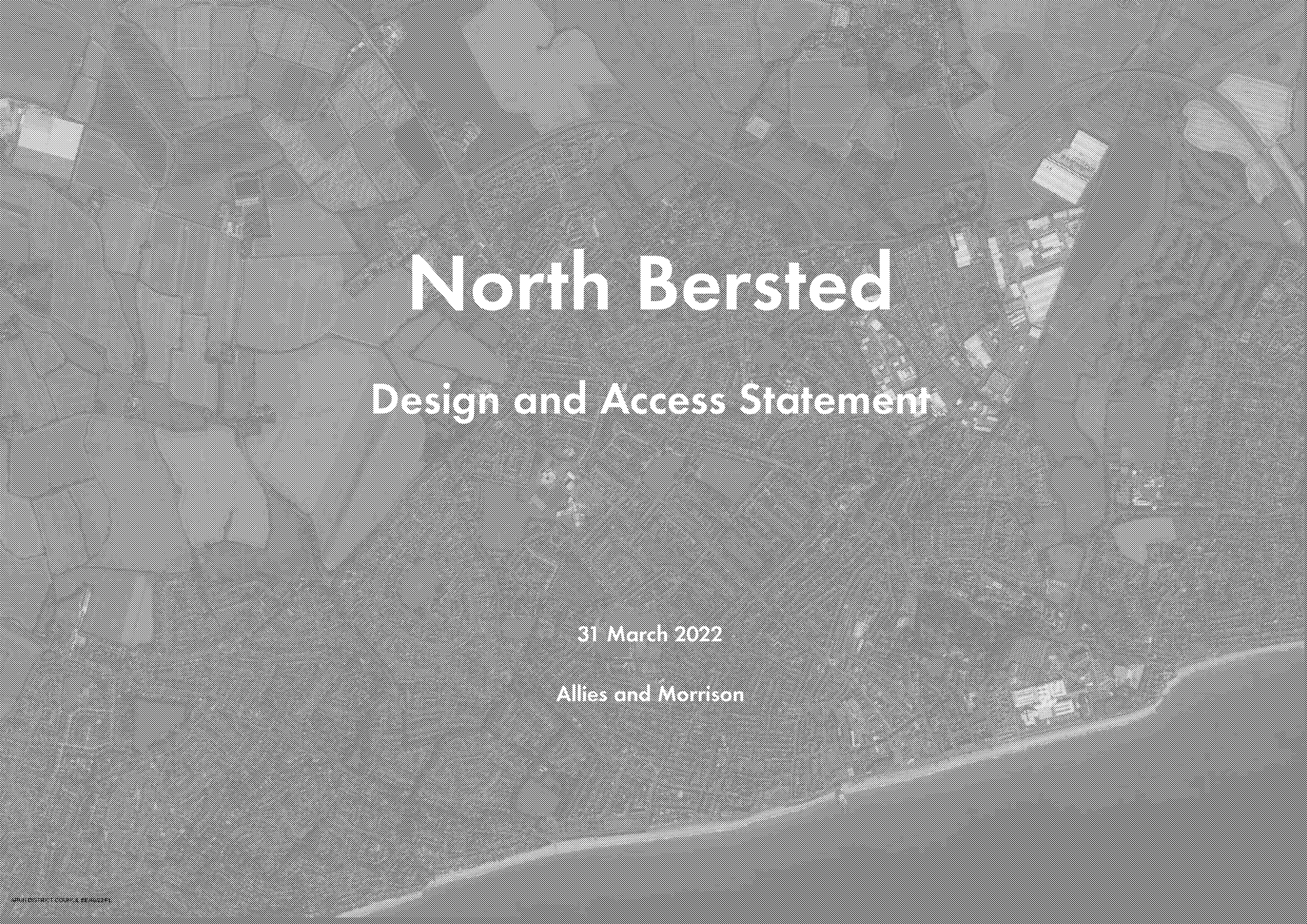


An aerial photograph of a rural area, likely North Bersted, showing a network of roads, fields, and some buildings. The image is in grayscale and serves as the background for the title page.

North Bersted

Design and Access Statement

31 March 2022

Allies and Morrison

Contents

1	Introduction	2	
1.1	Executive summary	4	
1.2	Planning context and policies	5	
2	Site Context and Analysis	7	
2.1	Site location	9	
2.2	Strategic context	11	
2.3	Immediate site location	12	
2.4	Site today	13	
2.5	Site history	15	
2.6	Site constraints and opportunities	16	
3	Proposed Scheme	18	
3.1	The brief	19	
3.2	Design strategy and principles	20	
3.3	Proposed site layout	22	
3.4	View of communal green	23	
3.5	Uses	24	
3.6	Scale and layout	27	
3.7	Appearance	31	
3.8	Material hierarchy	32	
3.9	Material palette	33	
3.10	Entry to site	40	
3.11	Landscape proposals	41	
4	Access	52	
4.1	Existing transport links	53	
4.2	Cars and bicycles	54	
4.3	Servicing strategy	56	
4.4	Accessibility	57	
4.5	Secured By Design	58	
5	Consultation	59	
5.1	Key stakeholder consultation	60	
5.2	Summary of stakeholder engagement	61	
6	Appendix	62	
6.1	Landscape management and maintenance	63	



1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix



1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

Introduction

This report has been prepared by Allies and Morrison on behalf of West Sussex Property Development LLP.

Allies and Morrison have been appointed to develop a design for new homes set within a high-quality site layout that will stitch into the existing community and neighbourhood.

The purpose of this statement is to illustrate how the design has been carefully considered leading up to Planning Application and to describe the design rationale behind the submitted scheme.

The Design and Access Statement is to be read in conjunction with the application drawings and reports.

1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

1.1 Executive summary

In July 2021 West Sussex County Council appointed Lovell Partnerships as its strategic Private Sector development partner. The objective of the 30 year partnership is to bring forward surplus land assets to facilitate the delivery of residential homes, town centre commercial delivery and extra care provision across the district. The LLP formed between Lovell Partnerships and Edes Estates (West Sussex) is officially known as West Sussex Property Development LLP.

The site of the Former Bartons Infant School in North Bersted represents an ideal opportunity to provide much needed homes (including affordable homes) within Arun District Council.

This site presents a unique opportunity to promote brownfield development in a location that is well suited to a residential development of a type and scale that is proposed in line with the Bersted Neighbourhood Plan which allocates this site as being appropriate for a minimum of 20 homes.

The proposed development has been prepared by West Sussex Property Development LLP in close working partnership with the Local Planning Authority and other key stakeholders.

When preparing the application the design team has paid careful attention to the Development Plan (including the Arun Local Plan and the Bersted Neighbourhood Plan) and relevant material considerations (including Arun's Design Guide, the NPPF and the NPPG). The application proposals, including the design, directly respond to the relevant planning policy context.

The planning application delivers a number of important benefits, including:

- Bringing a vacant brownfield site back to the benefit of the community;
- It facilitates the delivery of 21 much needed homes that positively contribute to Arun's housing supply;
- It provides dedicated private amenity space in the form of private gardens, as well as a communal garden "Green Heart" to the development;
- It provides a range of housing types appropriate for the needs of the local community; and
- Delivers a high quality, carefully considered design solution.

This Design and Access Statement should be read in the context of the proposed application drawings and other supporting material.

Together, the suite of documentation demonstrate that planning permission should be positively received.



1 Introduction

2 Site Context

3 Proposed Scheme

4 Access

5 Consultation

Appendix

1.2 Planning context and policies

Arun Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that proposals shall be determined in accordance with the development plan unless material considerations indicate otherwise.

The site is located within North Bersted, Arun and as such the Development Plan consists of the following documents:

- Arun Local Plan 2011-2031 (July, 2018);
- Bersted Neighbourhood Plan (November, 2014);
- West Sussex Waste Local Plan 2014; and
- West Sussex Joint Minerals Local Plan 2018 and the Soft Sand Review 2021.

Arun Local Plan

The Arun Local plan was adopted in 2018 and sets out a spatial vision, objectives and a sustainable strategy for growth needed within the District over the period 2011-2031.

The purpose of the Local Plan is to encourage sustainable development and manage future growth whilst ensuring change across the district meets local need.

Bersted Neighbourhood Plan

The Bersted Neighbourhood Plan was adopted in 2014 and provides a vision for the future of the Parish, whilst setting out clear policies and objective to realise these visions.

Development Plan Designation – Proposals Map

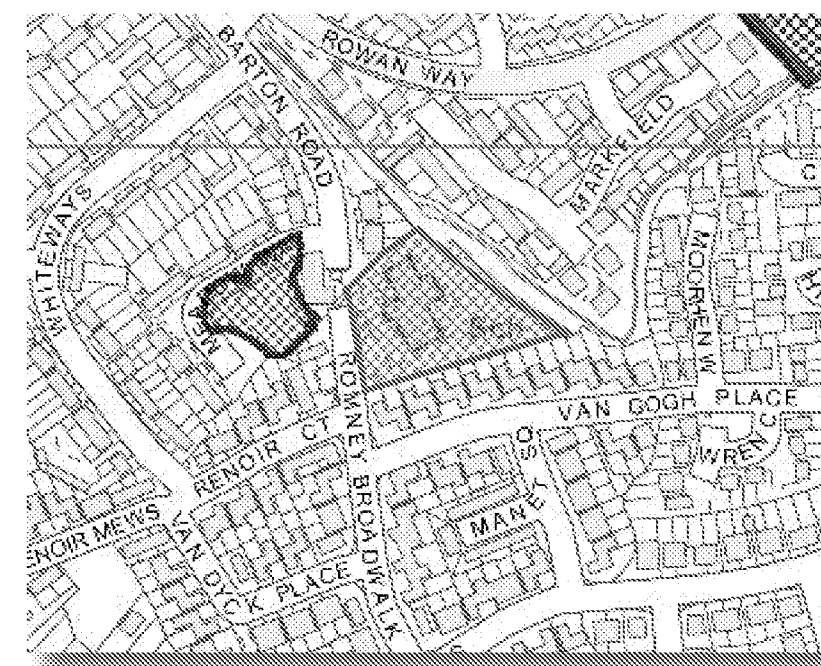
(Local Plan Policy Map 3 - Update September 2018)

See the image to the right of the relevant extract from the Development Plan Proposals map.

This confirms that the site is subject to a 'Housing Site' designation in the Bersted Neighbourhood Plan. The allocation is for a minimum of 20 homes.

The site is also located within the Pagham Harbour Buffer Zone B (5km buffer).

The site is not located in a Conservation Area and does not contain any Listed Buildings.



Arun Local Plan Policy Map 3 (West)

'Made' Neighbourhood Development Plans

- Housing Site
- Local Green Space

1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

Planning context and policies

Material Considerations

There are a series of material considerations that will be relevant to the site, including the National Planning Policy Framework (last updated in July 2021).

Paragraph 2 of the NPPF states:

“Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.”

The NPPF introduces the presumption in favour of sustainable development. Paragraph 7 of the NPPF states:

“The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.”

Section 5 of the revised NPPF relates to delivering a sufficient supply of homes. Paragraph 60 states:

“To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. ”

The central theme of the NPPF is the presumption in favour of sustainable development. The delivery of housing in sustainable locations is encouraged at all policy levels particularly where this related to previously developed land.

The following documents are additional material considerations that are relevant to the site:

- Arun Design Guide SPD (2021) – the document sets out a series of principles to inform new development including density, back to back distances, street typologies, external space standards, waste and recycling facilities, etc.
- Arun Parking Standards SPD (2020) – the document sets out minimum requirements for electric vehicle charging points, principles for residential parking spaces, and cycle parking.
- Open Space, Playing Pitches, Indoor and Built Sports Facilities SPD (2020) – explains how the provision of high-quality open space, playing pitches, indoor and built sports facilities are to be calculated in new development.
- Creating Healthy & Sustainable Places (2020).

1
Introduction

2
Site Context

3
Proposed Scheme

4
Access

5
Consultation

Appendix