
Nursery Fields,
Land North of Chalcraft Lane, West Bersted

Scope of Planning Application and
Written Parameters

Prepared by Barton Willmore LLP on behalf of Landform Bersted Ltd

February 2021

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CONTENTS

1.0	INTRODUCTION AND DESCRIPTION OF THE SITE	1
2.0	PROPOSED DEVELOPMENT	2
3.0	APPLICATION DRAWINGS AND DOCUMENTS	3
4.0	DEVELOPMENT PARAMETERS	5

1.0 INTRODUCTION AND DESCRIPTION OF THE SITE

- 1.1 The purpose of this document is to set out the scope of an application and Development Parameters for the development known as 'Nursery Fields', Land North of Chalcraft Lane, West Bersted ('The Site'), to be agreed with Arun District Council ('The Council').
- 1.2 Landform Bersted Ltd, the Church Commissioners and Landlink Estates collectively control all of the land within the strategic allocation 'West of Bersted' (Policy SD3 in the Arun District Council Local Plan 2011-2031).

Site Description

- 1.3 The Site is located on the western side of Chalcraft Lane, to the rear of Chalcraft Nursery, and comprises agricultural land. There is no vehicular access to the Site other than for agricultural use.
- 1.4 The Site is bound on its northern side by Jubilee Recreation Ground and agricultural land, with further agricultural land located to the west, beyond which lies Orchard Caravan Park. The surrounding area further north and to the east of the Site is predominantly residential in nature, with residential streets leading off Chalcraft Lane to the east and Chichester Road to the north of the Site. Chalcraft Nursery is located immediately south and east of the Site.

Planning History

- 1.5 There is no relevant planning history for the Site.
- 1.6 An outline application for up to 20 new dwellings plus modernisation and improvement of the existing commercial premises at Chalcraft Nursery (ADC ref: BE/81/20/OUT) was submitted to ADC in July 2020 and is currently under determination.

2.0 PROPOSED DEVELOPMENT

- 2.1 Landform seek outline permission for the development of up to 225 residential units, with associated infrastructure, open space and vehicular and pedestrian access (access to be determined in detail).
- 2.2 This Scope confirms the various documents and drawings to be submitted with the application, their status and purpose. Specifically, it confirms those that are to be submitted for approval and those submitted as supporting material:
- 2.3 **For Approval:** The documents and drawings that we seek to be formally approved as part of the application. They should be identified in any letter and/or can also be incorporated by way of condition or obligation.
- 2.4 **In Support:** The documents and drawings that are submitted to provide information in support of the planning application.

3.0 APPLICATION DRAWINGS AND DOCUMENTS

3.1 Schedules 1 to 2 below list the application documents and drawings which will comprise the application on submission, and confirms their status as being either for approval or in support.

Schedule 1: Application Documents

Doc	Title	Author	Status
1.	Application Form, Ownership Certificates and CIL Forms	Barton Willmore	To support
2.	Planning Statement	Barton Willmore	To support
3.	Planning Scope and Written Parameters	Barton Willmore	For approval
4.	Design and Access Statement (including Statement of Community Involvement)	JTP	To support
5.	Affordable Housing Statement (within Planning Statement)	Barton Willmore	To support
6.	Biodiversity Assessment and Net Gain / HRA	Ecology Solutions	To support
7.	Flood Risk Assessment	Cannon	To support
8.	Foul and Surface Water Drainage Statement	Cannon	To support
9.	Land Contamination Assessment	Nott Group	To support
10.	Landscape and Visual Assessment	Cooper Landscape Planning	To support
11.	Noise Assessment	24 Acoustic	To support
12.	Transport Assessment	i-transport	To support
13.	Travel Plan	i-transport	To support
14.	Tree Survey & Arboricultural Report	AT Coombes	To support
15.	Archaeology Assessment	Orion	To support
16.	Draft S106 Heads of Terms (within planning statement)	BW	To support

Schedule 2: Application Drawings

Drawing Number	Title	Author
For Approval		
01304_S_11_P1	Location Plan (1:1250 or 1:2500)	JTP
01304_S_14_P1	Block Plan (1:500 or 1:200)	JTP
01304_PP_01_P4	Lane Use and Access Parameter Plan	JTP
01304_PP_02_P2	Green Infrastructure Parameter Plan	JTP
01304_PP_03_P2	Building Heights Parameter Plan	JTP
ITB14244-GA-009B	Junction / Access Plan	i-transport
For Support		
01304_MP_01_D3	Illustrative Masterplan	JTP / Cooper Landscape Planning
Within LVA	Illustrative Landscape Strategy	Cooper Landscape Planning
01304_S_13_P1	Phasing Plan	JTP

4.0 DEVELOPMENT PARAMETERS

Development Area

- 4.1 The total site area is 14.07 ha. The configuration of the development area shall accord with the parameters set out in the Land Use and Access Parameter Plan ref: 01304_PP_01_P4.

General Layout and Framework

- 4.2 The development layout of the site shall accord with the general principles of the Land Use and Access Parameter Plan ref: 01304_PP_01_P4.
- 4.3 The development area will comprise five development zones broadly as indicated in the Phasing Plan ref 01304_S_13_P1.
- 4.4 The laying out and design of the landscape shall be in accordance with the principles as set out in the Design and Access Statement and Landscape Strategy.

Overall Floorspace

- 4.5 The total amount of residential development within Class C3 (residential) shall not exceed 225 dwellings.

Scale of Built Form

- 4.6 Maximum height of development will accord with the heights set out on the Building Heights Parameter Plan ref: 01304_PP_03_P2.
- 4.7 There are two height ranges across the Site. Buildings fronting the primary road and strategic open space will be a maximum of three storeys (14m). The remaining buildings will be a maximum of two and two and a half storeys (9m and 11m respectively).
- 4.8 Heights shall broadly accord with those shown in the illustrative masterplan contained within the Design and Access Statement.

- 4.9 Where, in accordance with the principles of the illustrative masterplan, buildings straddle boundary lines, the higher height can be achieved.

Density

- 4.10 The total site area is 14.07ha. Based on an indicative developable residential area of 7.09ha, the site density equates to 32 dwellings per hectare.

Strategic Landscape and Open Space

- 4.11 Strategic Landscape and Open Space shall be provided in accordance with the Green Infrastructure Parameter Plan ref: 01304_PP_02_P2. No less than 6ha of public open space should be provided within the site. Detailed landscape proposals shall be submitted in accordance with the principles of the Landscape Assessment and also set out in the DAS and the Biodiversity Strategy.
- 4.12 Local Areas of Play (LAPs) and Local Equipped Areas of Play (LEAPs) or such similar provision as is agreed will be provided as appropriate. Neighbourhood Equipped Areas of Play (NEAPs) or such similar as are agreed as necessary and appropriate, shall be provided within the strategic open space.
- 4.13 All existing trees will be retained in their current form and any new footpaths will be located at least 2metres from the root protection areas.
- 4.14 In addition, the link road will be offset at least 7.5metres from the RPA at the point it exits the site into the wider allocation (subject to separate approvals).

Site Access

- 4.15 Vehicular and pedestrian access shall be provided to the site via a new junction from Chalcraft Lane, as shown on drawing Access Drawing Ref ITB14244-GA-009B.
- 4.16 The primary road into and through the site is shown on Land Use and Access Parameter Plan ref: 01304_PP_01_P4. The primary road will be built to a standard capable of accommodating a bus service and will have a limit of deviation of +/- 10m. Tertiary and secondary roads will be approved through reserved matters.

- 4.17 Vehicular access to the wider West Bersted Strategic Allocation (SD3) is not being sought through this application, but Land Use and Access Parameter Plan ref: 01304_PP_01_P4 shows 'land reserved for a potential future vehicular access to wider site.'
- 4.18 Pedestrian and cycle footpath links will be provided in the broad locations marked on Green Infrastructure Parameter Plan ref: 01304_PP_02_P2. In addition, a footpath / cycle way will be provided between Point A and Point B on Land Use and Access Parameter Plan ref: 01304_PP_01_P4.

Primary On-Site Roads and Movement Corridors

- 4.19 The details of secondary and tertiary roads will be assessed through reserved matters applications.

Phasing

- 4.20 The site shall be developed in five core phases broadly in accordance with the Phasing Plan ref: 01304_S_13_P1.

