be in keeping with the character of the surrounding area. The Design and Access Statement, which supports the Reserved Matters Application, discusses the analysis, evolution and design approach which has been undertaken in order to inform the scale, design, layout and appearance of the proposed development.
- 9.3 The Design and Access Statement further demonstrates how the proposed development has been designed in accordance with the parameter plans agreed at outline stage, with a large area of open space adjacent to New Barn Lane, and a mixture of single storey and two storey dwellings.
- 9.4 The proposals provide for a good mixture of dwelling types, including bungalows, two storey dwellings and apartments, as well as a notable proportion of 2 and 3 bedroom homes. The combination of these will provide a balanced community which responds to the need of the market. The proposals also provide for 30% affordable housing to help address some local affordable needs.
- 9.5 Overall, the proposals reflect the principles set out in the outline permission and Section 106 agreement, and accord with detailed national, local and neighbourhood plan policies. It is therefore requested that Reserved Matters be approved accordingly.

Appendix 1

Site Location Plan



PROJECT
Land West of New Barn Lane
North Bersted Bornor Regis
Linden Homes South

Project type Residential	Drawing classification	Work stage Site Layout
-----------------------------	------------------------	---------------------------

DRAWING TITLE
Location Plan

SCALE 1:2500	SHEET SIZE A3	SHEET No. 1 of 1	DRAWN ML	CHKD ML	DATE 15/08/17	CAD FILE
-----------------	------------------	---------------------	-------------	------------	------------------	----------

Detail Planning

The Studio, Unit 17, Vicarage Farm, Winchester Road,
Fairroak, Hampshire. SO50 7HD
023 8069 7010
enquiries@urbanpulsedesign.co.uk www.urbanpulsedesign.co.uk

16-1103-001

Appendix 2

Outline Permission Decision Notice



Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management
Procedure) (England) Order 2015
Application for Planning Permission
DECISION NOTICE

Application Ref: BE/18/17/PL

1 To Addressee

Barton Willmore Planning
 7 Soho Square
 London

W1D3QB

2 Site Address

Land west of New Barn Lane
 Bersted

3 Description of Development

Variation of condition 3 for approved plans & 23 for vehicular access imposed under BE/142/15/OUT. This application is a Departure from the Development Plan.

In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans and subject to compliance with the following conditions and Section 106 Agreement.

- 1 The permission hereby granted is an outline permission under s92 of the Town and Country Planning Act 1990 (as amended) and an application for the approval of the Local Planning Authority to the following matters must be made not later than the expiration of 2 years beginning with the date of this permission:-

- (a) Layout;
- (b) Scale;
- (c) Appearance;
- (d) Landscaping.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be begun either before the expiration of 3 years from the date of this permission, or before expiration of 1 year from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

- 3 The development hereby approved shall be carried out in accordance with the following approved plans:

01084_S_02_Rev P3	Application Boundary
01084_PP_01_Rev P5	Parameter Plan: Land Use and Access
01084_PP_03 Rev P5	Parameter Plan - Green Infrastructure
01084-PP_02 Rev P5	Parameter Plan Building Heights
507-021 Rev A	Site Access
507-017	Site access refuse truck tracking - site access

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 4 No development shall take place within the area indicated until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

Reason: The site is of archaeological significance in accordance with Arun District Local Plan Policy GEN7.

- 5 Development shall not commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority.

The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, the recommendations of the SUDS Manual produced by CIRIA.

Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage.

No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

- 6 Development shall not commence until full details of the maintenance and management of the SUDs system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturers recommended design life. Upon completed construction of the SuDs System, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: To ensure the efficient maintenance and on going operation of the SuDs system and to ensure the best practice in line with guidance set out in 'The SuDs Manual' CIRIA publication ref: C753 Chapter 32.

- 7 The development layout shall not be agreed until such time that arrangements for the future access and maintenance of any watercourse or culvert (piped watercourse) crossing or abutting the site has been submitted and approved in writing by the Local Planning Authority.

No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities of any watercourse on or adjacent to the site.

Reason: To ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion.

- 8 If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with Arun District Plan policy GEN7.

- 9 No development shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme including details of hard and soft landscaping and details of existing trees and hedgerows to be retained, together with measures for their protection during the course of the development. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with policy GEN7 of the Arun District Local Plan.

- 10 No development including site access, demolition or associated construction activities, shall take place on the site unless and until all the existing trees/bushes/hedges to be retained on the site have been protected by a fence in accordance with BS5837 (2012) and Section 9, to be approved by the Local Planning Authority for erection around each tree, group of trees and vegetation to a distance of 15m or to the Root Protection Area (RPA) as calculated in accordance with Table 2 of BS5837 (2012) to be agreed in writing by the Local Planning Authority. Within the areas so fenced off the existing ground must not be cultivated, nor must it be lowered or raised or added to by the importation and spreading of top soil unless agreed by the Local Planning authority. There must be no materials, temporary buildings, plant machinery or surplus soil shall be placed or stored thereon without prior written approval of the Local Planning Authority.

No trenching should occur within the protective fencing surrounding the Root Protection Area. If however there is no alternative but to locate the services then its encroachment into the Root Protection Area must be kept to a minimum and where the roots should be exposed using compressed air technology, such as the air spade to reduce damage caused by mechanical methods. If roots requiring severance to allow for the passage of services is necessary then an arboriculturist would be required to assess and determine whether the loss of the roots would be detrimental to the continued health and stability of the affected tree.

Reason: To ensure the retention and maintenance of trees and vegetation which is an important feature of the area in accordance with policy GEN7 of the Arun District Local Plan.

- 11 No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls (and roofs) of the proposed buildings have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the development.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and in accordance with policy GEN7 of the Arun District Local Plan.

- 12 No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,
- the anticipated number, frequency and types of vehicles used during construction,
 - the method of access and routing of vehicles during construction,
 - the parking of vehicles by site operatives and visitors,
 - the loading and unloading of plant, materials and waste,
 - the storage of plant and materials used in construction of the development,
 - the erection and maintenance of security hoarding,
 - the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
 - details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

- 13 Prior to the commencement of development, a plan shall be submitted to the Local Planning Authority to show how the development shall be divided into phases and a phasing programme for the entire site shall be submitted in writing to the Local Planning Authority.

Reason: For the avoidance of doubt.

- 14 Prior to the commencement of construction works details of a proposed foul drainage system shall be submitted to and approved in writing by the Local Planning Authority (including details of its siting, design and subsequent management/maintenance) and no dwelling shall be occupied until works for the disposal of sewage have been fully implemented in accordance with the approved details.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Local Plan.

- 15 Prior to the commencement of construction works on each phase of the development of any preparatory works a detailed ecological enhancement scheme (which shall include the installation of bat boxes throughout the site) shall be submitted to the LPA for approval and will be based on the recommendations within the supporting ecological statement and as appropriate. All approved details shall then be implemented in full and in accordance with the agreed timings and details.

Reason: This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with national guidance and Policy GEN23 and GEN29 of the Arun District Local Plan (2003).

- 16 No operational or construction vehicles shall be operated on the site except between the hours of:
- 7.00 and 19.00 on Mondays to Fridays inclusive
7.00 and 13.00 on Saturday
Not at any time on Sundays or Public Holidays
- Reason: In the interests of amenity in accordance with Arun District Local Plan policies GEN7 and GEN32.
- 17 The landscape details referred to in Condition 1 shall include a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas other than privately owned domestic gardens. The landscape management plan shall be implemented in accordance with the approved details.
- Reason: In the interest of amenity and the environment of the development in accordance with policy GEN7 of the Arun District Local Plan.
- 18 No development shall take place until details of laying out, timetable for provision and future maintenance of Public Open Spaces has been submitted to and approved by the local planning authority. The layout details submitted in compliance with Condition 1 shall define the boundaries of such areas, their proposed use, the items of equipment, means of enclosure and all other structures to be installed. The development shall be carried out in accordance with the approved details.
- Reason: To ensure that the informal open space, which is considered a necessary part of the development, is provided to an acceptable standard within an agreed timescale in accordance with policies GEN7 and GEN8 of the Arun District Local Plan.
- 19 No demolition, ground clearance or vegetation clearance works shall take place within the bird nesting season (between 1 March and 31 August inclusive in any year). If such works cannot be undertaken outside of the nesting season, a nesting bird check shall be required, which should be undertaken by a suitably qualified ecologist immediately prior to the works taking place. Subsequently if any active nest sites are identified, these nests should remain undisturbed until all the young have fledged naturally.
- REASON: To minimise disturbance to nesting birds.
- 20 At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low-carbon energy sources or equivalent fabric first standards that would secure a 10% reduction in energy use. Details and a timetable of how this is to be achieved, including details of physical works on site, shall be submitted to and approved in writing by the local planning authority [as a part of the reserved matters submissions required by condition 2]. The approved details shall be implemented in accordance with the approved timetable and retained as operational thereafter, unless otherwise agreed in writing by the local planning authority.
- Reason: In order to seek to achieve high levels of energy efficiency in accordance with the aims of the NPPF.

- 21 No development shall take place until a street lighting scheme has been submitted and approved in writing by the Local Planning Authority. This must comply with the Institute of Lighting Engineers Guidance Notes for the reduction of obtrusive light.
- Reason: To enable the LPA to control the development in detail in the interests of residential amenity and in accordance with GEN7 of the Arun District Local Plan and also to ensure there is no impact on Bats within the vicinity of the site.
- 22 Prior to the commencement of the development details showing the proposed location of one fire hydrant (in accordance with the West Sussex Fire and Rescue Guidance Notes) shall be submitted to and approved in writing by the Local Planning Authority in consultation with West Sussex County Council's Fire and Rescue Services. These approvals shall not be unreasonably withheld or delayed.
- Prior to the first occupation of any dwelling unit forming part of the proposed development that they will at their own expense install the fire hydrant (or in a phased programme if a large development) in the approved location to BS 750 standards and arrange for their connection to a water supply which is appropriate in terms of both pressure and volume for the purposes of fire fighting. The fire hydrant shall thereafter be maintained as part of the development by the water undertaker at the expense of the Fire and Rescue Service if adopted as part of the public mains supply (Fire Services Act 2004).
- Reason: In the interests of amenity and in accordance with policy GEN7 of the Arun District Local Plan 2003
- 23 No development shall commence until the vehicular access serving the development has been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.
- Reason: In the interests of road safety.
- 24 The use of the new access shall not commence until visibility splays of 2.4 metres by 43 metres have been provided at the proposed site vehicular access onto New Barn Lane in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.
- Reason: In the interests of road safety.
- 25 No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.
- Reason: To provide car-parking space for the use.

- 26 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.
- 27 No part of the development shall be first occupied until the road(s), footways, and casual parking areas serving the development have been constructed, surfaced and drained in accordance with plans and details to be submitted to and approved by the Local Planning Authority.
Reason: To secure satisfactory standards of access for the proposed development.
- 28 No part of the development shall be first occupied until such time as a Travel Plan Statement has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan Statement shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.
Reason: To encourage and promote sustainable transport.

29 INFORMATIVE

Please note that related to this permission there is an agreement under Section 106 of the Town & Country Planning Act 1990.

INFORMATIVE:

The reserved matters application will provide full details of all roads and footpaths associated with the development. In the event that neighbouring land is approved for development at some point in the future this layout must include footpath and pedestrian links right up to the boundary to ensure access.

INFORMATIVE:

If there is a requirement for security lighting during construction or proposed at any dwelling prior to installation the lighting details must be provided to and approved by the Local Planning Authority.

INFORMATIVE:

Section 59 of the 1980 Highways Act - Extra-ordinary Traffic

The applicant is advised to enter into a Section 59 Agreement under the 1980 Highways Act, to cover the increase in extraordinary traffic that would result from construction vehicles and to enable the recovery of costs of any potential damage that may result to the public highway as a direct consequence of the construction traffic. The Applicant is advised to contact the Highway Officer (01243 642105) in order to commence this process.

INFORMATIVE:

Section 278 Agreement of the 1980 Highways Act - Works within the Highway

The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

INFORMATIVE:

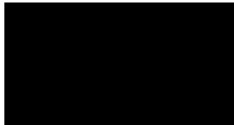
Section 38 Agreement of the 1980 Highways Act - Provision of Adoptable Highway

The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the proposed adoptable on-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that any works commenced prior to the S38 agreement being in place are undertaken at their own risk.

INFORMATIVE:

The development shall not proceed until formal consent has been approved in writing from the Lead Local Flood Authority (WSSC) or its agent (ADC) for the discharge of any flows to watercourses, or the culverting, diversion, infilling or obstruction of any watercourse on the site.

Any discharge to a watercourse must be at a rate no greater than the pre-development run off values.



Neil Crowther
Group Head of Planning

Case Officer: David Innes

Date of Decision:

5 May 2017

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against this planning application decision, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 12 weeks of the date of this notice, whichever period expires earlier.

Otherwise, if you want to appeal against this decision then you must do so within 6 months of the date of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on highway land).

bartonwillmore.co.uk

TOWN PLANNING
MASTERPLANNING & URBAN DESIGN
ARCHITECTURE
LANDSCAPE PLANNING & DESIGN
PROJECT MANAGEMENT
& COST CONSULTANCY
ENVIRONMENTAL
& SUSTAINABILITY ASSESSMENT
GRAPHIC DESIGN
PUBLIC ENGAGEMENT
RESEARCH

*All Barton Willmore
stationery is
produced using recycled
or FSC paper and
vegetable or based inks.*