
Land west of New Barn Lane, North Bersted

Submission of Reserved Matters pursuant to outline consent (BE/18/17/PL)

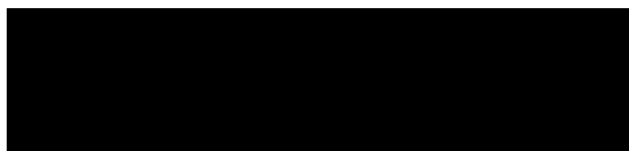
Planning Statement

July 2018

Land west of New Barn Lane, North Bersted
Planning Statement
On behalf of
Linden Homes South

Project Ref:	28189/A5/JS	28189/A5/JS
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1.0 INTRODUCTION

- 1.1 Barton Willmore has been instructed by Linden Homes South to prepare and submit an application for Reserved Matters Approval (RMA) for the development of the site known as Land west of New Barn Lane, North Bersted (hereafter referred to as the site). Outline planning permission was granted under Ref: BE/142/15/OUT for:

“Outline application with some matters reserved for a mix of up to 90 No. residential units, associated open space, landscaping, access & car parking. This application is a Departure from the Development Plan”.

- 1.2 The above permission was subsequently amended under a Section 73 application to vary conditions 3 and 23 to allow for variation to the vehicular access. This was approved under Ref. BE/18/17/PL on 5 May 2017. The RMA is pursuant of this extant permission.

- 1.3 An application for RMA was approved by the Council in December 2017 under reference BE/113/17/RES. This application seeks permission for a revised RM, as discussed later within this Planning Statement.

- 1.4 As such, this RMA seeks permission for:

“Reserved matters approval pursuant to planning permission ref: BE/ 18/ 17/ PL comprising 90 dwellings (of which 27 would be affordable), open space, landscaping, access and car parking (Matters of appearance, landscaping, layout and scale to be considered).”

- 1.5 A separate application has been submitted alongside this application for Full Permission on the site for the erection of 10 dwellings. This is discussed further within the Planning Statement below.

Structure of Statement

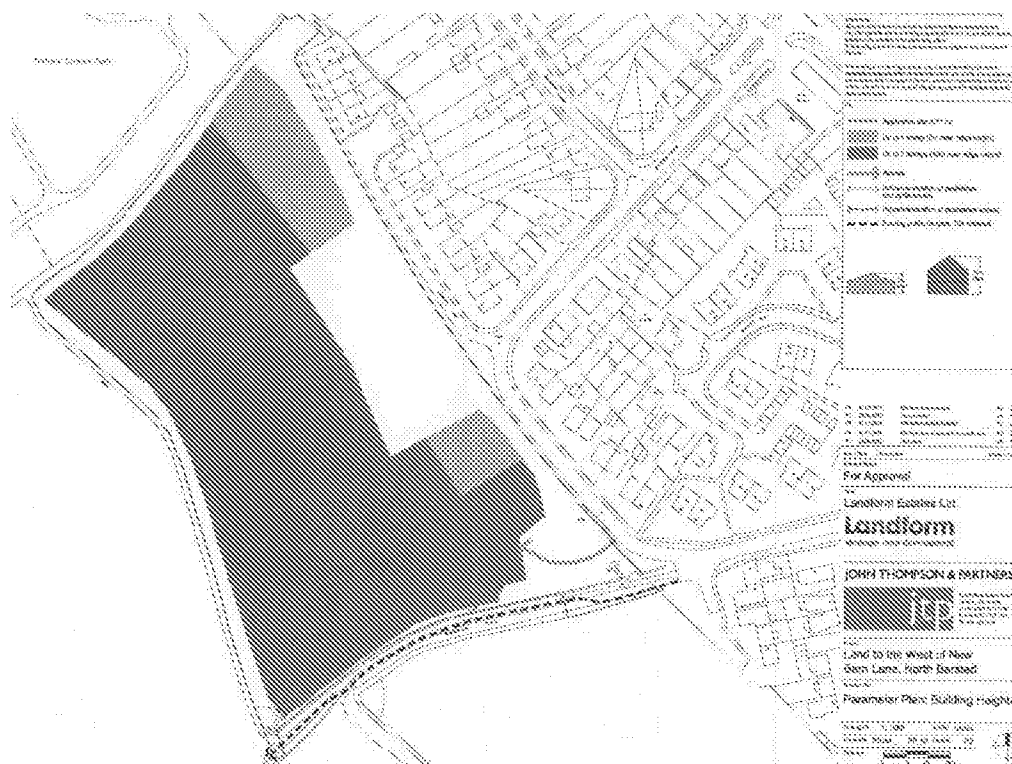
- 1.6 **Chapter 2.0 (Planning Context)** of this statement sets out the relevant planning history to developing this site.
- 1.7 **Chapter 3.0 (Conditions and Section 106 obligations)** sets out the conditions to be discharged and the Reserved Matters to be approved.

- 1.8 **Chapter 4.0 (Site Description and Surroundings)** discusses the physical characteristics of the site and its immediate surroundings.
- 1.9 **Chapter 5.0 (The Development Proposals)** provides a description of the development proposals.
- 1.10 **Chapter 6.0 (Planning Policy Framework)** summarises the relevant policies from the National Planning Policy Framework (NPPF) and provides a summary of the adopted local planning policies which any reserved matters application will fall to be considered by.
- 1.11 **Chapter 7.0 (Consultation)** sets out the consultation which was undertaken to inform the proposals.
- 1.12 **Chapter 8.0 (Assessment of Proposals)** provides details of the material submitted as part of this reserved matters application and includes commentary on how the proposals comply with the Extant Outline Permission, and how they comply with adopted planning policy.
- 1.13 **Chapter 9.0 (Conclusion)** summarises that the application should be approved on the grounds that the proposals for the site accord with the extant Outline Permission and associated conditions, as well as adopted Planning Policy.

2.0 PLANNING CONTEXT

- 2.1 Prior to the submission of the outline planning application, there was no relevant recent planning history pertaining to the site.
- 2.2 Following extensive engagement with the community, local authority and other interested parties, an outline planning application was submitted in September 2015. This was supported by a significant level of information to demonstrate how a high quality and distinctive place to live would be achieved which responded to the opportunities and characteristics of the area.
- 2.3 Outline planning permission was granted in February 2016. A subsequent application was submitted in February 2017 under Section 73 of the Town and Country Planning Act 1990 which sought to vary conditions 3 and 23 on the outline permission, with regard to the positioning of the vehicular access to the site. This was granted permission on 5 May 2017 and forms the 'base' application for which Reserved Matters is sought.
- 2.4 The relevant approved drawings and documents under the May 2017 permission are:
- 01084_S_02_rev P3 Application boundary
 - 01084_PP_01_Rev P5 Parameter Plan: Land Use and Access
 - 01084_PP_03 Rev P5 Parameter Plan: Green Infrastructure
 - 01084_PP_02 Rev P5 Parameter Plan: Building Heights
 - 507-021 Rev A Site Access
 - 507-017 Site Access Refuse Truck Tracking
- 2.5 The plans listed above set out the approved parameters for the outline permission, as shown below.

[illegible]

Figure 3: Parameter Plan: Building Heights

2.6 Matters relating to detailed appearance, landscaping, layout and scale of the development were all reserved for future consideration. In addition, the Council applied 28 conditions, including a number of pre-commencement conditions as well as advisory notes. These are considered in detail in Section 3.

2.7 A Reserved Matters application was submitted to the Council in September 2017 and approved in December 2017 under application reference BE/113/17/RES. This application included:

- 90 dwellings (comprising a mix of 1, 2, 3 and 4 bed dwellings in the form of flats, bungalows and houses)
- 27 affordable homes (30%) with a mix of shared ownership and affordable rent tenure
- Density of 24.3 dwellings per hectare (low density)
- Compliance with the parameter plans approved at outline stage
- New vehicular access from New Barn Lane, as approved under BE/18/17/PL
- New pedestrian routes onto New Barn Lane and connecting to the adjacent Public Right of Way
- Approximately 1 hectare of open space, including two LAPs and a LEAP
- Provision of sustainable drainage systems

- Provision of 211 car parking spaces (118 allocated and 27 unallocated/visitor spaces) in accordance with the Council's Parking Standards.

2.8 The differences between the approved Reserved Matters application and this application are:

- Revised site boundary, excluding north east corner of the site
- Amended housing mix to include an increase in small units and reduction in large units on the site
- Resultant amended layout

2.9 The following matters would remain unchanged under this application, when compared against the approved Reserved Matters:

- 90 dwellings comprising a mix of 1-4 bed dwellings in the form of flats, bungalows and houses
- 27 affordable homes (30%) with a mix of shared ownership and affordable rent
- Provision of 1ha greenspace, two LAPS and a LEAP
- Provision of single storey zone adjacent to New Barn Lane
- Design and style of housing
- Vehicular access, as approved under BE/18/17/PL, and the internal road layout
- Pedestrian routes onto New Barn Lane and connecting to the Public Right of Way
- Provision of sustainable drainage systems

2.10 Separate to this application, but submitted to the Council concurrently, is a full planning application for the erection of 10 dwellings in the north eastern portion of the site.

3.0 CONDITIONS AND SECTION 106 OBLIGATIONS

Reserved Matters (conditions for which this application seeks Reserved Matters Approval)

- 3.1 The following table outlines the conditions which are considered to directly inform the proposals subject of this Reserved Matters application (RMA), and therefore the conditions which this RMA seeks approval for.

No.	Condition Title	Condition
17	Landscape Management Plan	The landscape details referred to in Condition 1 shall include a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas other than privately owned domestic gardens. The landscape management plan shall be implemented in accordance with the approved details.
20	Energy	At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low-carbon energy sources or equivalent fabric first standards that would secure a 10% reduction in energy use. Details and a timetable of how this is to be achieved, including details of physical works on site, shall be submitted to and approved in writing by the local planning authority [as a part of the reserved matters submissions required by condition 2]. The approved details shall be implemented in accordance with the approved timetable and retained as operational thereafter, unless otherwise agreed in writing by the local planning authority.

Conditions requiring discharge prior to Reserved Matters approval

- 3.2 The following condition requires discharge prior to the approval of Reserved Matters layout. This condition has been discharged on 2 January 2018 under application reference BE/116/17/DOC. The access arrangements would remain unchanged and therefore the condition details remain relevant for the revised layout under this RMA.

No.	Condition Title	Condition
7	Access and maintenance of watercourses	The development layout shall not be agreed until such time that arrangements for the future access and maintenance of any watercourse or culvert (piped watercourse) crossing or abutting the site has been submitted and approved in writing by the Local Planning Authority. No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities of any watercourse on or adjacent to the site.

Approved plans and documents

- 3.3 Condition 3 of the approved outline planning permission sets out the plans that the development permitted should accord with.
- 3.4 The RMA plans and documents are in accordance with the plans outlined at Condition 3.

Pre-commencement conditions

- 3.5 Separate discharge of conditions application have previously been submitted to the Council to discharge the following conditions. Where a revised application is required as a result of the revised layout, a new discharge of Condition application shall be submitted.

Condition Number	Condition Title
4	Programme of Archaeological Work
5	Surface Water Drainage Scheme
6	Maintenance and Management plan for SuDS scheme
9	Landscaping scheme
11	Schedule and sample of materials and finishes
12	Construction Management Plan
13	Phasing programme

14	Details of foul drainage system
15	Ecological enhancement scheme
18	Details of Public Open Space
21	Street Lighting Scheme
22	Details of location of fire hydrant
28	Travel Plan

Time-based conditions

- 3.6 The following table sets out all the planning conditions which were attached to the outline application that relate to timing and require no further action. This application falls within the 2 year timeframe for submission of a RM application set out in Condition 1 of BE/18/17/PL.

Condition Number	Condition Title
1	Application for reserved matters timing
2	Commencement of development timing
16	Hours of work
18	Timing of works, to be outside nesting season
23	Construction of vehicular access
24	Use of access

Construction stage conditions (requiring no further information to be submitted unless issues arise)

- 3.7 The table below lists the planning condition which was attached to the outline application that relates to matters that need to be taken account of during the construction stage.

Condition Number	Condition Title
8	Addressing any previously unidentified contamination

Conditions to be subject of a separate application (to be submitted at a later date)

- 3.8 The following conditions will be addressed following the determination of the RMA and prior to the commencement or occupation of the development.

Condition Number	Condition Title
10	Tree Protection
27	Roads, footways and casual parking area details
25	Provision of car parking spaces
26	Provision of cycle parking spaces

Advisory notes

- 3.9 In addition to the above planning conditions, Arun District Council included a number of advice notes to the applicant. Material to this application are the following matters:
- Any discharge to a watercourse must be at a rate no greater than the pre-development run off values.

Section 106 agreement

- 3.10 The outline planning permission was accompanied by a Section 106 legal agreement which commits the development to making significant planning obligations in addition to delivering affordable housing and public open space. The Section 106 document is available on the Council's website, and is discussed in more detail within the "Summary of Section 106 obligations" document submitted to support this application.
- 3.11 The amenity and open space schemes required by the Section 106 agreement will be submitted separately to this Reserved Matters application.

4.0 SITE DESCRIPTION AND SURROUNDINGS

- 4.1 North Bersted is located to the north of Bognor Regis, and is suburban in character, comprising predominantly 1950s and 1960s dwellings of one and two storeys with some local services and facilities, including a primary and secondary school.
- 4.2 The Site is located to the west of New Barn Lane, adjacent to the existing settlement boundary. The Application Site comprises 3.13 ha of agricultural land and is generally flat and broadly rectangular in shape.
- 4.3 There are no buildings on the site, but there are existing residential dwellings to the east and the Orchard Caravan Park to the north. To the south of the site is a public footpath (no. 134) that continues to the open fields to the west and links the site to Chichester Road, via Brazwick Avenue, to the east. Beyond the public footpath, to the south, there is a community centre with associated playing fields, known as the Jubilee Recreation Ground.
- 4.4 The site is located within walking distance of local services, including The Regis Secondary School and Southway Primary School.
- 4.5 The applicant, Linden Homes South, have commenced development of the site under the approved Reserved Matters layout. However, in the event that this application is granted, the intention is to build the site out in accordance with this scheme.

5.0 THE DEVELOPMENT PROPOSALS

- 5.1 This Reserved Matters application is pursuant to BE/18/17/PL. The outline permission allowed for up to 90 dwellings, including 30% affordable housing and associated access, landscaping, open space and car parking.
- 5.2 Within this application, details of appearance, landscaping, scale and layout are provided in accordance with Condition 1 on the outline permission.
- 5.3 Overall, this RMA includes the following key components, which are discussed in further detail in the Assessment of Proposals chapter of this statement:
- 90 dwellings (comprising a mix of 1, 2, 3 and 4 bed dwellings in the form of flats, bungalows and houses)
 - 27 affordable homes (30%) with a mix of shared ownership and affordable rent tenure
 - Density of 28 dwellings per hectare (low density)
 - Compliance with the parameter plans approved at outline stage
 - New vehicular access from New Barn Lane, as approved under BE/18/17/PL
 - New pedestrian routes onto New Barn Lane and connecting to the adjacent Public Right of Way
 - Approximately 1 hectare of open space, including two LAPs and a LEAP
 - Provision of sustainable drainage systems
 - Provision of 195 car parking spaces (169 allocated and 26 unallocated/visitor spaces) in accordance with the Council's Parking Standards.

6.0 PLANNING POLICY FRAMEWORK

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 recognises that where the development plan contains relevant policies, applications for development which are in accordance with the plans should be allowed unless material considerations indicate otherwise.

National Planning Policy Framework

- 6.2 Relevant national planning policy is to be found in the National Planning Policy Framework (NPPF), published in March 2012. The relevant sections of the NPPF are summarised in the following table with consideration of how this application accords with the relevant sections. Further detail on all these aspects are included in Section 8 of this statement and within the accompanying Design and Access Statement.

Relevant sections of the NPPF	Key policy requirements	Application compliance
Presumption in favour of sustainable development - Paragraph 14	• Approve development proposals that accord with the development plan without delay; and • Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless: ○ any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or ○ specific policies in this Framework indicate development should be restricted.	The principle of development has been established through the grant of outline planning permission. This application is for the detailed matters of layout, scale, external appearance and landscaping that would require consideration.

Relevant sections of the NPPF	Key policy requirements	Application compliance
Core Principles – paragraph 17	Of particular relevance to this application are: 2 - Place Making Use a creative exercise to find ways to enhance and improve the places in which people live their lives. 4 – Design and amenity Seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; 5 – Supporting thriving rural communities Take account of the different roles and character of different areas including supporting thriving rural communities 7 – Natural Environment Contribute to conserving and enhancing the natural environment and reducing pollution. 11 - Sustainable transport Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.	From the outline stage, a creative design process has been genuinely informed by the community and the feedback received. Details and rationale of the detailed design and layout are discussed in the Design and Access Statement which accompanies this application. The principles used follow the principles established within the outline application and parameter plans, as well as that approved under the original Reserved Matters (BE/113/17/RES). Detailed consideration has been given to the potential impact of the proposed development on the amenity of the existing occupants of adjoining properties, with the positioning of dwellings and the internal arrangements seeking to minimise any potential for detrimental overlooking or overshadowing. The landscaping proposals have been considered in detail to ensure the proposed development integrates into the existing urban form whilst respecting and enhancing the character of the area.

Relevant sections of the NPPF	Key policy requirements	Application compliance
	12 – Heath social and community needs Take account of and support local strategies to improve and deliver sufficient community and cultural facilities and services to meet local needs.	Section 8 of this statement and the accompanying Design and Access Statement set out in detail the approach taken to develop these detailed proposals. These matters were considered under the original reserved matters application (BE/113/17/RES) and were considered to be acceptable.
Promoting Sustainable Transport – paragraphs 35,36 and 39	Paragraph 35 Identifies a number of considerations in designing and laying out schemes including prioritising pedestrian and cycle movements, ensuring access to high quality public transport, considering the needs of people with disabilities and incorporating facilities for charging plug-in and other ultra-low emission vehicles. Paragraph 36 The value of a Travel Plan as a tool to deliver sustainable transport. Paragraph 39 Discusses the factors that should be taken into account in setting local parking standards.	The design and layout of the proposal had sought to encourage pedestrian and cycle movements. For example: • Provision of footpaths throughout the site, including through the open space area and connecting the site to the existing public footpath to the south. • Cycle usage through the site is encouraged through the provision of cycle stores for every dwelling and traffic slowing measures throughout the development to encourage a pedestrian and cycle friendly environment. The level of parking provided is considered to be appropriate taking into account the local standards sought, the site's location within North Bersted and its proximity to facilities and services and public transport connections.

Relevant sections of the NPPF	Key policy requirements	Application compliance
Delivering a wide choice of high quality homes – paragraph 50	Paragraph 50 Requires that local authorities should plan for a mix of housing types, size, tenure and range to meet the differing needs of their communities.	This development will provide 27 new affordable dwellings and a range of house types, sizes and tenures that will comply with this policy. This is described in more detail at section 8 of this statement.
Requiring good design – paragraph 57, 58, 59, 61 and 62.	Paragraph 57 The importance of planning positively for high quality and inclusive design across all aspects of a development, including individual buildings and private space, is underlined Paragraph 58 Developments should improve the quality of an area in the long term, establishing a strong sense of place which is safe, accessible and visually attractive. Development should also optimise the potential of the site and respond appropriately to local character and history of the area. Paragraphs 61 and 62 The integration of new development into the natural, built and historic environment is encouraged.	As mentioned under the accordance with the NPPF core principles the details and rationale of the detailed design and layout are discussed in the Design and Access Statement which accompanies this application. The principles used follow the principles established within the outline application and that agreed under the original Reserved Matters application.
Promoting healthy communities	Highlights that well designed developments can aid social interaction and help to create healthy inclusive communities. The importance in involving local communities in planning for their areas is also highlighted.	From the outline stage a creative design process has been genuinely informed by the community and the feedback received. The site benefits from good connectivity by a range of modes to local services and facilities and the proposals have sought to integrate

Relevant sections of the NPPF	Key policy requirements	Application compliance
		both with these local centres and the surrounding landscape.
Conserving and enhancing the natural environment	Sets out how development should contribute to the conservation and enhancement of the natural environment, including by minimising the impacts on biodiversity and providing net gains where possible.	The landscaping proposals have been considered in detail to ensure the proposed development integrates into the existing urban form whilst respecting and enhancing the character of the area. Biodiversity and ecological issues have been addressed at the outline stage, and relevant conditions have been imposed. The scheme has been developed in accordance with the agreed principles and measures. The approach taken was approved under the original Reserved Matters application.

Draft NPPF2

- 6.3 A consultation version of the revised NPPF was published in March 2018 and is proposed for final publication in summer 2018. Given the timescales for determination, the revised NPPF may be relevant for consideration in the determination of this application. However, the proposed changes do not appear to significantly affect the tilted balance and considerations to be made for this application.
- 6.4 The draft NPPF2 sets out a transition period with regard to emerging Local Plans. Where a Plan has been submitted to the Secretary of State within 6 months of the Final Publication of the NPPF2, it shall be considered under the original NPPF document. Given the stage of preparation that the Arun Local Plan is currently at, the policies of the draft NPPF2 would not apply. Therefore, it is relevant to consider this application under the original NPPF and adopted/emerging Local policies.

- 6.5 If in due course it becomes clear that the revised NPPF will be relevant to the determination of this application, a supplementary statement shall be provided. However, at this stage, the adopted NPPF and development plan contain the relevant policy considerations for this application.

Local Planning Policy Context

- 6.6 The development plan consists of the Arun District Local Plan 2003, West Sussex Joint Waste and Minerals Plans, and Bersted Neighbourhood Plan 2014. The Council's Annual Monitoring Report (2016/2017) published in January 2018 sets out that the Council has 2.08 years worth of housing land supply. As such, according to Paragraph 49 of the NPPF and the Written Ministerial Statement on Neighbourhood Planning 2016, the policies for the supply of housing within the Local Plan 2003 and the Bersted Neighbourhood Plan 2014 are considered to be out of date.
- 6.7 A new local plan is in preparation and following the publication of the Inspector's final report on 5 July 2018 is due to be adopted on 18 July 2018. At this point it will supersede the previous policies of the 2003 Local Plan and will become the Development Plan for determination of applications.
- 6.8 The table below provides a summary of the policies that are of most relevance to this proposal with regard to both the adopted and emerging plans, and a brief outline of how the application accords with them. More details on the specific aspects of the application can be found in Section 8 of this statement, the Design and Access Statement and other supporting plans and documents submitted alongside the application.

Saved Policies of the Arun District Local Plan 2003;
Modified Arun Local Plan (January 2016); and Bersted Neighbourhood Development Plan (2014)

Policy	Requirements	Application compliance
General (GEN1, GEN3, GEN5, GEN7, SD SP1, C SP1, H SP1; ES7)	Confirms the Council's commitment to delivering sustainable development.	This application provides the details required to enable 90 dwellings to be delivered within the North Bersted area.

Policy	Requirements	Application compliance
	The Local Plan 2003 sets out the requirement for 8,700 homes across the plan period up to 2011. The emerging Local Plan sets out the strategic approach to providing 20,000 homes up to 2031. The land surrounding the site is proposed to be allocated for 2,500 dwellings in the emerging Local Plan.	The principle of development and technical matters were established at the time of the outline consent.
Housing type, tenure and mix (H DM1; HDQ4)	Seeks to: • deliver a balanced mix of market and affordable dwelling sizes based on SHMA recommendations. • provide a proportion of housing to meet Lifetime Homes Standard	As established at outline stage this development will provide 27 new affordable dwellings and a range of house types, sizes and tenures that complies with these policies. The proposed mix under this application has an increased number of small units, and smaller number of large units, to respond to market signals. The proposed mix is also in greater accordance with the Housing Needs Assessment 2016. 6 wheelchair units are proposed, which would meet Lifetime Homes Standards.
Affordable Housing on Residential Development Sites (DEV 17; AH SP2)	Requires the provision of affordable housing on major housing developments. The emerging local plan policy quantifies this at 30% provision of affordable housing.	As above, this application provides the 30% affordable housing target sought in the emerging local plan, delivering a range of affordable housing types and sizes to meet local needs.
Provision of open space (GEN20; OSR DM1;)	Requires contribution to or provision of public open space and play equipment to meet the needs of the development, in accordance with relevant strategies.	The development shall provide a large area of open space, to include two LAPs and a LEAP.

Policy	Requirements	Application compliance
		The green, open space is provided in accordance with the Green Infrastructure Parameter Plan approved at outline stage. The Section 106 agreement and condition on the outline permission require for details of the laying out, management and maintenance of the open space area. This is to be submitted separately.
Landscape (GEN27; LAN DM1)	Seeks to protect the character of the landscapes and the historic character and development of settlements within the District.	The landscape and relationship of the proposed development to both the surrounding countryside and settlement, has been considered in detail to ensure that the development shall integrate into the existing urban form whilst respecting and enhancing the character of the landscape. A landscape management and maintenance plan has been submitted with this application, as required by Condition 17. The proposed landscaping uses the same principles as that agreed under the original Reserved Matters application, and therefore this approach has been accepted.
Tree protection (GEN28; ENV DM4; ES6)	Seeks to prevent development where there is damage to or loss of protected trees, Ancient Woodland or trees within Conservation Areas. Where trees are lost, would require the same number of trees to be replaced.	A tree protection plan was included in the approved drawings accompanying the outline permission. Condition 10 requires that site tree protection measures are agreed and erected prior to the commencement of development.

Policy	Requirements	Application compliance
	Identifies the requirements for planning applications, tree protection measures and management plans.	A tree protection plan and arboricultural impact assessment have been submitted in support of this application, which identify proposed protection measures for retained and proposed trees. These measures were considered to be acceptable under the original Reserved Matters and have not been amended under this application.
Biodiversity (GEN23, GEN29, GEN30; ENW DM5)	Seeks a net gain in biodiversity. Requires consideration of protected species through appropriate surveys and mitigation measures, as well as protection and enhancement of local habitats.	A Biodiversity Checklist has been submitted with this application. The relevant Ecological surveys were submitted and approved at outline stage which identified mitigation measures for protected species on the site. Conditions 15 and 19 on the outline permission respectively require a detailed ecological enhancement scheme to be submitted, and restrict development within the bird nesting season.
Sustainable Construction (GEN24; ECC SP1, ECC SP2)	Expects development to facilitate water and energy efficiency. The emerging Local Plan requires 10% of total predicted energy requirements to be produced from renewable or low carbon energy generation on site.	Condition 20 requires submission of details to show how 10% of energy supply shall be secured from renewable or low carbon energy sources or that fabric first standards would secure a 10% reduction in energy use. The proposals address energy efficiency at a number of levels. Details of the energy efficiency initiatives which are to be integrated into the overall scheme can be found in the accompanying Energy Statement.

Policy	Requirements	Application compliance
Flood risk, Surface water and foul water drainage (GEN9, GEN11; W DM2, W DM3; ES2)	Provides the framework within which flood risk is considered. The emerging local plan requires that in areas at risk of flooding, development will only be permitted where the usual sequential/ exception tests have been satisfied and a flood risk assessment undertaken demonstrating safe access and egress and that flood risk would not be increased elsewhere. Policy requires that developments demonstrate existing drainage capacity exists or appropriate capacity can be provided so as to not include flooding on or off site. The emerging Local Plan requires Sustainable Drainage Systems to be included within major and minor development proposals.	A Flood Risk Assessment was submitted and approved at the outline stage. Conditions 5 and 6 require details of the SuDS scheme to be submitted and approved by the Council. The drainage strategy proposed includes surface water sewers, attenuation tanks and an attenuation basin. The water would be discharged from the site at a greenfield rate. This approach was accepted on the original Reserved Matters application. With regard to foul drainage, Condition 14 on the outline permission requires details of a strategy to be submitted to and approved by the Council.
Pollution and contamination (GEN31, GEN32, GEN33; QE DM1, QE DM2, QE DM4)	With regard to contaminated land, development will be permitted provided the Council is satisfied that appropriate remedial measures can be undertaken. Development must not result in pollution that harms the health and safety of communities and their environments. Where pollution is caused, or where development is sensitive to pollution, permission would only be granted where	The contaminated land assessment submitted at outline stage identified no onsite contamination, although some potential from off-site contamination. A condition was imposed to stop work if contamination is found and for details to be submitted and approved by the Council in that case. This addresses the issue regarding contaminated land. A further condition has been imposed with regard to the submission of a street lighting scheme.

Policy	Requirements	Application compliance
	appropriate mitigation is secured and the pollution has been minimised.	This is subject to approval by the Council and would be discharged separately to this RMA application.
Green Infrastructure (GI SP1)	The emerging local plan provides that all developments must protect and enhance existing Green Infrastructure (GI), and provide opportunities to connect existing GI and enhance it where possible.	The scheme includes the provision of a large area of open space, to provide valuable amenity and recreational space that promotes healthy lifestyles and a sense of community.
Design (D SP1, D DM1, D DM2, D DM3; ES1, HDQ2, HDQ5-7)	Requires development to be of a high-quality design and integrated into its surroundings with appropriate internal and external space provision.	The proposed design, appearance and layout has been informed by the character of North Bersted and proposes traditional house forms, with a varied material choice to ensure that it will integrate with its surroundings. The style of dwellings remains the same as that granted under the original Reserved Matters application. As such, the design, style and types of homes have already been accepted on this site.
Transport and movement (GEN4, GEN15, GEN16; T SP1; T DM1; GA1)	Promotes the fullest use of sustainable transport modes, encouraging reduced dependence on the private motor car. Development proposals will be expected to include a range of mitigation measures to aid this objective including seeking measures to improve public transport routes, improving the quality and quantity of cycle and pedestrian links and ensuring that new highway infrastructure helps to mitigate the impact of development.	The outline permission included a condition regarding the submission of a Travel Plan, which would aim to promote sustainable transport links. A Travel Plan has been submitted with this application, but shall also be submitted separately to discharge the condition. The access strategy proposed reflects that set out within the outline planning application, which was an unreserved matter and is in full accordance with the relevant highways and transportation policies of the development plan.

Policy	Requirements	Application compliance
		A transport statement has been submitted with the application which demonstrates that the traffic impact work undertaken at outline stage was significantly overestimated, and therefore the actual impact would be lesser and similarly acceptable. The tracking plans demonstrate that refuse and fire appliance vehicles, as well as estate cars, can successfully manoeuvre throughout the site. Pedestrian paths have been designed into the scheme, both through the proposed open space area and connecting to the Public Footpath to the south. The matters of traffic impact, road layout and manoeuvrability were accepted for the original Reserved Matters which has been granted. Given the internal road layout and number of units proposed under this application remains the same, this approach has been previously agreed by the Council and WSCC.
Parking provision (GEN12; HDQ6)	Requires that developments provide sufficient parking spaces to meet the adopted Parking Standards.	The proposal meets the adopted parking standards, with regard to both car and cycle parking.
Infrastructure (GEN8; INF SP1)	Requires that where the provision or improvement of infrastructure is necessary to serve new development, or mitigate its impact, this should be provided either on or off-site, or through financial contributions.	The Section 106 legal agreement accompanying the outline planning permission set out the key infrastructure requirements to be delivered to serve this development and mitigate its impact.

7.0 CONSULTATION

7.1 The programme of community engagement for the preparation and design of the proposals at Land west of New Barn Lane has, from the outset, been designed to not only reflect the latest guidelines but also best practice in terms of the policies set out in the Localism Bill and the National Planning Policy Framework ('the Framework').

7.2 The Localism Bill was introduced to Parliament on the 13th December 2010, and was given Royal Assent on the 15th November 2011, becoming an Act and enshrining the need to consult into law.

7.3 The Framework was published by the Government on the 27th March 2012. It forms a key part of the Government's reform of the planning system. It states that good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community. Particular regard has been had to paragraph 188 of the Framework, which states that:

"Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community"

7.4 Arun District Council adopted their Statement of Community Involvement (SCI) in April 2012. In relation to major development proposals, the Council's SCI encourages engagement with interested parties, stakeholders and communities as early as possible in order to add value to the process and the outcomes. Examples of how to engage are given, and range from public meetings, public exhibitions, workshops and the meeting with the town and parish councils to mail drops, neighbour notifications and use of websites.

Community engagement for outline planning application

7.5 The Planning Statement submitted with the outline planning application details the considerable public consultation exercises undertaken between the applicant and the community, Parish Council and local planning authority.

- 7.6 Formal events held included a meeting with Bersted Parish Council in July 2015 and a public exhibition/ Question and Answer Session in September 2015 and allowed for the consultant team to answer any questions from residents and explain the detailed pre-application proposals. Furthermore, a consultation flyer was prepared and circulated to residents living in the North Bersted area.
- 7.7 Following the consultation exercises, a design response was prepared and included within the Design and Access Statement to show how the issues and comments raised had been addressed. The Transport Assessment, Flood Risk Assessment and Foul Water Strategy were also updated to reflect on the comments raised.
- 7.8 The success of the community engagement at that time was demonstrated by the granting of outline planning application.

Original Reserved Matters engagement

- 7.9 A range of community consultation was undertaken for the first Reserved Matters (BE/113/17/RES), which included a drop-in event for the local community and stakeholders, a meeting with Bersted Parish Council, a newsletter invitation to the drop-in event and pre-paid reply card for those who could not attend the event, a website and an information line and consultation email address.
- 7.10 A Statement of Community Involvement (SCI) was produced to support that application which detailed the community consultation undertaken with relation to this Reserved Matters Application. It further provided a detailed breakdown of feedback received from the above consultation methods, including the comments received.
- 7.11 The comments and issues raised from the consultation exercises were incorporated into the scheme, where relevant, although it is noted that a large number of comments were received on matters that were addressed at outline stage such as traffic, flooding and access.

Subsequent community consultation

- 7.12 Since the approval of the first Reserved Matters on this site, Linden Homes South have engaged with the Parish Council in order to discuss the proposed changes to the layout which are sought under this application, and why this is being sought. The revised layout continues to take on board the comments made during the previous consultation events.

The Parish were understanding of the need for smaller homes and the revised strategy, and were appreciative of the continued engagement.

- 7.13 Linden Homes have further engaged with the Local Planning Authority prior to the submission of this application, in order to discuss the proposed strategy and changes. The Council raised no overall concern with regard to the proposal, but provided comment on a number of aspects of the proposed layout/design. These are set out below, together with how this has been addressed in the submitted scheme.

Council comment	Response
Confirm the number of parking spaces for Flats 43-47 & 49 meets the standards.	12 parking spaces are provided for Plots 43-47 and 49. This is in accordance with the parking standards. The parking spaces have been provided as a mix of allocation and visitor spaces, which would allow for sufficient parking to accommodate the needs of occupiers and visitors.
Relationship of the bin store to the rear of Plot 24.	The bin and cycle store to the rear of Plots 22-24 are single storey with a pitched roof away from the boundary, as shown on Plan 18-1054-061-1st. Therefore, there would be no harm to the neighbouring amenity of these plots.
The parking areas to the front of plots 95-100 and 71-86 could be softened/re-considered to improve the streetscene in these prominent locations.	As shown on the coloured layout and landscape drawings, the parking has been punctuated with landscaping. Furthermore, the block paving would soften the appearance of these parking bays and create an attractive area of public realm in these locations. Additional landscaping planting along the edge of the open space, in front of Plots 95-100 would create a soft and landscaped view of these units from the street.

8.0 ASSESSMENT OF PROPOSALS

8.1 The following sections of this statement will provide an explanation of how the appearance, landscaping, layout and scale that form the current proposals address the parameters of the outline application and the design code. It also serves to address some of the additional information requirements of the Council which are expected to accompany planning applications.

8.2 Compliance with the parameters of the outline permission is also addressed in the Design and Access Statement that accompanies the application.

Principle of Development

8.3 The principle of the development of the application site has been established through the granting of outline planning permission.

8.4 As described at the outline stage, the site is well located to the existing settlement and its facilities and services, in a position adjacent to the settlement boundary. Furthermore, the site would provide much needed family homes and affordable housing, including bungalows and apartments.

8.5 A Reserved Matters application has been granted approval on this site (ref. BE/113/17/RES), which has established the principles of:

- Appearance and scale of homes
- Proposed internal road layout
- Open space and play area size and design
- Sustainable Drainage System detailed size and design
- Landscaping strategy

8.6 This application seeks a revised housing mix on the site due to market signals and demand demonstrating a greater need for smaller units. Overall, the number of units sought for this application remains as per the original Reserved Matters (90 units). Therefore, the principle changes to the scheme relate to a change in mix and layout. Technical matters associated with this change are discussed in detail below and within the relevant statements. However, it is relevant that the principle of 90 units in terms of impact on highway safety and traffic generation have been accepted previously.

- 8.7 Linden Homes South have commenced development on the site, under the original Reserved Matters consent. However, the intention is to build out the scheme in accordance with this Reserved Matters, were approval to be granted. The overall build out time is expected to be 3 years.

Scale

- 8.8 As prescribed in the outline planning permission, the development will comprise 90 dwellings, including 30% affordable housing. The development will consist of dwellings of building heights not exceeding two storeys in height, as per the parameter plan agreed at outline stage. Overall, the development would include a mix of bungalows, two storey dwellings, and two storey apartment buildings. This provision is considered to be consistent with the policies of the GEN7 of the Local Plan 2003, Policy D SP1 and D DM1 of the emerging Local Plan and HDQ2 of the Bersted Neighbourhood Plan.
- 8.9 Further detailed justification of the scale of development proposed is set out in the accompanying Design and Access Statement.

Housing mix, including Affordable Housing

- 8.10 The outline permission was granted subject to a Section 106 agreement which secured 30% affordable housing (27 units), of which the tenure mix was secured at 50% Affordable Rent Dwellings and 50% Intermediate Housing.
- 8.11 The submitted site layout provides 90 dwellings, 27 (30%) of which will be affordable in accordance with the outline permission and Section 106 agreement. The table below indicates the housing mix which will be provided:

Type	Tenure	Quantity
2 bed apartment	Market	6
2 bed house	Market	15
3 bed bungalow	Market	1
3 bed house	Market	32
4 bed house	Market	9
Sub Total		63
1 bed apartment	Affordable rent	6
2 bed house	Affordable rent	4
3 bed house	Affordable rent	3
2 bed apartment	Affordable shared ownership	6
2 bed house	Affordable shared ownership	4
3 bed house	Affordable shared ownership	4
Sub Total		27
Total		90

- 8.12 Of the 27 affordable units provided, 14 (51%) would be Shared Ownership and 13 units (49%) would be Affordable Rent. This meets, as closely as possible, the requirements of the Section 106 agreement which requires a 50:50 split.
- 8.13 It is relevant that the mix under the original Reserved Matters was accepted by the Council. Since the time of that Reserved Matters, Linden Homes South have undertaken an assessment of the market, which has demonstrated that there is a need for smaller units on the site, rather than large units. As a result, this application seeks a revised mix to accommodate this identified need.
- 8.14 In addition, when comparing the permitted mix, proposed mix and the mix set out within the Housing Needs Assessment 2016 (as shown in the table below), it is clear that the proposed mix is in greater conformity with the Housing Needs 2016, and therefore would help to provide additional small units to meet the needs of the area.

Comparison housing mix table						
Unit size	Permitted 90 unit scheme under BE/113/17/RES (%)		Proposed 90 unit mix (%)		2016 Housing Needs mix (%)	
	Market	Affordable	Market	Affordable	Market	Affordable
1 bed	0	22.2	0.0	22.2	9.3	40
2 bed	19	63	33.3	51.9	41.4	32.9
3 bed	58.7	14.8	52.4	25.9	36.9	24
4 bed	22.2	0	14.3	0.0	12.4	3.1

- 8.15 As such, the proposal complies with policy DEV17 of the Arun District Local Plan 2003, policies H DM1 and AH SP2 of the emerging Local Plan and policy HDQ4 of the Bersted Neighbourhood Plan with regard to housing mix and affordable housing provision. The proposal would further comply with the requirements of the Section 106 agreement.
- 8.16 Affordable clustering has been distributed across the site. Some of the clusters have been deliberately located in prominent positions so as not to hide them away. The clustering also assists with the management of the various tenure types of affordable dwellings.
- 8.17 As discussed within the accompanying Design and Access Statement, the layout and appearance, of the scheme has been designed so as to ensure a tenure blind development. This has been carried through to the design and quality of the affordable housing units within the development, which would not be easily distinguishable from the market housing units.
- 8.18 In order to ensure inclusivity within the site, the proposed development includes 12 units which are specifically adapted to support wheelchair users. Wheelchair parking spaces have also been provided in close proximity to these units.
- 8.19 Overall, the proposed mix of market and affordable housing would be in broad accordance with the Coastal West Sussex SHMA Update Arun Summary 2012, with the majority of units provided as 2 or 3 bed to provide for the identified need.

Layout and Design

- 8.20 Details and rationale of the detailed design and layout are discussed in the Design and Access Statement which accompanies this application. The principles used follow the principles established within the outline application.

- 8.21 The proposed layout adheres to the Land Use Parameter plan agreed at outline stage, including the single access to the south east of the site and the green open space adjacent to New Barn Lane. The layout includes a perimeter block structure as the basis of the urban form, promoting natural surveillance on the public realm and streetscene.
- 8.22 The street network would be pedestrian oriented, with pedestrian paths, dropped kerbs and tactile paving at appropriate crossing points on the primary road, and shared surfaces in certain locations for pedestrian priority. Footpaths are included throughout the site and the open space area, which additionally connects to the footpath to the south.
- 8.23 The proposal includes two LAPs and a LEAP within the open space area adjacent to New Barn Lane, which is overlooked by housing, as well as a swale feature which forms part of the proposed drainage scheme.
- 8.24 These matters of open space, the street network and the block structure have been previously approved under the original Reserved Matters and the principles remain unchanged. As such, they have already been considered acceptable.
- 8.25 As per the Building Heights parameter plan, the development consists of bungalows and two storey dwellings, with the bungalows located to the south east of the public open space.
- 8.26 For reference, the separate full application which covers the north eastern part of the site includes bungalows within the single storey area of the Building Heights Parameter Plan. However, this does not form part of this application.
- 8.27 Overall, the proposed layout would provide a key frontage facing New Barn Lane and the open space, with a variety of street types that reflect their primary or secondary nature. The design and layout would create a distinct urban form which responds positively to the character and appearance of the area and creates a strong sense of place.

Appearance

- 8.28 The external appearance of the development is discussed in detail within the accompanying Design and Access Statement. This works with the principles established in the outline planning application. It further demonstrates the context analysis which has been undertaken of the local area, identifying local vernacular and those aspects which have been carried forward to influence the external design of the dwellings.

- 8.29 The proposals include the use of various design features, materials and architectural elements to create design interest within the development as a whole. These principles have been previously agreed under the original Reserved Matters permission and remain unchanged under this application. Therefore, they have been considered acceptable.

Residential amenity

- 8.30 Full and detailed consideration has been given to the potential impact of the proposed development on the amenity of the existing occupants of adjoining properties, with the positioning of dwellings and the internal arrangements seeking to minimise any potential for detrimental overlooking or overshadowing. A full analysis of the relationship of the proposed development with existing neighbouring amenity is contained in the accompanying Design and Access Statement.
- 8.31 Similarly, the development has been designed to ensure that good standards of amenity are provided for future occupants. Relationships between dwellings have been carefully considered to provide high quality private amenity space which is not unacceptable overlooked or overshadowed. Generous proportions of public open space will be provided and the public realm has been designed to ensure good natural surveillance and safe environments for people to walk, cycle and play.

Landscape and Arboriculture

- 8.32 The landscape proposals are considered to be of fundamental importance in creating the appropriate setting for the proposed development and its integration into the existing urban form. The strategy relating to the landscape proposals is set out in detail in the accompanying Design and Access Statement and accompanying landscape plans and documents.
- 8.33 In summary, the landscape strategy seeks to maintain a naturalistic character to the site's boundaries, having due regard to the relationship between the development and New Barn Lane to the east, the adjacent footpath to the south, the open land to the west and the caravan park to the north. The landscape strategy would include the retention of the tree line along the northern boundary, and a linear landscaped buffer along the eastern and western boundaries.
- 8.34 Throughout the site, street trees, hedging and grass areas would create an attractive, green development that would integrate with the sites rural surroundings to the west.

Appropriate planting of the open space areas and the retention of trees would provide opportunity for biodiversity enhancement, as identified within the Ecological Enhancement Strategy.

- 8.35 A Soft Landscape Management and Maintenance Plan has been submitted to support this application, in accordance with Condition 17 of the outline permission, which fully details who is responsible for the maintenance and management of the landscaped areas, the required works to be undertaken by the responsible party, and at what frequency this should be done.
- 8.36 An Arboricultural Impact Assessment/ Method Statement and a Tree Report have been submitted in support of this application which identify the tree constraints on the site and the proposed methodology for the trees identified for removal, retention or planting on the Tree Protection Plan. This will ensure that any trees for retention are protected and trees to be planted have the best opportunity to survive and mature.
- 8.37 Overall, the development would have a series of landscape areas, including a focal open space area adjacent to New Barn Lane, street trees, hedging and grassed areas along the street network, and tree planted boundaries. The cumulative effect of the landscaping would be to create an attractive development for future residents that integrates with its surroundings and encourages biodiversity enhancement.
- 8.38 It is relevant that the landscaping strategy has previously been considered acceptable under the original Reserved Matters application.

Open space and amenity space

- 8.39 The proposed open space and amenity space within the development have been developed in accordance with the Green Infrastructure Parameter Plan submitted and approved at outline stage which identified a total of 1 hectare of open space which includes 0.76ha of public open space and 0.24 ha of other green space, such as retained vegetation buffers on the western, northern and southern boundaries.
- 8.40 The proposal will include a linear public space along the north-eastern boundary of the site, which opens out into a larger park area approximately halfway up the site which will comprise two Local Areas of Play (LAPs) and a Local Equipped Area of Play (LEAP), as well as a swale and open green space.

- 8.41 The green space shall be overlooked by housing to the north, south and west to ensure natural surveillance of the public space. The land to the north is subject to a separate full planning application.
- 8.42 The LAPs shall include balancing beams, stepping logs and boulders. The LEAP shall include the same, as well as a rope course, balancing blocks, swing and climbing nets. All play areas would be laid with grass, grass matting and safety matting where required. The play areas would not be fenced, as per advice from Play England, but a hedge would be planted along the north-eastern boundary of the LEAP to prevent children from running into the swale. While the hedge is maturing, there will additionally be a post and rail fence along this boundary.
- 8.43 The proposed development will also include a significant amount of tree planting along the street network to create a high quality, attractive public realm.
- 8.44 The Section 106 agreement secures the submission of an open space scheme prior to occupation of the development and an amenity space scheme prior to commencement of development. These are required to provide detail of boundaries, construction and servicing/planting and delivery. The open space scheme is further required to provide detail of maintenance and management of the open space. These schemes shall be submitted separately from this Reserved Matters submission.

Space standards

- 8.45 The Council's current Local Plan (2003) does not include policy for external or internal space standards. However, since the adoption of the Local Plan, the Government has published "Nationally Described Standards" which aim to provide local authorities with guidance over appropriate living space standards for new dwellings.
- 8.46 The emerging Local Plan, as consulted on in January 2018, includes policy D DM2 with regard to internal space standards respectively. Policy D DM2 requires that internal spaces are of an appropriate size to meet the requirements of all occupants and their changing needs, using the Nationally Described Standards as guidance.
- 8.47 All the proposed dwellings will meet the internal space standards as per the 'Technical Housing Standards – nationally described space standard'.

- 8.48 Since the original Reserved Matters, the emerging Local Plan has been through Examination and a consultation has been held on main modifications. One modification includes the deletion of the external space standards policy D DM3. As such, this is no longer an emerging policy which this scheme can be assessed against. The main modifications state that a guidance document will be provided for external space standards. However, at the time of this application this guidance has not been prepared and therefore holds no weight in the determination of this application.
- 8.49 Nevertheless, all homes would have a usable area of outdoor space and the majority of gardens would be 10m in depth as per the extant Reserved Matters application. The proposed development has been designed to comply with the space standards as closely as possible, and would allow for acceptable living conditions and amenity space for future residents.

Access and accessibility

- 8.50 The site benefits from good connectivity to local services and facilities within Bersted and Bognor. The nearest bus stop is located 425m in distance from the centre of the site which provides a regular service to Bognor Regis, Chichester, Havant and Portsmouth. Bognor Regis railway station is 2.7km to the south, with car and cycle parking provision. As such, there are strong sustainable transport links between the site, Bognor Regis and the wider region.
- 8.51 The matter of access was not reserved at outline stage, and therefore has been agreed in principle. This Reserved Matters is pursuant to the approved Section 73 application BE/18/17/PL, which sought an amendment to the location of the access granted under the original outline permission.
- 8.52 The proposed layout and access point correspond with that approved under BE/18/17/PL and BE/113/17/RES.
- 8.53 As such, the vehicular access to the site shall be located in the south-east corner of the site, from New Barn Lane. Pedestrian access to the site shall be positioned in the south east and south west corner of the site, to connect with the existing Public Footpath, as well as good provision of pedestrian links across the site and through the area of open space adjacent to New Barn Lane.

- 8.54 The internal road layout has been designed in accordance with the design principles for Manual for Streets (Department for Transport, 2007). The exact widths of the roads are noted within Section 3.5 of the Transport Statement, and where footpaths are provided they will be 2m in width. Elsewhere, a shared surface is proposed. The swept path analysis plans appended to the Transport Statement demonstrate that refuse and emergency vehicles can manoeuvre throughout the site. The internal road network has been agreed at under the original Reserved Matters permission, and therefore has been found acceptable previously.
- 8.55 Overall the access strategy proposed reflects that set out within the outline planning application, which was an unreserved matter and is in full accordance with the relevant highways and transportation policies of the Local Plan.

Traffic impact

- 8.56 A Transport Assessment was submitted as part of the outline application. The traffic impact of 90 new homes was accepted at the outline stage with appropriate mitigation secured through the Section 106 agreement. This mitigation involves the contribution towards a Traffic Regulation Order, which would involve the installation of waiting restrictions in the vicinity of the site, if monitoring deems this necessary.
- 8.57 The Transport Statement submitted with this application demonstrates that the traffic impact was overstated at outline stage, and would in fact be lesser. Given that the report submitted to support the outline permission was accepted by Arun District Council and West Sussex County Council, the lesser impacts identified by the updated traffic generation exercise would be similarly acceptable.
- 8.58 This was confirmed under the original Reserved Matters permission, granted under BE/113/17/RES in December 2017.

Travel Plan

- 8.59 In pursuit of reducing the impact of car travel, the need to travel by car and increasing sustainable travel practices, Condition 28 on the outline planning permission requires a Travel Plan to be approved prior to occupation of the development. As described in Section 3, the Travel Plan shall be submitted separately to discharge the requirements of this condition.

8.60 Nevertheless, the Travel Plan will have the following objectives:

- To support a range of sustainable transport alternatives
- To develop awareness of options for sustainable travel to and from the site
- To promote car sharing, walking, cycling and public transport use
- To manage car parking demand across the development and minimise the impacts of car based travel.

8.61 The Travel Plan has been previously considered acceptable under the original Reserved Matters application and remains the same for this application.

Car parking

8.62 The matter of car parking was conditioned under the outline permission. A Discharge of Condition application shall be submitted separately to this Reserved Matters Application (RMA) to discharge Condition 25.

8.63 Nevertheless, for the purposes of this RMA, the parking strategy for the site has been informed by the parking standards adopted by the Council in 2012, as well as the policies of the Bersted Neighbourhood Plan. The strategy seeks to provide for an appropriate level of parking, designed to take into account the particular constraints and opportunities available within the site.

8.64 As per the Transport Statement, the proposal will provide 195 parking spaces, of which 169 will be allocated and 26 unallocated, or visitor, spaces. The proposed parking provision is in full accordance with the West Sussex County Council parking calculator, and is in excess of the Neighbourhood Plan requirements. An additional 5 visitor bays shall be provided off site on New Barn Lane to the south east of the access point.

8.65 The proposal would additionally provide wheelchair spaces to serve the 6 dwellings designed for wheelchair users.

8.66 The internal streets have been designed to be sufficiently wide to accommodate additional occasional parking without obstructing access for refuse, emergency or fire vehicles.

- 8.67 The proposal includes a mix of driveways, garages, parking courts and visitor parking which have been designed to ensure that they accord with the principles of creating a safe and inclusive development. All garage spaces meet the minimum internal dimensions of 6mx3m. Where it is necessary to cluster parking provision in particular areas of the site, landscaping has been incorporated to ensure a high quality public realm.
- 8.68 As demonstrated above, the proposed parking provision meets the requirements of the Council's Parking Standards, and therefore accords with Policy GEN12 of the Arun District Local Plan 2003 and Policy HDQ8 of the Bersted Neighbourhood Plan 2014.

Cycle parking

- 8.69 The matter of cycle parking was conditioned under the outline permission. A Discharge of Condition application shall be submitted separately to this RMA to discharge Condition 26.
- 8.70 Nevertheless, for the purposes of this RMA, secure storage for cycling will be located within the curtilage of each house in a store or shed, and within a dedicated store in close proximity to, or within, the apartment buildings. The proposed cycling parking will be in compliance with the cycle parking standards of Arun District Council and Policy HDQ7 of the Bersted Neighbourhood Plan 2014.

Bin and recycling storage

- 8.71 Refuse storage is provided on plot either within garages, to the rear of each dwelling or in a dedicated bin/cycle store for the proposed apartment buildings. As discussed previously and within the submitted Transport Statement, provision for servicing of the site is provided with adequate on-site turning facilities for refuse and emergency vehicles, therefore ensuring such vehicles can enter and exit the proposed development site in a forward gear.
- 8.72 In keeping with Manual for Streets guidance (paragraph 6.8.9) and Building Regulations guidance, bins have been located within 25m carry distance of refuse vehicle and within 30m from a resident's boundary.

Sustainability

8.73 The proposed development has been designed with the key principles of sustainable development at the heart of the process. The proposals include a number of key sustainable planning principles as follows:

- A sustainable housing mix with a good mix of house types and tenures to meet the lifecycle needs of the community
- A network of permeable streets and footpaths that connects the site to local facilities and the town centre by foot, cycle and public transport to help reduce trips by private car
- A surface water drainage strategy designed to address the impact of climate change integrated into the scheme landscaping to minimise any incidents of surface water flooding
- The integration of waste recycling facilities for all properties with easy to access bin stores located to the rear of properties to help encourage recycling
- Buildings constructed to the relevant energy efficiency requirements of building regulations including part L and condition 20.

Energy Strategy

8.74 Condition 20 of the outline permission requires that at least 10% of the energy supply of the development be secured from renewable or low carbon energy sources, or equivalent fabric first standards that would secure a 10% reduction in energy use. The condition requires that this detail be submitted with any reserved matters application.

8.75 The Energy Statement which supports this application provides detail to discharge the above condition. Overall, a 10.03% reduction in energy is achieved on the site, in compliance with Building Regulations and Condition 20 of the outline permission.

Ecology

8.76 The ecological interest in the site has been wholly taken into account throughout the evolution of the development proposals for the site. Crucial to this has been the commissioning of an ecological enhancement scheme, as required by Condition 15 on the outline permission. As described in Section 3, details will be submitted separately to discharge the requirements of this condition.

8.77 Nevertheless, for clarity and completeness, the Ecological Enhancement Strategy proposes the following mitigation measures:

- Planting of species-rich wildflower grassland within the open space to the east of the site
- Temporary protective fencing installed around the treeline adjacent to the northern boundary of the site
- Avoidance of increased lighting on hedgerows and treelines to protect bats. Furthermore, use of low pressure sodium lamps for external lighting, bolster planting to create additional foraging opportunities, and provision of new roosting places in the form of bat boxes on mature trees.
- Clearance of vegetation outside of main bird breeding season and provision of nest boxes on retained trees.

8.78 Overall, the proposed development would not be harmful to protected species and would incorporate mitigation measures to provide the opportunity for biodiversity enhancement within the site.

8.79 These proposed mitigation measures were accepted under the original Reserved Matters application (BE/113/17/RES) and therefore the principle and detail has been agreed previously.

Surface Water Drainage

8.80 A Drainage Plan has been submitted to support the application. All houses and roads will drain via gravity to new surface water sewers located within the carriageway. The northern surface water sewers will drain into an attenuation tank situated in the north east open space area. This in turn will drain into the ditch network situated to the north. The southern sewers will drain into the attenuation basin located in the central open space which then drains into the local surface water sewer network situated at the site entrance.

8.81 The discharge from all attenuation features will be controlled to the green field run off rate for the development and sized to store and control the run off from the 1:100 year + 40% climate change storm events as required by the Environment Agency to prevent downstream flooding. The controlled run off from the attenuation basins will discharge into the existing surface water sewers located within New Barn Lane.

- 8.82 Condition 7 on the outline permission requires details for the arrangements for the future access and maintenance of any watercourse or culvert crossing or abutting the site. As stated within Section 3, the detail required under Condition 7 has been approved under BE/116/17/DOC. The proposed Reserved Matters would retain the 5m distance, and therefore would accord with the detail agreed under this condition.

Foul Water Drainage

- 8.83 All houses will drain via gravity to new foul sewers located within the carriageway. The houses in the northern part of the development will drain to a new pump station situated on the eastern boundary. This pump station will be designed to store for 24 hours the run off from these properties and discharge via a new rising main into the sewers situated in the southern part of the development. The sewers in the southern part of the development will drain via gravity off site into the sewers situated within New Barn Lane.
- 8.84 The proposed drainage strategy was supported under the original Reserved Matters application, and therefore the principle and detail has been established previously.

Contaminated land

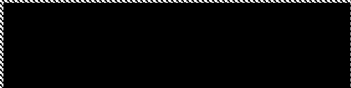
- 8.85 A desk based contaminated land and geotechnical assessment was submitted to support the outline permission which identified that there are no potential on-site sources of contamination. However, a number of potential off-site sources of contamination were identified.
- 8.86 As a result, a condition was imposed on the outline permission which requires that in the event contamination is found, works stop and a remediation strategy be submitted to, and be approved by, the local planning authority. In the event that contamination is found, the requirements of this condition shall be followed and discharged at the relevant time.

Planning Obligations

- 8.87 The Section 106 legal agreement accompanying the outline planning permission commits the development to making significant planning obligations. These are set out in full in the supporting document "Summary of Section 106 Obligations".

9.0 CONCLUSIONS

- 9.1 The proposed scheme has been prepared within the context of the approved outline and its relevant conditions and the Reserved Matters planning permission. The proposed revised layout has continued to take account of the feedback from consultation with officers from Arun District Council, and previous community consultation events including a drop-in event and meeting with the Parish Council.
- 9.2 Careful consideration has been given to the design of the development, to be in keeping with the character of the surrounding area. The Design and Access Statement, which supports the Reserved Matters Application, discusses the analysis, evolution and design approach which has been undertaken in order to inform the scale, design, layout and appearance of the proposed development. The approach to design, road layout, appearance and scale has been previously agreed under the original Reserved Matters application.
- 9.3 The Design and Access Statement further demonstrates how the proposed development has been designed in accordance with the parameter plans agreed at outline stage, with a large area of open space adjacent to New Barn Lane, and a mixture of single storey and two storey dwellings.
- 9.4 The proposals provide for a good mixture of dwelling types, including bungalows, two storey dwellings and apartments, as well as a notable proportion of 2 and 3 bedroom homes. It has been demonstrated that the proposed mix would be in greater accordance with the Housing Needs Assessment 2016 than that permitted under BE/113/17/RES, which reflects the market signals identified by Linden Homes South. As such, the proposed mix is considered to be appropriate for this site and to meet the needs of the local community.
- 9.5 The combination of unit sizes will therefore provide a balanced community which responds to the need of the market. The proposals also provide for 30% affordable housing to help address some local affordable needs.
- 9.6 Overall, the proposals reflect the principles set out in the outline permission and Section 106 agreement, and accord with detailed national, local and neighbourhood plan policies. It is therefore requested that Reserved Matters be approved accordingly.



TOWN PLANNING
MASTERPLANNING & URBAN DESIGN
ARCHITECTURE
LANDSCAPE PLANNING & DESIGN
ENVIRONMENTAL PLANNING
HERITAGE
GRAPHIC COMMUNICATION
PUBLIC ENGAGEMENT
DEVELOPMENT ECONOMICS

