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18th January 2021

Bognor Regis
24 Bonnar Road, Selsey
Windrush
Chichester
West Sussex
PO20 9AT

Case Officer: Amy Myer
Telephone: 01903 737776
Email: amy.myer@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Application No: BE/148/20/OUT
Site Address: Nursery Fields Land to the North of Chalcraft Lane West Bersted PO21 5TS
Description of works: Outline application for all matters reserved, with the exception of site access, to provide up to 225 residential units with associated infrastructure, open space and vehicular and pedestrian access. This application affects a Public Right of Way.

Thank you for your internet representation made on 15th January 2021 which has been recorded as no objection with the comments as follows:

OWPC32942

(1 of 4)

Dear Sirs,

Re: BE/148/20/OUT

Nursery Fields, Land to the North of Chalcraft Lane, West Bersted, PO21 5TS
Outline application with some matters reserved to provide up to 225 residential units with associated infrastructure, open space and vehicular and pedestrian access.

In preparing its response to this application the Board has taken into consideration both the strategic development vision and policies as outlined in the Arun Local Plan 2011-2031, the Bersted Parish Neighbourhood Development Plan and the West Bersted Framework Masterplan, as endorsed by Arun District Council on 30th September 2020. Furthermore, the Board endorses and promotes the established placebranding values for Bognor Regis, as follows:

BOLD - A beacon for a bold future
INNOVATIVE - Blue sky thinking
FUN - Ready for fun

Whilst, in summary, the Board offers no objection to the proposal, the applicant is encouraged to demonstrate

greater ambition and commitment as outlined in our comments below.

The Nursery Fields site is situated within the Local Plan strategic site allocation of SD3 West Bersted, with access on to Chalcraft Lane and lying behind the Chalcraft Nursery site BE/81/20/OUT (currently under determination for an outline application for up to 20 residential units and 2,240 sqm of mixed commercial use).

SD3 West Bersted, being a greenfield site at the edge of existing development, represents both a chance and a responsibility to build a community for the future. An opportunity to go beyond the expected, to think boldly about transformative impact, to make a step change towards a low/zero carbon development and to bring enjoyment & fun to the resident communities.

This application, sited within the boundary of SD3, could rightly be regarded as a test of the commitments laid out in the wider site's Framework Masterplan. The Board would therefore challenge the applicant, the local planning authority and any future developers to be truly ambitious for the wider Bognor Regis area in their vision and responsibility to sustainability, viability, inclusivity, connectivity and creativity to deliver the legacy of a happy, healthy, integrated, welcoming and sustainable community.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at [:https://www.arun.gov.uk/planning-decision-process](https://www.arun.gov.uk/planning-decision-process).

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.