



CHAPTER 2

PLANNING STATEMENT

2.1 ARUN LOCAL PLAN

The Arun Local Plan was adopted in July 2018 and covers the period 2011-2031 for the area of Arun District (excluding the area covered by the South Downs National Park Authority).

DESIGN

Policy D SP1 sets out the Council's development principles which state that planning permission will be granted for new developments that accord with the various criteria listed. We comment below on how the proposed scheme meets each of these criteria.

1. **Provide an attractive, functional, accessible, safe and adaptable environment.**
2. **Complement locally distinctive characters and heritage of the district.**
The design is consistent with the approved reserved matters application and respects the already established character of the wider scheme.
3. **Contribute a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings and the historic.**
4. **Optimise the potential of the site to accommodate development and contribute to the support for suitable complementary facilities and uses.**
5. **Help secure a framework of high quality open spaces which meets the identified needs of the community.**

AFFORDABLE HOUSING

Policy AH SP2 requires development to provide a mix of housing, sizes, types and tenures depending on the established character and density of the neighbourhood and the viability of the scheme.

For developments of 11 residential units or more the Council require a minimum of 30% of the dwellings on-site to be affordable.

In exceptional circumstances where it can be proven to be not viable, then a reduction in the amount of affordable housing provided on-site may be considered or a contribution of a commute sum may be paid if there is robust evidence including, where appropriate, viability evidence.

As the new scheme proposes replacing 9 units with 15, there is a net gain of only 6 additional units. To provide additional housing on site would be unviable due to the reluctance of RPs to take on such a nominal number of units.

LANDSCAPING, TREES AND BIODIVERSITY

Policy LAN DM1 supports the development which protect, conserve and enhance the landscape and townscape character.

Policy ENV DM5 requires development to seek to achieve a net gain in biodiversity and protect existing habitats on site.

Comprehensive ecology surveys and mitigation measures were approved with the outline consent. A range of surveys updates have been undertaken as reserved matters.

The new scheme will complement the approved landscaping throughout the development.



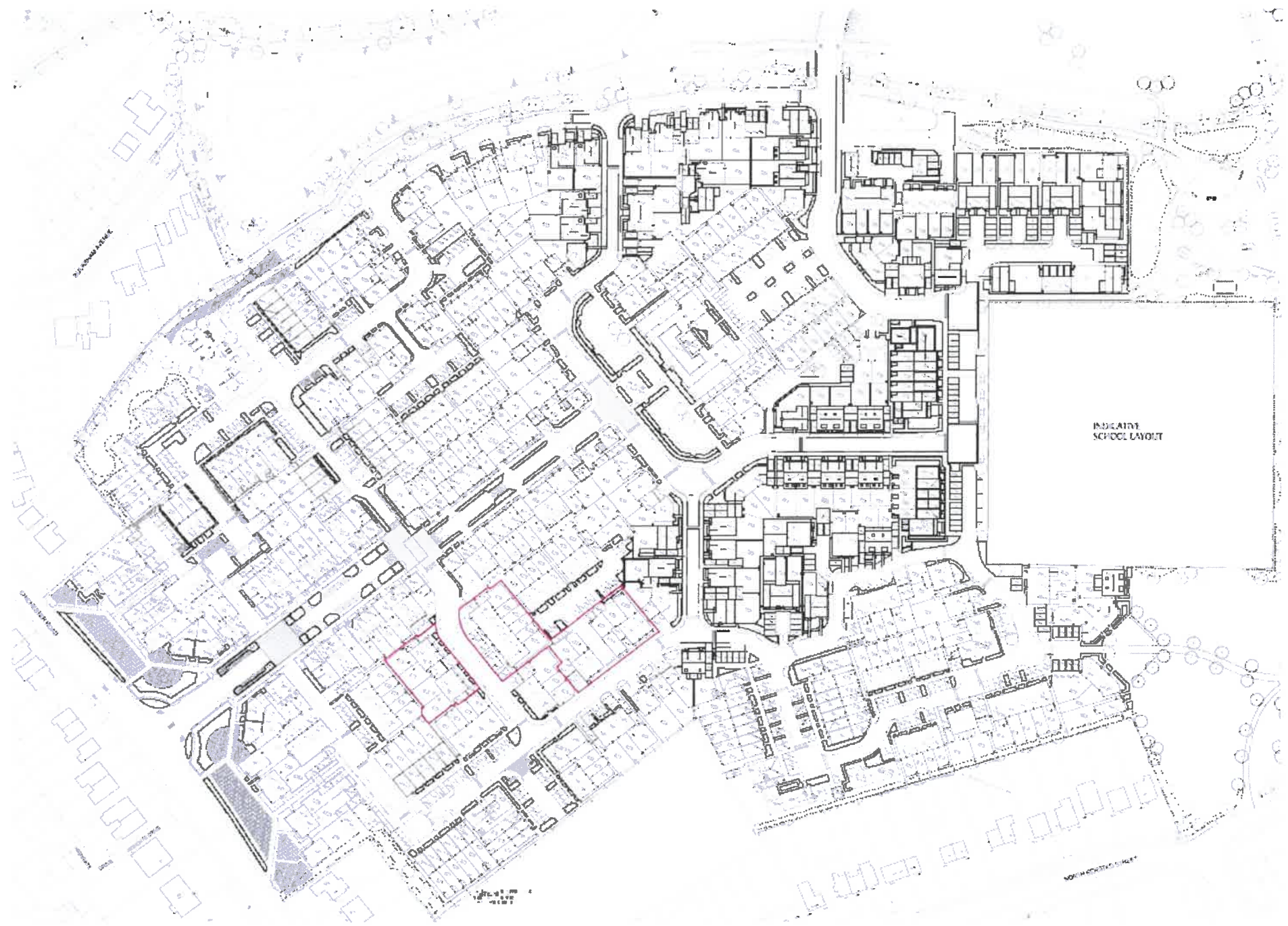
CHAPTER 3

DESIGN EVOLUTION

3.1 APPROVED OUTLINE APPLICATION



3.2 PROPOSED SITE LAYOUT



DESIGN EVOLUTION

DESIGN AND ACCESS STATEMENT

3.3 COMPARISON OF SITE LAYOUTS



Previously approved site layout for the application BE-8-09.



Proposed site layout for this new application.



CHAPTER 4

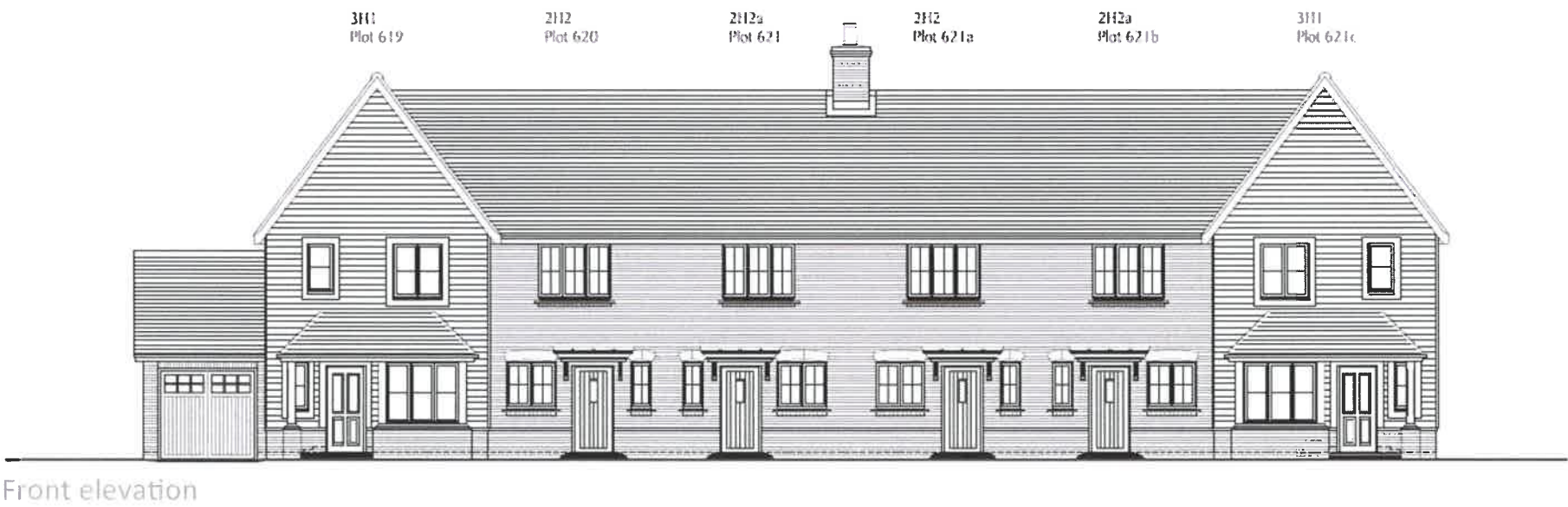
PROPOSALS

4.1 PROPOSED DEVELOPMENT

The mix of housing we are proposing to provide is listed in the table below.

The site area of the proposed scheme is 0.27 hectares.

HOUSE TYPE	PROPOSED
2 BED	6
3 BED	9
TOTAL	15



Proposed Site Layout



4.2 MATERIALS

The materials have been chosen to reflect the previously approved scheme and surrounding buildings.



EXAMPLES OF SURROUNDING BUILDINGS



4.3 LANDSCAPING

The landscaping has been designed to complement the approved landscaping throughout the development and be consistent with the remainder of Phase 4.

A detailed landscaping scheme is submitted alongside the planning application.

Parking areas will be surfaced in Keyblock concrete block paving and pedestrian areas in small elemental concrete paving units. (Tegula)

Kerbs will be Conservation kerbs in a contrasting colour to the paving. Rear garden boundaries will be defined in 1.8m high close boarded fencing, with front gardens contained by hedge planting to the back of footpath.

Rear gardens will be turfed, and front gardens planted with trees, hedges, shrubs and ground covers, and grass where shown. The planting will contribute to the residential character of the street scene, and has been designed to promote a low maintenance regime that requires minimal attendance and watering once established. Tree planting is limited, but will be of sufficient clear stem height to ensure that the canopy is above eye level, and the species has been selected to be of a suitable scale for its location.



4.4 TREE PROTECTION

There are no trees on the proposed scheme or within close proximity of the boundary.

4.5 CAR PARKING

The parking strategy has been designed in accordance with the previously agreed parking levels.

Cycle storage will be provided for all homes.

We will also offer purchasers the option of installing a car charging point in garages and on driveways where they are adjacent to the property.

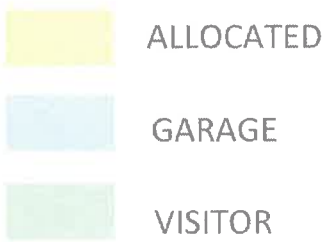
	PROPOSED
ALLOCATED	17
GARAGES	9
VISITOR	2
TOTAL	28



4.6 DENSITY

The consented scheme is 2 & 2 1/2 storeys in height, with the layout being compact and dense.

As there are only an additional 6 units proposed, the new scheme will integrate well with the approved.



4.7 HIGHWAYS STATEMENT

Access to Phase 4c remains as designed with the previously approved application (BE-8-09).

All roads on site are designed to current standards, have all been technically approved by West Sussex County Council Highways and are subject to adoption agreements.

The development is well placed for sustainable travel with nearby bus stops and improved footway and cycleway links throughout the local area that have been delivered already by virtue of the scheme.

4.8 DRAINAGE STATEMENT

The proposed layout for 15no. Units will have no measureable impact upon the drainage system within the North Bersted development, and will therefore have no measureable impact upon flood risk either within the site or offsite.

4.9 WASTE STRATEGY

The refuse strategy for the dwellings will remain the same as originally approved with the previous application.

4.10 LIGHTING

Street lighting will comply with the requirements of West Sussex Council. The design and height of the columns and lanterns will be in keeping with what has been implemented on earlier phases. Street lighting will be designed to minimise light pollution and energy use.

4.11 SUSTAINABILITY AND OUR VISION

Berkeley Homes' vision is to create a world class business, generating long-term value by creating successful, sustainable places where people aspire to live.

The Our Vision framework sets out:

- Our vision statement
- 5 core values
- 5 focus areas
- 10 headline commitments 2018-2020

The following Our Vision commitments will be provided for Phase 4c:

- Secure and weatherproof cycle storage will be provided
- Each home will be provided with internal recycling facilities







CHAPTER 5

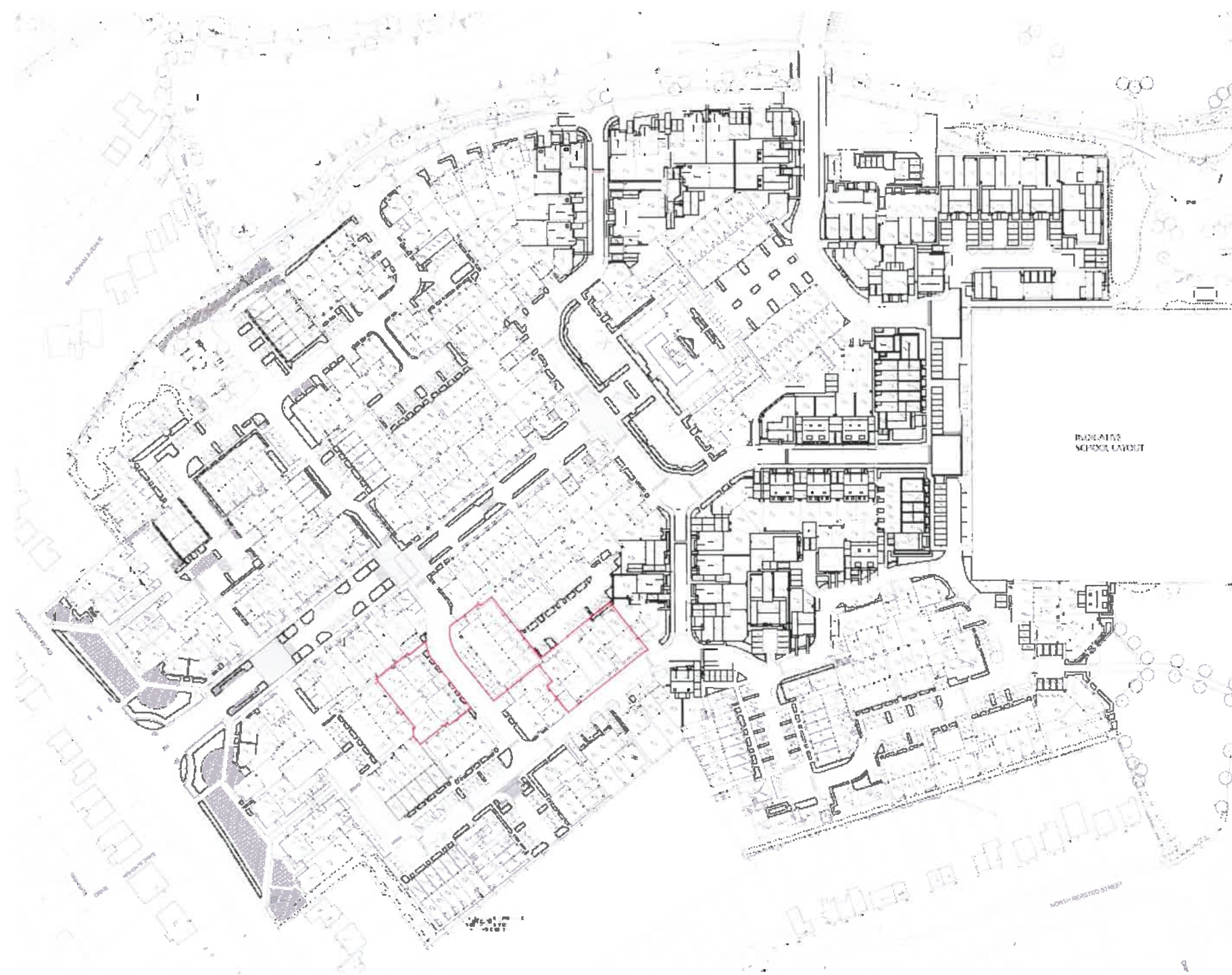
CONCLUSIONS

5.1 CONCLUSIONS

This application seeks detailed consent for the provision of 15 units (6no. 2 bed and 9no. 3 bed homes) in Phase 4c in response to the current housing market requirements.

The scheme has developed as a result of detailed analysis of the sites constraints and opportunities, delivering a healthy mix of 2 and 3 bedroom homes.

The design of the new scheme remains of high quality design and is appropriate to its context in terms of scale, style and materials, keeping consistent with the designs across the Bersted Park development.



BE/27/19/PL

PHASE 4C

SITE 6, CHICHESTER ROAD, NORTH BERSTED



DESIGN AND ACCESS STATEMENT

FEBRUARY 2019

Berkeley
Designed for life

DESIGN AND ACCESS STATEMENT

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CHAPTER 1

INTRODUCTION

DESIGN AND ACCESS STATEMENT

INTRODUCTION

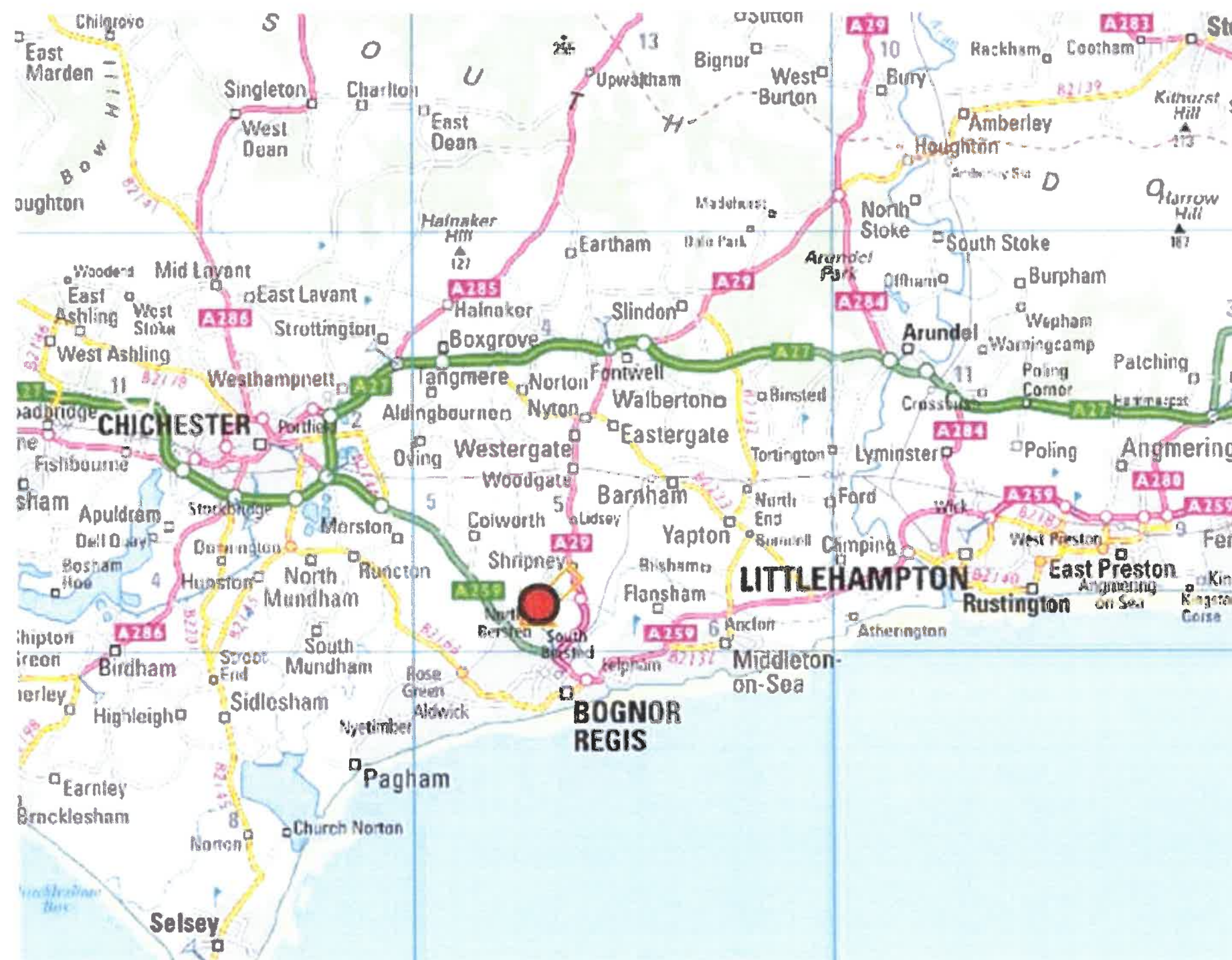
1.1 PLANNING APPLICATION

This Design and Access Statement is submitted alongside an application for the replacement of 9no. 4 bed homes originally approved under application BE/8/09 with 6no. 2 bed and 9no. 3 bed homes at Bersted Park, Site 6, Chichester Road, North Bersted.

1.2 LOCATION

The application site is located within the wider development site known as Site 6, North Bersted, as allocated in the Arun District Local Plan, adjacent to the northern edge of North Bersted.

The development is bound by the A259 Chichester Road and properties in Bucksham Avenue to the west, the Bognor Regis Relief Road to the north with existing residential areas to the south and east.



1.3 PLANNING CONTEXT

Outline planning permission for 650 dwellings, formal and informal open space, including sports pitches, community facilities and associated works; and western sector of the Bognor Regis Northern Relief Road was granted on 22nd November 2006 (ref: BE-45-04). The development forms an integrated extension to the existing urban area of North Bersted and has been under construction since 2008.

Subsequent Reserved Matters applications have been secured since Outline Planning Permission was granted.

The area relating to this application is Phase 4, which was originally granted planning permission following the submission of Reserved Matters application in 2009 (ref: BE-8-09). This application was for Phases 4 and 5 of the development comprising of 153 dwellings with associated open space and sports pitches.

The proposed amendments to Phase 4 are in response to the current housing market and with purchaser preference leaning towards smaller dwellings. The housing mix within this Phase has been reviewed against the whole of the development site and has shown to currently be weighted more towards larger 4 bedroom properties.



 Phase 4c Detailed Application Boundary

