

Established in 2007, the Board is an independent, non-profit organisation.

www.bognorregisregenerationboard.com

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Vice Chairman: District Cllr Francis Oppler

Planning
Arun District Council
Town Hall
Clarence Road
Bognor Regis
West Sussex
PO21 1LD

By Email: planning@arun.gov.uk; amy.myer@arun.gov.uk

15th January 2021

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.

The Board notes that this is an outline application, with the applicant seeking approval for access arrangements with all other matters reserved.

Regarding the proposed access arrangements, the Board would comment as follows:

- The proposed access from Chalcroft Lane, shared with the application Chalcroft Nursery site BE/18/20/OUT, as a simple junction with no signal controls, is consistent with the West Bersted Framework Masterplan. Clarity is given in the Transport Assessment that traffic data collected in 2018 has been subject to an allowance for growth associated with committed development totalling 1,214 dwellings and 1,542 sqm of commercial development. Additionally, the TA states that whilst bus links and/or emergency vehicle access might be a future consideration for cross boundary connection, the proposed access has been designed to accommodate only the assessed vehicle numbers associated with the Nursery Fields application and that of Chalcroft Nursery BE/81/20/OUT.
- The Green Infrastructure Parameter Plan describes the proposed layout of the primary route with cycle/pedestrian access only to the wider West Bersted site. Clarity on the likelihood & type of vehicular connection should be provided.
- The Board notes the provision of pedestrian and cycle ways running parallel to the proposed access road.
- Given that the proposed access road is shared across two sites, the Board would encourage the applicant to work with the local planning authority and potential developers to ensure that the needs of pedestrians and cyclists are considered in the phasing of the construction cycle.
- The Board would encourage the early prioritisation of the proposed Toucan crossing installation to enable safer use of existing pedestrian and cycleways along Chalcroft Lane during the construction phase.
- Use of local suppliers and tradespeople should be strongly encouraged and in support, preferred routes to site should be identified and agreed as a condition of approval to minimise the impact on local residents and the local road network.

Whilst appearance, landscaping, layout and scale are reserved matters, the Board has considered the information provided in support of the application and comments as follows:

- The Board notes the concerns raised by Bersted Parish Council in respect of assessed sewerage capacity within the Utilities & Waste Water Assessment. Long term solutions to waste water management which minimise impacts on the local population and road network are key to delivering happy, integrated and sustainable communities and satisfactory resolution of this issue should be sought prior to final approval of reserved matters.
- The Board welcomes the commitment demonstrated to sustainable transport methods and local connectivity outlined within the Framework Travel Plan.
- The Board notes the proposed provision and layout of open space, allotments, trails and play areas to enhance the human experience and support residents' wellbeing, enjoyment and sense of place but would highlight the need, where the ongoing maintenance of these areas are suggested to be vested in management companies and/or the local community, to

ensure that sufficient resourcing is provided to support the long-term stability & effectiveness of such arrangements.

- The limited provision for sustainable energy systems as laid out in the application documents represents a missed opportunity and we would encourage that the scope & aspiration of this element be reconsidered to provide meaningful delivery of proven & innovative technologies at construction stage, such as greywater systems, the installation of photo voltaic arrays, ground source heat pumps and district heating and cooling systems (<https://energysavingtrust.org.uk/service/district-heating/>).
- Going forward, the Board would encourage the applicant and/or future developer to establish a holistic sustainability strategy for the site to include environmental enhancement & protection, energy use, design, materials, water use/recovery and waste minimisation and to outline this for each development phase; construction, delivery and ongoing management.

Overall, we note that the application is likely to deliver the following benefits:

- New residential units in a strategic site allocation identified through the Local Plan.
- The proposed residential units will assist in meeting local housing targets.
- Delivery of affordable housing units supports social inclusion and community sustainability.
- The provision of sustainable energy systems such as electric car charging points.
- The delivery of associated community facilities such as allotments and play areas.

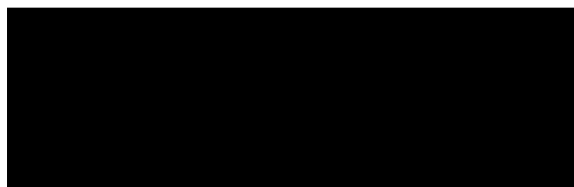
The Bognor Regis Regeneration Board is a unique private and public partnership established in 2007. It brings together leading representatives from the key public, private and community stakeholders in Bognor Regis. The Board has three overarching key objectives:

1. To collectively promote Bognor Regis as a great place to live, work, visit and invest
2. To consider, give opinion and comment upon how and to what extent planned and proposed developments contribute to:
 - the town's growth and development;
 - addressing and overcoming the town's socio-economic challenges; and,
 - maximising benefits and opportunities for the town.
3. To consider and evaluate strategies which impact upon the economic growth of Bognor Regis and offer comment, opinion and where appropriate modifications.

The Board is independent and not a part of, or a subsidiary body of, any organisation or agency.

Thank you for taking the time to consider the Board's representations.

Yours sincerely,



Rebecca White
Advisor
Bognor Regis Regeneration Board

From: Amanda Scholes on behalf of Planning.Responses
Sent: 19 January 2021 10:26
To: Planning Scanning
Subject: FW: BE/148/20/OUT
Attachments: 15Jan21 BE-148-20-OUT Nursery Fields Bersted BRRB Comments [FINAL].pdf

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Save the environment - think before you print.

From: Daun Johnson <Daun.Johnson@arun.gov.uk>
Sent: 18 January 2021 08:40
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: BE/148/20/OUT

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From: Rebecca White [REDACTED]
Sent: 15 January 2021 17:03
To: Planning <Planning@arun.gov.uk>; Amy Myer <Amy.Myer@arun.gov.uk>
Cc: Karl Roberts <Karl.Roberts@arun.gov.uk>
Subject: BE/148/20/OUT

Dear Amy,

Please find attached the Bognor Regis Regeneration Board's comments on the application BE/148/20/OUT Nursery Fields, Bersted.

I have uploaded our response to the ADC planning portal but due to it's length have done so in four separate sections. The document is therefore attached for your reference and information.

Kind regards,

Becky

Rebecca White
Advisor to BRRB



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