
Chalcroft Nursery, Chalcraft Lane, West Bersted

Planning Statement

Prepared by Barton Willmore LLP on behalf of Landform Bersted Ltd

July 2020

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CONTENTS

COPYRIGHT	2
1.0 INTRODUCTION	1
2.0 THE SITE & SURROUNDING AREA	3
3.0 SCOPE OF APPLICATION	7
4.0 THE PROPOSED DEVELOPMENT	9
5.0 PLANNING POLICY CONTEXT	14
6.0 THE CASE FOR DEVELOPMENT	17
7.0 SUMMARY AND CONCLUSIONS.....	30

APPENDICES

APPENDIX 1	:	SITE LOCATION PLAN (REF: 01304_S08_P1)
APPENDIX 2	:	LAND USE PARAMETERS PLAN (REF: 01304_PP_01_P4)
APPENDIX 3	:	SITE ACCESS PLAN (REF: ITB14224-GA-001 REV B)
APPENDIX 4	:	ILLUSTRATIVE MASTER PLAN (REF: SK002_REV L)
APPENDIX 5	:	PRE-APPLICTAION ADVICE DATED 19 JUNE
APPENDIX 6	:	SCHEDULE OF EXISTING AND PROPOSED ACCOMMODATION
APPENDIX 7	:	NOTE PREPARED BY THE OWNERS OF CHALCROFT NURSERY
APPENDIX 8	:	ST WILFRID'S HOSPICE NOTE
APPENDIX 9	:	ECONOMIC DEVELOPMENT PAPER

1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared by Barton Willmore LLP on behalf of Landform Bersted Ltd ('Landform') to support an outline application to provide 20 residential dwellings, 2,240 sqm of commercial space (Use Class A1, B1(b) B1(c) and B8), landscaping, access, parking and associated infrastructure on land at Chalcroft Nursery, Chalcraft Lane, West Bersted ('The Site').
- 1.2 The outline application is parameter based, with all matters reserved save for the principal site access which is submitted in detail.
- 1.3 The Application Site comprises 2.1 hectares and lies within the administrative boundary of Arun District Council ('The Council'). The site is owned by Chalcroft Associates LLP and Orchard Enterprises (Southern) Limited who have operated a successful commercial operation for some 12 years, providing accommodation for a range of local businesses and generating a significant level of employment.
- 1.4 The Chalcroft Nursery site is predominantly brownfield. The owners have sought to modernise the commercial offer on a number of occasions and various permissions have been secured.
- 1.5 The owners now wish to seek permission to modernise the commercial offer on a comprehensive basis in a manner that is compatible with the wider development aspirations of the Council and which does not fetter the ongoing master planning exercise. The intention is to provide for new and improved commercial accommodation, a new access and servicing arrangements together with enhanced landscaping, facilitated by the provision of a limited extent of residential accommodation.
- 1.6 The Application Site relates to the area of the existing site that the owners wish to develop, but purposely excludes those existing units that are not proposed to be replaced or altered and will continue to subsist in the event that permission is granted for the scheme as proposed and implemented.
- 1.7 Landform has entered into an agreement with the owners to formulate and promote these development proposals, which will not fetter or undermine the delivery of the wider strategic SD3 allocation and are consistent with the emerging proposals.

- 1.8 Landform control 16.15 ha of land located to the north of Chalcroft Lane, which sits within the strategic allocation 'West of Bersted' (Policy HSP2, Site SD3) in the adopted Arun District Council Local Plan 2018. Landform, the Church Commissioners for England and Landlink Estates collectively control all of the land within the strategic allocation which is primarily greenfield and are working together in bringing forward a master plan for the wider allocation.
- 1.9 The proposals represent the opportunity to provide for much needed enhanced commercial accommodation, as an expansion of the existing successful commercial operation, facilitated by much needed new homes.
- 1.10 Permission can and should be granted now given the housing needs and commercial/employment ambitions of the council.

2.0 THE SITE & SURROUNDING AREA

The Site

- 2.1 The majority of the Site comprises a busy mixed-use commercial operation, including a nursery and garden centre trading from an overall site of 2,988 m² with built accommodation of 698 m², a builders' merchants with a trade counter, a vacant retail unit (formerly occupied by an aquatics supplies retailer) and the St Wilfrid's furniture store and retail sales.
- 2.2 There is an existing vehicular access from Chalcroft Lane between nos 80 and 92 Chalcroft Lane.
- 2.3 A Site Location Plan (ref: 01304_S08_P1) is included at **Appendix 1**.

Surrounding Area

- 2.4 The land to the immediate west and north of the Site is in agricultural use, with the site boundaries defined by established field parcels. To the south of the Site is the Chalcroft Lane Cemetery. The land to the east is largely residential in nature. An area of playing fields known as Jubilee Recreation Ground is also located to the north of the Site.
- 2.5 The Site is located within walking distance of local services, including the Regis Secondary School and Southway Primary School. The nearest shops and local facilities are located on Chichester Road, approximately 400m east of the Site.
- 2.6 The wider area to the south and east of the Site is built up in nature. Bognor Regis town centre and railway station are located approximately 2km to the southeast.
- 2.7 A recently completed residential development of 99 units is located 300m north of the Site off New Barn Lane. The outline approval was secured by Landform in February 2016 (ref. BE/142/15/OUT) and was sold to Linden Homes who have developed the site.
- 2.8 There are no Public Rights of Way (PRoW) passing through the Site, but PRoW (path 136) runs along the northern boundary.

Designations

- 2.9 Under the Arun Local Plan, 2011-2031, the Site falls part of the strategic allocation SD3 'West of Bersted' which, as a whole, is allocated to provide at least 2,500 dwellings, along with the following infrastructure requirements:
- a. Provide a new three-form entry primary school and nursery places,
 - b. Provide a new 3G pitch facility to serve the west of the District,
 - c. Incorporate two new sports pitches and facilities,
 - d. Provide a Community Hub, which includes:
 - a. Shops
 - b. Provision for new healthcare facilities to serve West of Bersted and Pagham South and North (SD 1 & 2)
 - c. Provide a new Tier 7 library facility
 - e. Provide a road/pedestrian/cycle link between the A259 and Chalcraft Lane including facilitating the cycle route to Pagham and enhancing the A259 cycle route,
 - f. Improvements to the A259 between Bersted and Drayton,
 - g. Ensure no detrimental impact to Pagham Harbour SPA, through compliance with ENV DM2 (Pagham Harbour) and its supporting text,
 - h. Incorporate planned new employment provision,
 - i. Where possible, provide linkages and accessible pedestrian and cycle routes to Bognor Regis town centre; and
 - j. A comprehensive strategy for surface water management will be developed in line with the specific recommendations for this locality in the Arun Strategic Surface Water Management Study.
- 2.10 There are no statutory ecological or landscape designations on, or in close proximity, to the Site. The Brooks Local Nature Reserve (LNR) is located approximately 1.5km to the northeast.
- 2.11 The nearest statutory designation is the Bognor Reef Special Scientific Interest (SSSI) located approximately 2km to the south of the Site. The Solent and Dorset Coast potential Special Protect Area (pSPA) is also located approximately 2km to the south of the Site. The Pagham Harbour Ramsar / SPA / SSSI is located approximately 5km to the southwest of the Site.
- 2.12 There are no historical designations located on or near to the Site. The nearest listed buildings are the Grade II Listed Garden Wall to the north west of no. 375 and 375

Chichester Road and the Royal Oak Public House, located approximately 350m north east of the Site. The nearest Conservation Area is North Bersted Conservation Area, located approximately 700m to the north east. The Site is not located in an Archaeological Priority Area.

2.13 The Site is located in Flood Zone 1 (at low risk of flooding from rivers) and is not within a Source Protection Zone (i.e. an area where groundwater is vulnerable to contamination).

2.14 The Site is not located within an Air Quality Management Area.

Planning History

2.15 The planning history for the Site is set out in the table below:

Application Ref	Description of Development	Decision
BE/4/95	Retail shop and polytunnel for sale of tropical, coldwater fish and associated aquatic items	Approved 27 th February 1995
BE/24/95	Retail shop and polytunnel for sale of tropical, coldwater fish and associated aquatic items (amendment to BE/4/95)	Approved 19 th May 1995
BE/7/02	Extension in form of sectional concrete building to existing building of same construction, colour and style. Intended use is, as existing, retail aquatic goods.	Approved 1 st March 2002
BE/15/05	Outline application for mixed residential development comprising 14no. houses and flats. Departure from the Development Plan and accompanied by an Environmental Statement	Refused 21 st December 2005
BE/12606/CLE	Application for a Certificate of Lawfulness for an existing use – garden centre, aquatic centre, straw composting, storage of building materials and plant hire storage	Refused 16 th January 2007
BE/136/06	Outline application for 132 affordable residential units consisting of 27x1 bed flats, 36x2 bed flats, 47x2 bed houses, 20x3 bed houses, 2x3 bed wheelchair compatible houses. Departure from the Development Plan and accompanied by an Environmental Statement. Resubmission of BE15/05	Refused 20 th March 2007
BE/156/07/CLE	Application for a lawful development certificate for an existing use – garden centre, aquatic sales centre and nursery	Approved 15 th January 2008
BE/1/09/EIS	Scoping opinion for site North West of Bognor Regis	Scoping issued
BE/47/09/	Outline application for the demolition of all existing buildings and redevelopment of the site with up to 70 dwellings (up to 28 affordable), public open space and strategic landscaping. Departure from the Development Plan	Refused 12 th August 2009, appeal dismissed 16 th February 2010
BE/96/10/	Proposed redevelopment of part of the site with mixed development comprising replacement (A1) retail garden & aquatic centre, 6no. 2 bed bungalows, 5no. 3 bed houses & 2no. 4 bed houses (this application is a Departure from the Development Plan)	Refused 10 th November 2010, appeal dismissed 21 st June 2011
BE/168/12	Erection of showroom for indoor display of conservatories and garden buildings (Departure from	Approved 21 st February 2013

	the Development Plan)	
BE/89/PL	Continuation of use of 2 No parcels of land by Sussex Reclaim and Supplies Ltd for a temporary period of three years for the siting of a sales office portable cabin/unit and a storage yard	Refused 19 th November 2014, appeal allowed 16 th June 2015
BE/91/14/PL	Continuation of use of 1 no parcel of land by Motorhome & Caravan Services for the sale of touring caravans & associated spares and accessories	Refused 19 th November 2014, appeal allowed 16 th June 2015
BE/103/16/PL	Variation of conditions 1, 2, 3, 4 & 5 imposed under planning reference BE/91/14/PL to allow the display & sale of motor homes in addition to touring caravans	Approved 25 th August 2016
BE/6/18/PL	Change of use of part of land to allow for use of land for the hire of cars and vans in addition to the permitted display of caravans and motor homes for sale	Approved 28 th March 2018

3.0 SCOPE OF APPLICATION

- 3.1 This planning application seeks permission in outline for the proposed development. The application is therefore supported by the following documents and plans:

Schedule 1: Application Documents

Doc	Title	Author	Status
1.	Application Form, Ownership Certificates and CIL Forms	Barton Willmore	To support
2.	Planning Statement	Barton Willmore	To support
3.	Design and Access Statement (including Statement of Stakeholder Engagement and Landscape Strategy)	JTP	To support
4.	Affordable Housing Statement (within Planning Statement)	Barton Willmore	To support
5.	Biodiversity Survey and Report	Ecology Solutions	To support
6.	Flood Risk Assessment	Cannon	To support
7.	Foul and Surface Water Drainage Statement (inc Utilities)	Cannon	To support
8.	Land Contamination and Ground Conditions Assessment	Nott Group	To support
9.	Landscaping and Visual Impact Assessment	Cooper	To support
10.	Noise Assessment	24 Acoustic	To support
11.	Habitats Regulation Assessment	Ecology Solutions	To support
12.	Transport Assessment and Travel Plan	i-Transport	To support
13.	Tree Survey & Arboricultural Report	AT Coombes	To support
14.	Archaeology and Heritage	Orion	To support
15.	Draft S106 Heads of Terms (within Planning Statement)	Landform/BW	To support

Schedule 2: Application Drawings

Drawing Number	Title	Author
For Approval		
01304_S_07 P1	Site Location Plan - 01	JTP
01304_S_08 P1	Site Location Plan - 02	JTP
01304_PP_01 P4	Land Use Parameter Plan	JTP
ITB14224-GA-001 B	Site Access Plan	I-transport
For Support		
01304_SK_002 L	Illustrative Master Plan	JTP
BER_S2_005.4	Illustrative Landscape Strategy	Cooper

Environmental Impact Assessment

- 3.2 The Environmental Impact Assessment (EIA) process is the mechanism by which the likely significant effects of a development on the environment are assessed. It identifies likely environmental effects and the residual effects once mitigated, as well as the cumulative effects with other developments in the surrounding area. The requirement for EIA is implemented through the Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2017 (the 'EIA Regulations').

- 3.3 Schedule 2 (Column 2) of the Regulations (as amended) confirms that the basis for inclusion within the scope of the Regulations is that the site area should include more than 150 dwellings; or, the overall area of the development exceeds 5 hectares. An EIA is not therefore required for the proposed development at Chalcroft Nursery.

4.0 THE PROPOSED DEVELOPMENT

- 4.1 Outline permission is sought for the development of up to 20 residential units, 2,240 sqm of commercial space (Use Class A1, B1(b) B1(c) and B8), associated parking, infrastructure, landscape and access. Outline planning permission will offer flexibility in layout, whilst the parameters-based approach provides certainty as to the impact of the proposals.

Commercial Development Parameters

- 4.2 A Land Use Parameter Plan (Ref: 01304_PP_01_P4) is included at **Appendix 2**. The following parameters for the commercial development are proposed:

- Up to 2,240 sqm of new commercial space (Use Class A1, B1(b), B1(c) and B8) on an area comprising 0.78ha.
- No more than 199 sqm of net additional A1 floorspace.
- A new vehicular, pedestrian and cycle access from Chalcroft Lane.
- A maximum height of 11m of any commercial unit across in the western part of the Site, with buildings in a zone approximately 32m wide to the rear of nos 92-98 Chalcroft Lane restricted to a maximum height of 6m.
- A 'no build and landscape buffer' limiting the siting of any units with a boundary to the rear of nos 92-98 Chalcroft Lane, to no closer than 10m to the boundary.
- The largest proposed building will be 750sqm.

Residential Development Parameters

- 4.3 The following parameters for the residential element are proposed:

- Up to 20 residential dwellings in an area comprising 0.65ha
- A new vehicular, pedestrian and cycle access from Chalcroft Lane.
- Up to 0.39ha of new open space in accordance with the Council's Open Space Standards adopted in January 2020. This will comprise strategic buffer and a Local Area of Play (LAP).
- A footpath will link the residential development to PRow path 136 to the north of the Site.
- 18 dwellings to the west of the Site will be limited in height to 11 metres to the ridge.
- 2 dwellings fronting Chalcroft Lane will be limited in height to 10 metres to the ridge.

Mix and Density

- 4.4 The mix of dwellings will be provided in accordance with local needs and Policy HDM1. The Site will provide 30% of affordable housing (6 units) with the tenure in accordance with Policy AH SP2. The target mix of affordable housing is as follows:

1 bedroom – 40%
2 bedroom – 40%
3 bedroom – 20%
4+ bedroom – 10%

- 4.5 The residential development area is approximately 0.65ha, which equates to 30 dwellings per hectare.
- 4.6 An Illustrative Master Plan (Ref: SK002_REV K) is included at **Appendix 4** which demonstrates how the development could be delivered within the suggested parameters.

Site Access

- 4.7 **Appendix 3** includes a detailed Site Access Plan (Ref: ITB14244-GA-001 Rev B).
- 4.8 The existing garden centre and nursery, warehouse/retail, vacant aquatics centre and other ancillary uses are accessed from Chalcraft Lane. As part of the redevelopment of the site, the access will continue to be used for the enabling element of the development (e.g. reconfiguration and provision of the commercial uses on the site) while a new purpose built priority junction in Chalcraft Lane will be constructed and brought into use prior to first occupation of the residential dwellings.
- 4.9 The proposed access arrangements are presented in Drawing ITB14244-GA-001 Rev B. Upon first occupation of the residential dwellings, the existing access will be stopped up and all site access, including that to the commercial element of the Site, will be achieved via the new priority junction. From the access road, access to the residential and commercial parcels will be provided via separate priority junctions.
- 4.10 Visibility splays of 2.4m x 50m have been identified on the access drawing, in accordance with the recorded 85th percentile speed of 33mph; in practice, the visibility splay extends beyond this distance.

- 4.11 The new access has been designed to facilitate access to the wider Landform landholding that forms part of the West of Bersted housing allocation included in the adopted Arun Local Plan, but not beyond save for emergency vehicles, buses, walking and cycling, with any bus access being a function of the County Council's requirements in this respect. This wider Landform parcel of land has the potential to accommodate circa 230 homes, equating to some 9% of the West of Bersted allocation. The proposed access has been designed to accommodate traffic associated with a limited number of dwellings only arising from the Landform interests, i.e. circa 250 homes.

Pre-Application Consultation & Engagement

- 4.12 The proposals have evolved following pre-application discussions with both the local planning authority, Bersted Parish Council and local residents.

Arun District Council

- 4.13 A pre-application meeting was held with the Council's Planning Officers on 26 May 2020 and a formal written response was issued on 19 June 2020. The following issues were considered:
- Principle of development – The Site is covered by Policy H SP2a of the Arun Local Plan which seeks the delivery of at least 2,500 units at West Bersted. This post-dates the Bersted Neighbourhood Plan which allocates the Site for a community orchard and allotments and the proposal is therefore acceptable in principle. Policy H SP2a also requires the delivery of new employment provision and the redevelopment of the Site to residential and commercial premises, subject to a full assessment, would be acceptable in principle.
 - Housing supply and mix – The proposal would contribute to the Council's shortfall in housing land supply and would provide a range of housing types in line with the Council's identified needs.
 - Commercial floorspace mix – Given the policy support for re-using existing commercial sites, the Council would not oppose an appropriate enhancement and expansion of the Site. An appropriate provision of small-scale commercial development would not prejudice the wider master plan.
 - Design – The building height parameters for the buildings along the eastern edge of the Site would be acceptable and whilst the height parameters of the buildings in the central area are not unacceptable, this is caveated on the basis that building footprints would be appropriate to the setting. The Council advised that the total floorspace of each

building on the commercial area comprise no more than 350 sqm to appeal to small-scale businesses.

- **Amenity** – The ‘no build’ landscape buffer, effective landscape and boundary treatments could prevent significant impacts associated with overlooking and over massing. Impacts associated with the commercial uses could be minimised through restricting employment uses to certain parts of the Site, and restricting hours of operation and collection/deliveries.
- **Highways** – The proposed minor access road accords with the indicative road network hierarchy set out in the indicative Master Plan Framework.
- **Flood risk and drainage** – The proposed surface water management strategies would accord with the strategy for the wider West Bersted site, save for underground storage crates and the subsequent discharge controls.
- **Heritage** – The proposals should not affect the significance of the nearest heritage assets, subject to an appropriate, sympathetic design that responds to the immediate area.
- **Landscaping** – The indicative areas of public open space, including the LAP, accord with the public open space requirement. Consideration will also need to be given to the proximity of LEAPs in surrounding parcels, as well as the intended land use beneath existing tree canopy and potential tree growth.
- **Biodiversity** – The Council expects a similar assessment to the DEFRA matrix to be undertaken. Mitigation towards the Pagham Harbour SPA should be undertaken in accordance with the strategic approach to access management and a final contribution would be incurred.

4.14 The full written response is included at **Appendix 5**.

Bersted Parish Council

4.15 Following initial discussions, the Parish Council provided written comments on 10 June. The following summarises their comments:

- Mitigation for no 98 Chalcraft Lane adjacent to access road.
- Access road not to be a main road allowing a ‘rat run’ through the development to the wider 2,500-unit West Bersted allocation.
- Will there be pedestrian access where original access is now?
- A circular to go to residents to inform them of development CC in the Parish Council.
- Look into a presentation suitable to go on the Parish Council website -to be approved by Council first.

- Liaise with the Parish when able to present publicly.

4.16 In addition, the proposed development was presented to Bersted Parish Council on 21 July 2020.

Engagement with Local Residents & Businesses

4.17 A consultation leaflet advising residents and local businesses of the proposal was distributed to local properties on 3 July 2020. A full summary of responses is included in the Stakeholder Engagement Statement within the accompanying DAS.

4.18 In addition, Landform has met the owners of nos 92, 94, 96 and 98 Chalcroft Lane to discuss the proposals and address detailed comments they have.

5.0 PLANNING POLICY CONTEXT

- 5.1 Section 38 of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the provisions of the development plan unless material considerations indicate otherwise.
- 5.2 The statutory development plan for the Site comprises the West Sussex Waste Local Plan 2014, the Joint Minerals Local Plan 2018, the Arun Local Plan 2011-2031 (July 2018) and any relevant 'made' Neighbourhood Plans.

National Planning Policy Framework

- 5.3 The latest version of the National Planning Policy Framework (the "NPPF") was published in February 2019 and supersedes previous national planning guidance. The NPPF sets out the Government's approach to planning matters and is a material consideration in the determination of planning applications.
- 5.4 At the heart of the NPPF remains a presumption in favour of sustainable development (paragraph 11). The presumption in favour of sustainable development which is set out in the framework indicated that where this test is met, applications should be approved without delay. This paragraph goes on to state that:

For decision taking this means:

c. Approving development proposals that accord with an up-to-date development plan without delay; or

d. where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. 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."

- 5.5 The NPPF makes clear that planning applications that accord with an up-to-date development plan should be approved without delay.

- 5.6 In March 2014, the Government published the National Planning Practice Guidance (NPPG), which is also a material consideration relevant to planning applications. The NPPG replaces a number of previous circulars and guidance to provide a simplified single source of guidance at the national level that is subsequently updated over time. The NPPG is a material consideration and should be read in conjunction with the NPPF.

Arun Local Plan

- 5.7 The following Local Plan policies are relevant to the Proposed Development:

- Policy SD SP1 – Sustainable Development
- Policy SD SP1a – Strategic Approach
- Policy SD SP2 – Built-up Area Boundary
- Policy GI SP1 – Green Infrastructure and Development
- Policy RET DM1 – Retail Development
- Policy RET DM2 – Garden Centres
- Policy H SP2 – Strategic Site Allocations
- Policy H SP2A – Greater Bognor Regis Urban Area (SD3 West of Bersted)
- Policy H DM1 – Housing Mix
- Policy AH SP2 – Affordable Housing
- Policy D SP1 – Design
- Policy D SM1 – Aspects of Form and Design Quality
- Policy D DM2 – Internal Space Standards
- Policy ECC SP2 – Energy and Climate Change Mitigation
- Policy HWB SP1 – Health & Wellbeing
- Policy T SP1 – Transport and Development
- Policy T DM1 – Sustainable Travel and Public Rights of Way
- Policy ENV SP1 – Natural Environment
- Policy ENV DM2 – Pagham Harbour
- Policy ENV DM4 – Protection of Trees
- Policy ENV DM5 – Development and Biodiversity
- Policy W DM3 – Sustainable Urban Drainage Systems
- Policy QE SP1 – Quality of the Environment
- Policy QE DM1 – Noise Pollution
- Policy QE DM3 – Air Pollution

Neighbourhood Plan

5.8 The Bersted Neighbourhood Plan was 'made' in November 2014. Within the Neighbourhood Plan, the Site is allocated for community orchard and allotments.

5.9 The following Local Plan policies are relevant to the Proposed Development:

- Policy ES1 – Design of New Development
- Policy ES5: Building Design
- Policy ES6: Protection of Trees
- Policy GA1: Pedestrian and Cycle Connections
- Policy CLW4 – Provision of Allotments
- Policy HDQ2 – Integration of New Housing
- Policy HDQ4 – Housing Mix
- Policy HDQ5 – Design of New Housing
- Policy HDQ6 – Outdoor Space
- Policy HDQ8 – Car Parking

Housing Land Supply

5.10 The Council's Annual Monitoring Report 2018-19 (AMR) sets out the Council's housing land supply position. The AMR identifies a total housing requirement (including a 20% buffer) of 7985 homes between 2019 and 2023, and a total supply of 7069 homes, equating to a 3.7 years supply of housing.

5.11 Appeal decision APP/C3810/W/19/3236911 dated February 2020 confirms the land supply has fallen to 2.9 years. Para 14 of the NPPF is therefore effective.

Community Infrastructure Levy (CIL)

5.12 The Council has adopted a CIL Charging Schedule (January 2020). This identifies the allocation as zero rated. Site-specific matters/mitigation are to be addressed through a S106 agreement. The proposed development includes chargeable floorspace as per the definition at regulation 9 of the CIL Regulations. CIL Additional Information Forms have been completed with details of the chargeable floor areas, albeit these are zero rated. Upon the grant of permission, the Council will issue a Liability Notice confirming no CIL is payable.

6.0 THE CASE FOR DEVELOPMENT

The Principle of Development

- 6.1 The Site forms part of the strategic allocation SD3 'West of Bersted', which is allocated for the delivery of at least 2,500 dwellings under Arun Local Plan Policy H SP2a. Policy SP2a also requires inter alia the delivery of new employment provision on the strategic site.
- 6.2 The Site is also allocated in the Bersted Neighbourhood Plan for a community orchard and allotments, which predates the local plan allocation. Nonetheless, it is Landform's intention to provide Community Orchards as well as allotments within the wider site and discussions are ongoing with Bersted Parish Council about the detail and delivery of these elements. However, as confirmed by Section 38(5) of the Planning and Compulsory Purchase Act 2004, where a policy contained in the development plan conflicts with another policy in a more recent plan, the conflict must be resolved in favour of the policy contained in the last document to become part of the development plan. As the Arun Local Plan post-dates the Bersted Neighbourhood Plan, Policy CLW4 of the Neighbourhood Plan is considered to be out of date in this respect.
- 6.3 The proposed development would provide 20 residential units and 2,240 sqm of commercial floorspace. As such, redevelopment of the Site accords with Policy H SP2a and is therefore acceptable in principle.
- 6.4 We are engaging with the promoters of the wider site. The proposals, which are the subject of this application, will provide for the enhancement of the existing commercial offer in a manner that is both consistent and compatible with policy SD3 and will be facilitated by the provision of a limited amount of new homes, including affordable homes. The proposals will not fetter nor undermine the wider master planning of the strategic allocation pursuant to policy SD3.

Commercial Development - Explanation and Rational

- 6.5 The site is currently in use for a mix of commercial purposes, benefiting from various planning permissions and lawful development certificates. These include a garden centre trading from an overall site of 2,988 m² with built accommodation of 698 m², a builders' merchants with a trade counter, a vacant retail unit (formerly occupied by an aquatic supplies retailer) and the St Wilfrid's Hospice furniture store and retail sales warehouse.

Total existing buildings (accommodation) amounts to 1,787 m2 plus outdoor sales areas and ancillary storage, access and servicing.

- 6.6 **Appendix 6** includes a schedule of the existing site areas and accommodation, plus that proposed. **Appendix 7** contains a note prepared by the owners of Chalcroft Nursery. The owners wish to retain the existing businesses on site and provide new modernised accommodation. Accordingly, the St Wilfrid's Hospice furniture store and vacant retail unit are excluded from the application together with their associated parking and storage. City Irrigation and the garden centre will be re-provided with new accommodation. Both require the re-provision of existing outdoor storage (with partial cover) with the garden centre wishing to continue with an external sales area (with shading and cover).
- 6.7 The balance of the site will be occupied for Class A1, Class B1(b), Class B1 (c) and Class B8 purposes with 1,542 m2 GEA of new additional buildings. St Wilfrid's Hospice has indicated that it wishes to occupy a further unit of circa 300 sq m adjacent to its current building. A note relating to St Wilfrid's is included at **Appendix 8**. It is proposed that a marketing strategy will be submitted to the Council for approval by condition covering the remainder of the site.
- 6.8 **Appendix 4** includes an illustrative Master Plan which demonstrates the distribution of use as proposed, subject to phasing and implementation.
- 6.9 The proposed commercial development including the reconfiguration and modernisation of uses, is wholly compatible with the wider master plan policy and will contribute to the Council's policy objectives in this respect.

Housing Provision

- 6.10 The 'current' or latest housing land supply position (as accepted by the Council) is 2.9 years. We suspect that this figure may be out of date and the supply is actually lower. Be that as it may, the Council's housing land supply position is challenging and there is an urgent need to increase the rate of delivery, not least from the Council's allocated sites. The scheme would make a valuable contribution to housing land supply, representing a 'small site' and being attractive to a range of developer interests in accordance with the Government's ambitions to broaden the provision of new homes. Affordable housing will be provided in accordance with policy.

Residential Amenity Matters

- 6.11 The proposed new access will achieve an enhancement to the amenity of adjoining residents, by relocating and improving the standard of the access.
- 6.12 Officers expressed concern that the proposals would result in an intensification in the use of the site that could result in a loss of amenity to the existing residents at nos 92 - 98 Chalcroft Lane.
- 6.13 Land Use Parameter Plan (Ref: 01304_PP_01_P4) sets out the proposed parameters, which provide for a maximum height of 11m of any unit across the western part of the site, with buildings in a zone approximately 32m wide to the rear of nos 92-98 Chalcroft Lane restricted to a maximum height of 6m. We propose that a further 'no build and landscape buffer' parameter is added limiting the siting of any units with a boundary to the rear of nos 92-98 Chalcroft Lane, to no closer than 10m to the boundary. This would result in a separation distance of more than 22.50m to the corner of the nearest property, which more than adequately addresses the concerns raised.
- 6.14 The use of the land at present is for caravan sales and van hire, with permission BE/91/14/PL being granted in 2015 and there is no limitation on how close these vehicles can be stored to the boundary with the adjoining residential properties.
- 6.15 A Noise Assessment has been undertaken and assesses any potential impact to the amenity of existing properties on Chalcroft Lane. This demonstrates that noise levels will be acceptable for existing residents.

Highway and Access

- 6.16 A Transport Assessment (TA) has been prepared by i-Transport. The TA considers matters of access, network impact and accessibility in line with relevant local national policies and guidance. In particular, the TA focuses on connectivity between the site and the existing built-up area of Bersted and ensuring that safe and suitable access can be achieved for all users. To this end, a Stage 1: Road Safety Audit accompanies the planning submission. The network assessment is prepared in accordance with the WSCC 'Transport Assessment Methodology' and forecast the trip generation associated with the residential element of the site and the vehicular intensification associated with the increase in commercial floorspace.

- 6.17 The TA identifies that the proposed development is forecast to generate some 35 vehicular movements during the morning peak hour and 32 vehicular movements during the evening peak hour, equating to a net increase of 26 and 20 movements during the morning and peak hours respectively.
- 6.18 The proposed development will include new vehicular and pedestrian access from Chalcroft Lane to the southeast of the site. A preliminary site access arrangement has been prepared by CAD Precision; the access has been designed in accordance with the Department for Transport's "Manual for Streets" highway design guidance. The arrangement includes a 6.3m wide spine road extending north from the access, providing a suitable width an alignment to allow for by both residential traffic and that associated with the commercial uses.
- 6.19 The road has been designed with sufficient capacity to provide a future connection through to the wider allocation, including for the use of buses. It is proposed that the existing access to Chalcroft Nursery from Chalcroft Lane will be closed as part of the development proposals and replaced with two residential dwellings.

Parking

- 6.20 The TA identifies that peak parking demand will occur between the hours of 13:00 and 14:00, with the potential for up to 71 vehicles parked on site at any one time. Given the nature of the uses it is recognised that there may be seasonal variation within the figures, particularly given the presence of a garden nursery on the site which will attract more visitors during periods of good weather. Therefore, a total of 99 parking spaces have been provided to allow for any seasonal fluctuations in demand.

Accessibility

- 6.21 Bersted offers a good range of local facilities and services which future residents of the site are likely to visit on a day to day basis. The TA includes a full appraisal of pedestrian, cycle and bus connectivity within the vicinity of the site and will set out measures to encourage sustainable access to these facilities.
- 6.22 Traffic flow data used to inform the TA was collected during a neutral period in 2018. Therefore, the traffic impact assessment was undertaken to reflect conditions prior to the ongoing COVID-19 pandemic and subsequent reduction in traffic flows, thus not delaying the site in coming forward through planning.

Design

- 6.23 The accompanying Land Use Parameter Plan (**Appendix 2**) fixes key principles for the proposed development, including land use, access and building heights.
- 6.24 The DAS prepared by JTP provides a full explanation of the design evolution and rationale.

Landscape

- 6.25 The existing vegetation is, wherever possible, to be protected and supplemented, as follows:
- The hedgerow boundary adjacent to the public footpath to the north east;
 - The hedgerow boundary to the north west;
 - The tree and vegetation cover to the cemetery to the west: and
 - The trees along Chalcroft Lane, some of which will need to be removed to allow for sightlines and where this is the case they will be replaced in kind.
- 6.26 The amenity of the Cemetery will be protected through a carefully planned landscape strategy and will retain its sense of calm and its visual isolation from neighbouring activities. This will be achieved through the use of reinforcement to the existing, already quite strong, tree cover running along the boundary with Chalcroft Nursery and to retain the green coverage along Chalcroft Lane, in the interests of visual amenity and sustainability.
- 6.27 More detailed objectives include the following:
- carefully retaining and reinforcing the vegetation to the Cemetery boundary, and to plant the area between the boundary and the western edge of the proposed access road together with a robust 7m planting strip including an avenue of trees, within a 10m boundary strip to include a 1m grass verge, and a 3m wide soft landscaped surface water drainage channel; no footpath will be provided on the western side of the access road to allow space for a wider planted strip and reduce disturbance;
 - retaining as many trees as possible at Chalcroft Lane, and to replace in kind any trees that may need to be felled, using 18 cm advanced nursery stock ; the long term visual effect being retained as at present;
 - provide a strong planted boundary to the north east of the new access road, with new avenue trees, within the stand alone site;

- overall to provide a generous level of new trees within the housing area of the nursery site at 1 tree per house overall.

- 6.28 The plant stock will be locally sourced and will be maintained for a minimum of 3 years, thereafter by the management company. Materials for hedgerows will be locally indigenous and robust. The Cemetery edge will be planted with suitable evergreens such as yew. Tree planting within the housing of the nursery site will comprise upright street trees and densely planted flowering shrubs to be agreed with the local authority. All planted areas will be mulched with 75mm composted wood bark and organic matter dug into the soils.
- 6.29 A Landscape a Visual impact Assessment has been prepared by Cooper Landscape to support the application.

Arboriculture

- 6.30 The existing tree cover on the nursery site is mainly confined to the boundaries. The dense belt of trees along the southern boundary forms an important screen for the neighbouring cemetery. The north and west boundaries are marked with scattered trees and hedges, tree cover over the commercial nursery area is less prominent in the landscape. The development proposes to retain all trees and hedgerows on the boundaries, but no trees fall within the proposed development zones.
- 6.31 A Preliminary Arboricultural Impact Assessment has been prepared by AT Coombes which identifies 17 individual trees and 14 tree groups classed as Category B, and 3 individual trees and 8 tree groups classed as Category C. The AIA sets out various protection and management measures for the trees and hedgerows on Site.

Flood Risk and Surface Water Management

- 6.32 The Site lies in Flood Zone 1 and is not therefore likely to be exposed to flooding from a sizeable watercourse or as a result of tidal inundation.
- 6.33 The surface water flood map for the area shows, as can be expected, some narrow bands of floodwater associated with the land drainage ditches. This low-key flood risk will be managed by setting the proposed development back from the ditches, allowing a maintenance strip / green corridor. The map also shows some small spots of flood risk at the site; the result of rain pooling in localised depressions on the Site. This form of flood

risk will be addressed through the proposed layout and installation of a contemporary surface water management system.

- 6.34 Given the potential for shallow groundwater it is currently proposed that surface water runoff from the development will be restricted to pre-development (greenfield) rates and discharged to the adjacent ditch network. On-site attenuation will be sized to manage the 1 in 100 annual probability storm plus a 40 % climate change allowance. The discharge rate from the proposed development will be set at the 1 in 1-year greenfield rate.
- 6.35 The Sustainable Drainage System (SuDS) for the Site will include techniques to “clean” runoff from the hard surfaces before it is discharged to the ditch network. Suitable techniques would include permeable paving (for parking bays, driveways, etc), grassed filter drains and roadside SuDS planters / short lengths of swale. Intrusive ground investigations (currently underway) combined with longer term groundwater level monitoring will help to establish if any infiltration drainage systems can be included (shallow blankets, rain gardens for example) as part of the overall system.

Foul Water and Utilities

- 6.36 A Foul Water Strategy and Utilities Statement has been prepped by Cannon Consulting Engineers. Initial correspondence with Southern Water (SW) noted that there is currently inadequate capacity within the existing network to accommodate the proposed wastewater generated by the redevelopment of the Chalcroft Nursery site. However, SW has carried out further investigations and more recently confirmed that there is sufficient capacity in the pipework to the north of the site within the Community Centre Access Road.
- 6.37 Under the current charging regime the financial responsibility for this scale of development ends at the closest 150mm diameter pipe. It is then SW’s responsibility to upgrade the downstream network, as required, from the infrastructure charges which they collect and pool.
- 6.38 Initial options for managing wastewater from the redevelopment have been prepared and are shown on the plan at Appendix E. One option proposes a connection to the pipework within the Parish Hall access road (no off-site upgrades envisaged), where the others look to connect to the south which would trigger network reinforcement by SW.

- 6.39 SW has provided a link to their current infrastructure charges (2020-21) within their correspondence at Appendix D of the supporting Strategy which are £790 per property (gross) with £225 per property (income offset).

Waste Water Treatment

- 6.40 Capacity at the receiving wastewater treatment works would be made available upon the development receiving planning permission (an obligation on SW as part of its statutory duties and for which it is funded to do so).
- 6.41 The recognised wider matter of treatment capacity for the full scale of development as proposed by the Local Plan is similarly an issue for SW to resolve rather than an applicant issue. The Water Industry Act 1991 expressly places a duty on all sewerage undertakers to provide, improve, extend, and maintain conveyance and treatment facilities so as to ensure that their area continues to be effectually drained.

Ground Conditions and Contamination

- 6.42 Nott Group undertaken a desk-based Ground Conditions and Contaminated Land Assessment. The historical maps indicate that from 1875 until 1938 the site was part a field (agricultural land) with a watercourse that ran through the centre of the site. From 1938 a nursery was constructed with associated buildings.
- 6.43 The potential on-site sources of contamination have been identified include infilled ground and made ground associated with on-site demolition and development, storage of construction waste and activities associated with a plant nursery. Based upon the development of the preliminary conceptual site model, the risk of encountering contamination during development has been assessed as medium. As a result, it is recommended that prior to development a site investigation to include chemical testing of soil samples is undertaken. Due to the made and infilled ground noted a ground gas risk assessment is recommended following ground gas monitoring of installed boreholes. A geotechnical and foundation assessment should also be undertaken. Based upon the findings of the investigation the conceptual site model should be updated and remedial works undertaken if required. The findings of this report and subsequent testing and monitoring should be forwarded to the Local Authority for discussion.

Noise

- 6.44 An Environmental Noise Survey has been carried out by 24Acoustics to determine existing noise levels during daytime and night-time periods and calculations undertaken to determine the likely noise from the use of the proposed site access road, taking into account the potential future intensification of the road.
- 6.45 Recommendations have been provided in relation to the glazing and ventilation strategy to ensure that average noise levels from road traffic within habitable rooms would comply with the requirements of British Standard 8233:2014.
- 6.46 Noise levels in external amenity areas are considered acceptable in planning terms given the context of the Site.
- 6.47 It is concluded that, with the recommended measures given, noise levels will be acceptable for existing residents in close proximity and future occupiers of the scheme.

Archaeology

- 6.48 A review of the available evidence indicates that the Site was outside of known areas of settlement throughout its history, and is likely to have formed agricultural land throughout the prehistoric, Roman, Medieval and Post-Medieval periods. The evidence suggests that any features present within the study site are likely to be limited to the remnants of agricultural activity, such as field boundaries and ditches from these periods, similar to those found by the archaeological investigation of the study site in 2005. The assessment also considered the potential for the study site to contain evidence from the Palaeolithic period within the underlying gravels as was suggested by the 2005 evaluation of the study site, and found that any evidence of interest is likely to comprise occasional artefacts recovered from the river terrace gravels or palaeo-environmental evidence within the marine-derived deposits at a depth of 2.5m or more.
- 6.49 Given the past stripping of the study site, any remains present will be degraded and are likely to be of no more than limited interest. The Palaeolithic evidence within the natural gravels is considered to be of local interest.
- 6.50 The construction of the proposed development within the study site would not result in any impacts deeper than at most 1.2m below the current ground level. As such, the proposed development would not result in the loss of any buried remains of archaeological interest.

Any potential remains of Palaeolithic interest lie at 2.5m below ground and would be preserved under the proposed development.

- 6.51 As such no further work is required to inform the determination of a planning application for the proposed development. Furthermore, no further archaeological works are considered necessary to secure the archaeological interest of the study site, given the lack of impact the proposed development would have on the deeper deposits that have potential to contain such remains, and the limited interest of the buried remains identified by the evaluation of the study site.
- 6.52 Finally, the setting of heritage assets in the study site and the surrounding area has been assessed and the study site is not considered to form part of the setting of any of the listed buildings in the wider study area, nor does it contribute to their significance. The proposed development would retain planting along the southern and western boundaries of the study site, ensuring that the presence of proposed development within the study site would not affect the setting of Morell Farmhouse even in winter views. The other listed buildings in the wider area were found to be completely screened from the study site and would not be affected by the presence of the proposed development. As such the proposed development would preserve the setting of the listed buildings in the surrounding area.
- 6.53 In addition, James Kenny (Archaeology Officer, Chichester DC) confirmed by email dated 12 June 2020 that *'there would seem to be little prospect of anything of archaeological interest being affected by the development and that it would therefore not be reasonable to require any further archaeological intervention'*.
- 6.54 On this basis, it is clear that the impact of the proposed development on the archaeological potential of the study site could be adequately mitigated, and the development made acceptable in terms of archaeological and heritage impacts. It therefore accords with the requirements in paragraphs 193 through 199 of the NPPF and policy CS3 of the 2009 Core Strategy, policy DM1, DM3 and DM6 of the Arun Local Plan to 2031.

Biodiversity and Habitat

- 6.55 An Ecological Assessment has been prepared by Ecology Solutions which confirms that there are no statutory or non-statutory designated sites of nature conservation interest situated within or immediately adjacent to the Site. The Assessment states that, given the areas of open countryside and existing development separating the Site from nearby statutory designated sites, the provision of new public open space within the Site, and the

implemented of standard engineering protocols and best practice through the construction period, the proposed development is considered unlikely to have significant impacts on nearby designated sites. The Assessment further provides mitigation and enhancement measures including the provision of an appropriate landscape planting scheme utilising native species of local provenance, the provision of appropriately designed SuDS features as part of an ecology zone, the retention of all trees with roosting bat potential where possible, the implementation of a sensitive lighting scheme and installation of a number of bat and bird boxes.

6.56 A Habitat Regulations Assessment (HRA) has also been prepared by Ecology Solutions which concludes that the proposals would not result in any adverse impacts on the integrity of the Pagham Harbour SPA and the scheme would be acceptable subject to securing mitigation and avoidance measures set out in the HRA. Such measures include:

- Monitoring particulate levels throughout the construction phase to ensure they do not exceed recommended guidelines;
- Undertaking standard industry avoidance practices to mitigate potential impacts on the designated site and to ensure that surface and groundwater contamination are avoided;
- Preparing an Environmental Construction Management Plan which will include measures to ensure impacts on off-site habitats and features are avoided, including the provision of spill kits, use of interceptors / bunds, safe storage protocols for chemicals, a scheme for disposal of contaminated waters, and measures to control the emission of dust, dirt or harmful particulates;
- The provision of SuDS to manage water discharge into the SPA;
- Payment of a developer contribution towards a strategic level mitigation / avoidance strategy for the SPA.

6.57 As such, the proposed scheme would, by definition, be acceptable subject to securing the mitigation and avoidance measures proposed. In those terms the competent authority could legally and safely grant a habitats approval under the Habitats Regulations 2017 for the proposed plan/project.

Infrastructure Contributions

6.58 ADC's CIL charging schedule came into force in April 2020. The Site does not fall within the charging schedule as per site SD3. Accordingly, a s106 agreement will be entered into to address mitigation and other matters, such as affordable housing, subject to the statutory tests.

Heads of Terms

6.59 Proposed Heads of Terms include:

- Affordable Housing;
- Education;
- Community facilities;
- Identified local infrastructure;
- Open Space; and
- SANGS

Economic Benefit

6.60 Barton Willmore Development Economic Research team have prepared a note setting out the Economic benefit of the commercial development at this is included at **Appendix 9**. In summary, the proposed development of 2,240 sq m (GEA) commercial floorspace will deliver the following economic benefits:

Construction Phase

6.61 The benefits associated with the construction of the residential units and commercial floorspace have been calculated using the Labour Forecasting Tool (LFT) which is able to produce labour forecasts based on historic data.

- Direct construction jobs generated monthly – **20 FTE jobs (over 2 year construction period)**
- Indirect construction jobs generated monthly – **20 FTE jobs (over 2 year construction period) in wider supply chain**
- Direct construction output GVA over construction period - **£2.0m**
- Indirect construction output GVA over construction period - **£2.0m in wider supply chain**
- Combined direct & indirect construction output GVA over construction period - **£4.0m**

Completed Development

Jobs:

- Direct Operational Jobs – **52 FTE jobs (+ 18 net additional jobs)**

- Indirect Operational Jobs – **38 FTE jobs (+13 net additional jobs) in wider supply chain**

Economic Output:

- Direct Operational output GVA per annum – **£2.3m (£801k net additional)**
- Indirect Operational output GVA per annum – **£1.9m (£680k net additional) in wider supply chain**
- **Combined direct & indirect operational GVA per annum – £4.3m (£1.5m net additional)**

Business Rates:

- Additional Annual Business Rates – **approx. £46,000 per annum additional payment (based upon net additional floorspace of 1,542 sq m i.e. proposed less demolition)**

7.0 SUMMARY AND CONCLUSIONS

- 7.1 The owners of Chalcroft Nursery are seeking planning permission to modernise the commercial offer, in a manner that is compatible and consistent with the wider development aspirations of the Council and which does not fetter the ongoing master planning exercise of the West Bersted Strategic Allocation (SD3).
- 7.2 The intention is to provide for new and improved commercial accommodation, new access and servicing arrangements, facilitated by the provision of a limited extent of residential accommodation.
- 7.3 The proposal meets the tests of both local and national planning policy and can be delivered in a timely manner.
- 7.4 In summary, there is no reason why outline permission should not be granted given the site location, housing needs and commercial/employment ambitions of the council.

APPENDIX 1
SITE LOCATION PLAN (REF: 01304_S08_P1)



Notes:
Do not scale from this drawing.
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Any discrepancies between drawings, specifications and site conditions must be brought to the attention of the supervising officer.
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- Key
- Outline Planning Application:
- Application boundary (2.14 ha)
 - Land under applicant's control (14.05 ha)

P1	08.07.2020	First Issue	CDS
Rev	Date	Description	Drawn Chkd

Drawing Status

PLANNING

Client

Landform Bersted Ltd



JTP Studios
Unit 5, The Rum Warehouse
Pennington Street
London, E1W 2AP
+44 (0)20 7017 1780
www.jtp.co.uk

Project

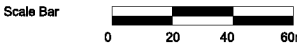
Chalcraft Lane, West Bersted

Drawing Title

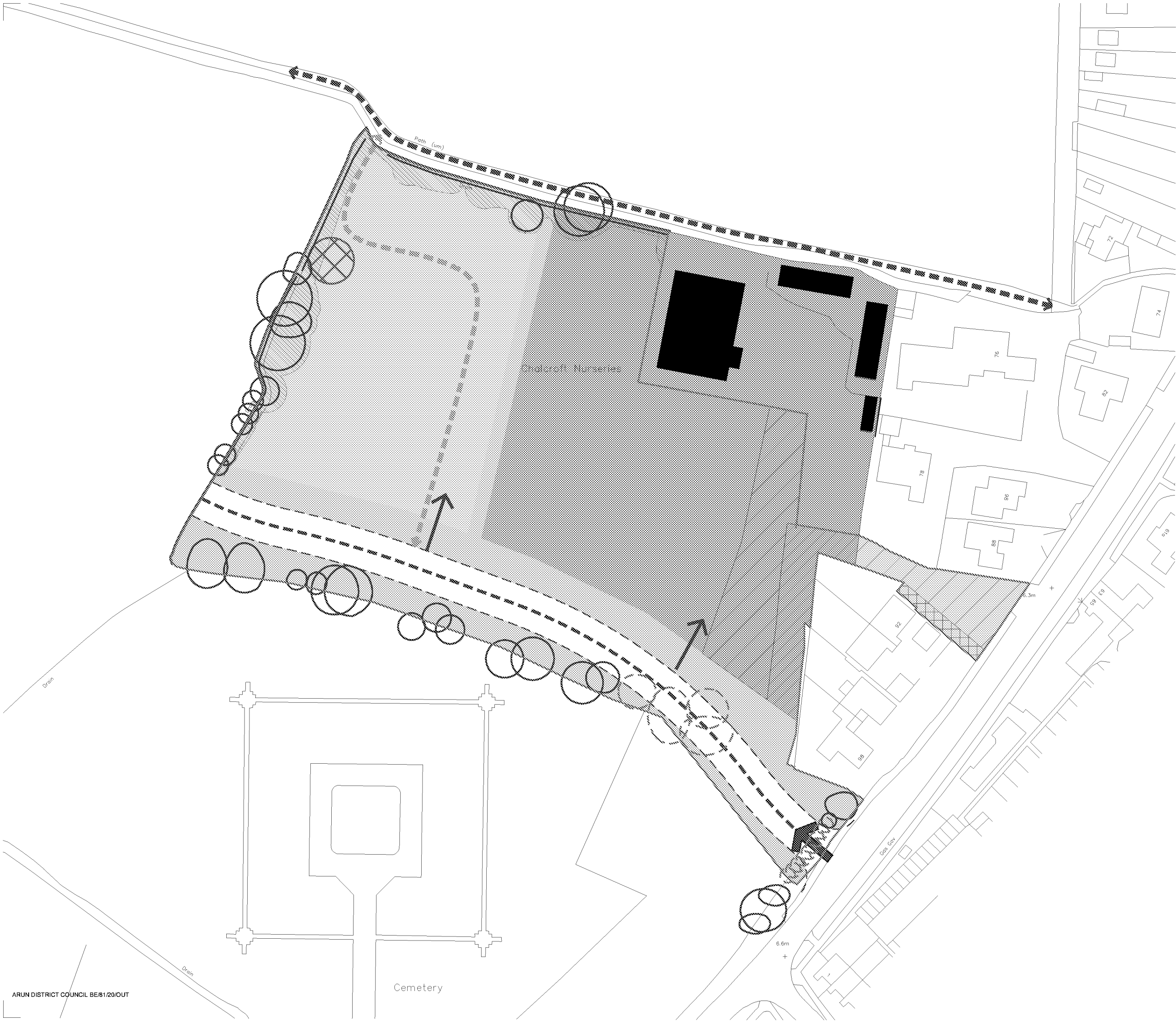
Site Location Plan - 01

Scale @ A3 1: 2500 Job Ref. 01304

Drawing No. 01304 _ S_07 Revision P1



APPENDIX 2
LAND USE PARAMETERS PLAN (REF: 01304_PP_01_P4)



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Key

LAND USE AND ACCESS

- Site boundary (2.14ha)
- Residential area (including amenity green space and drainage features)
- Commercial uses (including drainage features)
- Existing buildings and parking area
- Proposed main access corridor (including footway/ cycleway provision and verge)
- Existing PRow
- Indicative alignment of pedestrian connection to existing PRow
- Green buffer (including retained and proposed trees and hedgerows, drainage features)
- Existing trees (Category B) and hedgerows to be retained
- Existing trees (Category B) and hedgerows to be removed
- Preliminary trees and hedgerows protection area (including root protection area and ultimate crown spreads)
- 10m landscape buffer (no build zone)
- Zone of no built form / structures
- Indicative location of amenity green space (including LAP provision)
- Site access
- Secondary vehicular access points

BUILDING HEIGHTS

- Residential (up to 2 storeys): 10m max ridge height from ground level
- Residential (up to 2.5 storeys): 11m max ridge height from ground level
- Commercial: 6m max ridge height from ground level
- Commercial: 11m max ridge height from ground level

P4	27.07.20	ires and hedgerows to be removed added	DF	GP
P3	23.07.20	proposed brick wall omitted	VB	GP

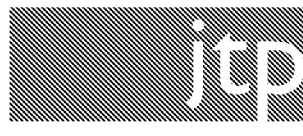
Rev	Date	Description	Drawn	Chkd
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Drawing Status

PLANNING

Client

Landform Bersted Ltd



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London, E1W 2AP
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www.jtp.co.uk

Project

Chalcraft Lane, West Bersted

Drawing Title

Land Use and Building Heights
Parameter Plan

Scale @ A3 1: 1000 Job Ref. 01304

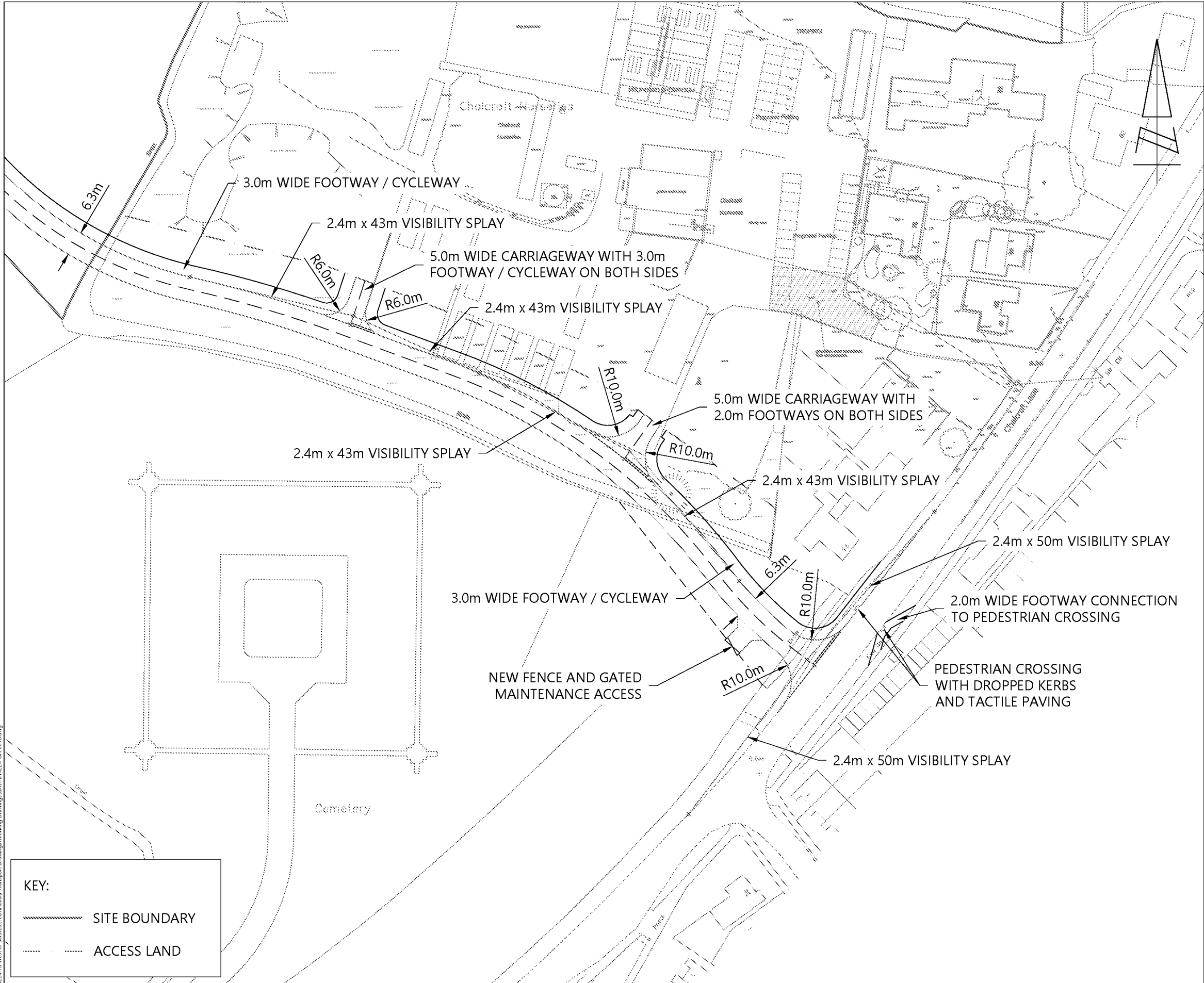
Drawing No. 01304 _ PP_01 Revision P4

Scale Bar

0 10 20 30m

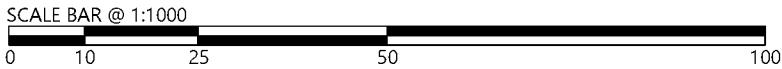


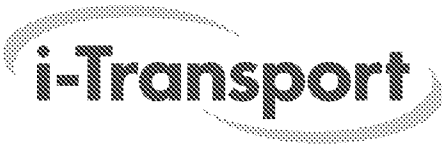
APPENDIX 3
SITE ACCESS PLAN (REF: ITB14224-GA-001 REV B)



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B	22.07.20	JD	ACCESS ARRANGEMENT AMENDED					DS	DS
A	16.07.20	JD	ACCESS ARRANGEMENT AMENDED					DS	DS
REV	DATE	BY	DESCRIPTION					CHK	APD
STATUS: FOR INFORMATION									
 Grove House, Lutyens Close, Chineham Basingstoke, Hampshire, RG24 8AG Tel: 01256 338640 www.i-transport.co.uk									
TITLE: POTENTIAL SITE ACCESS ARRANGEMENT									
PROJECT: LAND WEST OF BERSTED									
CLIENT: LANDFORM ESTATES									
DRAWN: JD			CHECKED: IN			APPROVED: DS			
PROJECT No: ITB14224			SCALE @ A3: 1:1000			DATE: 21.04.20			
DRAWING No: ITB14224-GA-001								REV: B	

APPENDIX 4
ILLUSTRATIVE MASTER PLAN (REF: SK002_REV L)



Connection
to PRoW

670 sq.m

Existing buildings

100 total
parking
spaces

570 sq.m

730 sq.m

270 sq.m

Connection to future
development phases

Chalcraft Nursery, West Bersted
Illustrative Masterplan
for Landform Bersted Ltd.

Drawing No: 01304_SK_002
Scale: 1:1000 Rev: L



APPENDIX 5
PRE-APPLICTAION ADVICE DATED 19 JUNE



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Ed Hanson
7 Soho Square
London
W1D 3QB

Date: 19th June 2020

Please ask for: James Cross
Tel: 01903 737784

Your Ref:

Our Ref: PAA/43/20/

Dear Mr Hanson,

Pre-Application Advice

Outline permission is sought for the development of up to 20 residential units, 3305sqm of commercial space (Use Class A1, B1, B8) associated parking, infrastructure, open space and access.

Land at Chalcroft Nurseries Chalcraft Lane Bersted Bognor Regis

I write regarding the above matter and your enquiry received on 5th May 2020.

DESCRIPTION OF PROPOSED DEVELOPMENT

The enquiry proposes outline permission for the development of up to 20 residential units, new commercial space (Use Class A1, B1, B8) associated parking, infrastructure, open space and access.

2 out of the 20 no. units are proposed to front Chalcraft Lane in the space of the existing access. The application does not state whether the outline will comprise all matters reserved; however, this response has assumed that access would be provided with all other matters reserved. It is upon this basis that this enquiry has been assessed.

DESCRIPTION OF SITE

The existing site comprises several mixed-use commercial operations. This mix includes an outdoor horticultural nursery, retail provision and storage buildings. The site currently provides 698 sqm of existing built commercial space in lawful use. However, these buildings sit within a larger site which benefits from a commercial mixed use. The built development associated with the mixed-use commercial area comprise low lying single storey buildings.

Vehicular and pedestrian access is currently off Chalcraft Lane to the east which runs between two residential properties to the north and south. There are no public rights of way passing through the site.

The site as existing is well screened to all boundaries with substantial existing vegetation and tree planting. This tree planting appears to be deciduous. There are no protected trees on the enquiry site.

DESCRIPTION OF LOCALITY

The land to the immediate west and north is agricultural in use at present, though these neighbouring parcels also form part of the wider SD3 West Bersted Strategic Allocation which is currently subject to an ongoing Masterplan. It is understood this land is within the control of the applicant and will be subject to the development of a further 230 units in support of the delivery of SD3 West Bersted. Public Right of Way (path 136) runs along the northern boundary of the Site, within land owned by the applicant.

To the south of the site sits Chalcraft Lane Cemetery. The land to the east is residential in nature.

The town centre and railway station for Bognor Regis are situated approximately 2km to the south east of the application site. The site is located within walking distance of local services, including The Regis Secondary School and Southway Primary School, Tesco Express, Churches and Public Houses. The site will further be supported by additional facilities as the wider SD3 West Bersted Strategic Development Site begins to be progressed.

The site is located approximately 2km north of the Bognor Reef Special Scientific Interest (SSSI) and is located within the 5km buffer of the Pagham Harbour Special Protection Area (SPA).

PLANNING ISSUES

The following issues have been identified for consideration:

- 1.Principle
- 2.Housing Supply & Mix
- 3.Commercial Floor Space Mix
- 4.Affordable Housing Provision
- 5.Design
- 6.Neighbour Amenity
- 7.Highways, Transport and Parking
- 8.Flood Risk, Drainage and Water
- 9.Heritage & Archaeology
- 10.Trees, Landscaping, Public Open Space & LAP
- 11.Biodiversity
- 12.Internationally Designated Sites of Nature Importance
- 13.S106 and Infrastructure

RELEVANT PLANNING HISTORY

BE/168/12/	Erection of showroom for indoor display of conservatories and garden buildings. (Departure from the Development Plan).	ApproveConditionally 21-02-13
BE/96/10/	Proposed redevelopment of part of the site with mixed development comprising replacement (A1) retail garden & aquatic centre, 6no. 2 bed bungalows, 5no. 3 bed houses & 2no. 4 bed houses (this application is a Departure from the Development Plan)	Refused 10-11-10
		Appeal: Dismissed 06-07-11
BE/47/09/	Outline Application for the demolition of all existing buildings and redevelopment of the site with up to 70 dwellings (up to 28 Affordable), public open space and strategic landscaping. Departure from the Development Plan.	Refused 12-08-09

BE/1/09/EIS	Scoping opinion for site North West Of Bognor Regis	Scoping Issued 10-02-09
BE/156/07/CLE	Application for a lawful development certificate for an existing use - garden centre, aquatic sales centre and nursery	Approve 14-01-08
BE/136/06/	Outline application for 132 affordable residential units consisting of 27x1 bed flats, 36x 2 bed flats, 47x2 bed houses, 20x3 bed houses, 2x3 bed wheelchair compatible houses. Departure from the Development Plan and accompanied by an Environmental Statement. Resubmission of BE/15/05.	Refused 20-03-07
BE/126/06/CLE	Application for a Certificate of Lawfulness for an existing use - garden centre, aquatic centre, straw composting, storage of building materials and plant hire storage	Refused 16-01-07
BE/15/05/	Outline application for mixed residential development comprising 140no. houses and flats. Departure from the Development Plan and accompanied by an Environmental Statement	Refused 21-12-05

RELEVANT POLICIES - the following policies are considered relevant to your proposal:

Arun District Local Plan 2011-2031

<u>AHSP2</u>	AH SP2 Affordable Housing
<u>DDM1</u>	D DM1 Aspects of form and design quality
<u>DSP1</u>	D SP1 Design
<u>EMPDM1</u>	EMP DM1 Employment Land: Development Management
<u>EMPSP1</u>	EMP SP1 Strategic Economic Growth
<u>ENVDM2</u>	ENV DM2 Pagham Harbour
<u>ENVDM4</u>	ENV DM4 Protection of trees
<u>ENVDM5</u>	ENV DM5 Development and biodiversity
<u>HDM1</u>	H DM1 Housing mix
<u>HERDM1</u>	HER DM1 Listed Buildings
<u>HERDM3</u>	HER DM3 Conservation Areas

<u>HERDM6</u>	HER DM6 Sites of Archaeological Interest
<u>HERSP1</u>	HER SP1 The Historic Environment
<u>HSP1</u>	HSP1 Housing allocation the housing requirement
<u>HSP2</u>	H SP2 Strategic Site Allocations
<u>HSP2A</u>	HSP2a Greater Bognor Regis Urban Area
<u>QESP1</u>	QE SP1 Quality of the Environment
<u>RETDM1</u>	RET DM1 Retail development
<u>TDM1</u>	T DM1 Sustainable Travel and Public Rights of Way
<u>TSP1</u>	T SP1 Transport and Development
<u>WDM1</u>	W DM1 Water supply and quality
<u>WDM2</u>	W DM2 Flood Risk
<u>WDM3</u>	W DM3 Sustainable Urban Drainage Systems
<u>WSP1</u>	W SP1 Water

Angmering Neighbourhood Plan 2014 POLICY CLW4

Health Facilities

Bersted Neighbourhood Plan 2014 Policy EE1

Business expansion

Bersted Neighbourhood Plan 2014 Policy EE2

Retention of employment uses

Bersted Neighbourhood Plan 2014 Policy EE3

Encourage a diverse range of commerce in the Parish

Bersted Neighbourhood Plan 2014 Policy ES1

Design of new development

Bersted Neighbourhood Plan 2014 Policy ES2

Surface water management

Bersted Neighbourhood Plan 2014 Policy GA1

Pedestrian and Cycle Connections

Bersted Neighbourhood Plan 2014 Policy HDQ4

Housing mix

Bersted Neighbourhood Plan 2014 Policy HDQ5

Design of new housing development

Bersted Neighbourhood Plan 2014 Policy HDQ8

Car parking

Planning Policy Guidance:

NPPF

National Planning Policy Framework

NPPG

National Planning Practice Guidance

Supplementary Guidance:

SPD11

Arun Parking Standards 2020

PRINCIPLE

1. PRINCIPLE - COMMERCIAL & RESIDENTIAL

The application proposes the redevelopment of the site referred to as 'Chalcroft Nurseries' and replacement with up to 20 residential units, commercial floorspace (Use Class A1, B1, B8) with associated parking, infrastructure, open space and access.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 makes clear that any determination to be made under the planning Acts is to be determined in accordance with the policies within the

development plan unless material considerations indicate otherwise. The "Development Plan" in this instance comprises the Arun Local Plan 2011-2031 (July 2018) and the made Bersted Neighbourhood Plan 2014 - 2029 (submission plan with examination modifications).

The 2014 Bersted Neighbourhood Development Plan (BNDP) allocates the site for a community orchard and allotments (page 43 BNDP). Policy CLW4 (BNDP) states:

The land at Chalcraft Nursery as defined on the Proposals Map (see p.43) is allocated for allotments. Developments of over 20 houses will be expected to make a financial contribution through a legal agreement or the Community Infrastructure Levy to fund allotment space elsewhere in the Parish.

The preamble to BNDP Policy CLW4 (paragraph 5.4.4) highlights the current Chalcraft Nursery site is allocated for use as community orchard/allotment site if/when the land can be shown to be no longer viable as a commercial nursery (see proposals map).

The Arun Local Plan was adopted in July 2018 and post-dates the Bersted Neighbourhood Plan Document. The site identified for allotment/community orchard use is covered by Policy H SP2a of the Arun Local Plan (ALP). H SP2a comprises a strategic policy. H SP2a requires West Bersted to deliver at least 2,500 units throughout the Plan period.

Owing to the dates of the BNDP and ALP, the ALP post-dates the BNDP. Policy H SP2a (ALP) in its wording conflicts with Policy CLW 4 (BNDP). In instances where the Local Plan post-dates the Neighbourhood Development Plan and there is a conflict in policy, Section 38(5) of the Planning and Compulsory Purchase Act 2004 applies.

Section 38(5) of the Planning and Compulsory Purchase Act 2004 states:

If to any extent a policy contained in a development plan for an area conflicts with another policy in the development plan the conflict must be resolved in favour of the policy which is contained in the last document to become part of the development plan.

On the date of this response, Arun District Council are not aware of any work having been undertaken to progress a Neighbourhood Plan Review at this stage.

NPPG Paragraph: 099 Reference ID: 41-99-20190509 makes clear that:

However, when other policies in the development plan are updated, this may mean that existing neighbourhood plan policies become out-of-date, for example where they conflict with a strategic policy or where they are superseded by other local policies. This does not necessarily mean that the whole neighbourhood plan becomes out-of-date, but only those policies which are superseded by other development plan policies.

It is acknowledged that the preamble to BNDP Policy CLW 4 (paragraph 5.4.4) requires evidence to demonstrate the nursery is no longer commercially viable. However, Policy H SP2a post-dates this requirement and therefore BNDP CLW4, in relation to the Chalcraft Nursery allocation, would become out-of-date.

Therefore, the redevelopment of this site accords with Policy H SP2a of the Arun Local Plan, in principle.

In terms of uses, the proposed outline application would provide for 20 no. residential units and commercial floor space (Use Class A1, B1 and B8). The commercial floorspace, following an amended red line plan on the illustrative masterplan, details an additional 2,420 sqm.

However, the re-submitted Pre-Application Statement details the provision of 1,615 sqm of new

commercial space. This is made up of 698 sqm as a re-provision of an existing building and a net increase of 917 sqm of additional space. The LPA have assessed this enquiry based on the provision of 1,615 sqm detailed in the Statement; given the masterplan provided is labelled as indicative in nature.

Policy H SP2a(h) of the Arun Local Plan requires the delivery of the site to incorporate planned new employment provision.

On the basis of Policy H SP2a of the Arun Local Plan, the redevelopment of the site to residential and commercial premises, subject to a full assessment indicated below, would be acceptable in principle.

2. HOUSING SUPPLY & MIX

The enquiry proposes the provision of 20 no. units across the site, spread across a main parcel delivering 18 no. units and 2 no. further units fronting Chalcraft Lane. Policy H SP2a requires the SD3 West Bersted Strategic Allocation to provide at least 2,500 dwellings over the plan period and incorporate planned new employment provision. On this basis, the principle of development would be considered to be in accordance with the Development Plan. This is contingent on the basis that the delivery of these units would be comprehensively planned and should have regard to a master plan endorsed by the Council (Policy H SP2).

Although the enquiry is outline only, the indicative layout illustrates that the site could support a mix as follows:

- 1 bedroom: 40%
- 2 bedroom: 40%
- 3 bedroom: 40%
- 4+ bedroom: 10%

This mix would include a policy compliant 30% on-site provision of affordable housing comprising 6 no. units with a tenure to be defined in accordance with Policy AH SP2 of the ALP.

The above mix of housing types would, in principle, reflect the wider housing mix identified within the Council's most recent SHMA document. This approach accords with the policy requirement under Policy H DM1 (ALP). Policy H DM1 makes clear that over the plan period a proportion of the housing provided should be of a type that meet the needs of older people, as identified in the most recent SHMA. Such housing could be provided as part of the general mix of one and two bedroomed homes but should be designed to meet the needs of older people.

Paragraph 5.4 of the GL Hearn SHMA 2016 document outlines that 28% of Arun's population is currently aged over 65. Therefore c. 30% of the residential units (6 units) provided on site should meet M4(2) standards to ensure they are adaptable and accessible for older persons.

Subject to the above, and the development being comprehensively masterplanned, the development would provide for a range of housing types that would reflect the District Council's needs in accordance with Policy H DM1. The 20 no. units would provide a valuable contribution to Arun District Council's shortfall in housing land supply which would be given substantial weight in applying the planning balance. The proposals would therefore accord with policies H DM1, H SP1 and H SP2a of the Arun Local Plan and policies HDQ4 of the Bersted Neighbourhood Development Plan.

3. COMMERCIAL FLOOR SPACE MIX

The enquiry proposes 1,615 sqm of commercial floor space comprising a mix of up to 199 sqm Use Class A1 and the remainder comprising B1 and B8 uses. The site currently provides for 698 sqm of floor space which comprises a mix of commercial based uses.

Policy EMP SP1(d) (ALP) makes clear that development should support job creation, provide for the

needs of modern business, increase the attractiveness of the District as a business location and support the economic development of the coastal market area. Strategic policies support the provision of on-site employment within the strategic developments (H SP2 and H SP2a).

Policy EMP SP1(c) supports development that provides land to accommodate employment needs including the expansion of existing employment areas. Policy EMP SP1(f) makes clear that development should protect and enhance existing and allocated employment sites and premises to meet the needs of business subject to regular review and monitoring. Policy EMP SP1(k) states development should support the integration of other uses and forms of development where it facilitates the delivery of economic objectives and fosters growth and innovation. Policy EMP SP1(l) states development should support the provision of appropriate scaled development where such uses compliment, and are compatible with, employment/commercial uses.

Policy EMP DM1 (ALP) requires the Council to protect and enhance existing employment sites and premises in order to maintain a supply of good quality commercial sites and premises to meet the needs of businesses and the local economy. The ALP sets out a 2 part criteria which supports the redevelopment, expansion, upgrading and modernisation of the existing premises.

Policy RET DM1 makes clear that impact assessment for growth of office, leisure and retail development outside of town centre uses will be required from a threshold of 200 sqm for village and suburban local centres.

The preamble to RET DM1 (paragraph 9.2.1) makes clear that at any scale, impact may be a material consideration which needs to be addressed and any impact assessments should be appropriate to the scale of the development and address the likely impacts relevant to the proposed development.

Officers have liaised with ADC's Planning Policy Team in respect of the requirement for a full Retail Impact Assessment. On the basis that A1 uses are capped at below 200 sqm, it is unlikely that the A1 offering will adversely implicate upon nearby shops in Bersted and therefore no Retail Impact Assessment will be required. ADC will, however, require the supporting Statements to consider any impact on the nearby existing shopping offering within the Parish of Bersted to assess any impacts.

For the remaining proposed employment floor space falling within the B1 and B8 use classes, policies EMP SP1 and EMP DM1 would be given overriding weight, when balanced against RET DM1.

Policy H SP2 (ALP) requires development proposals within the Strategic Site Allocation to be comprehensively planned and should have regard to a masterplan endorsed by the Council. ADC have seen the draft Masterplan Framework for West Bersted which incorporates the provision of commercial floor space in this area.

Policy EE1 of the Bersted Neighbourhood Development Plan provides support for the upgrading or extension of existing employment sites, provided that the impact on the amenities of surrounding properties is acceptable.

Policy EE2 of the Bersted Neighbourhood Development Plan seeks to safeguard buildings in employment or service trade uses to non-employment uses, unless the site has been actively marketed for 12 months. Given the latter Policy H SP2a which allocates the site for development, the marketing period of Policy EE2 is considered to be out-of-date.

Policy EE3 (BNDP) supports the change of use to Class B1 purposes where the impact on surrounding residential and community amenity is acceptable and other policy considerations are complied with.

Owing to the existing commercial floor space and the policy support for re-using existing commercial sites, ADC would not oppose an appropriate enhancement and expansion of this site. ADC are satisfied having seen the Draft MF that an appropriate provision of small-scale commercial

development would not prejudice the Masterplan which will be endorsed by the Council towards October 2020.

This location is considered to be favourable given the existing presence of employment generating uses of the site. Impacts upon amenity are discussed in latter parts of this response; however, the enhancement of this site would represent appropriately sized employment provision in which will serve an existing Parish. Such an approach is supported by both Local Plan policies and NPPF provisions.

4. DESIGN

Policy H SP2 (ALP) makes clear that sites should be comprehensively planned and should have regard to a masterplan endorsed by the Council. As detailed above, the Council are content that the Draft Masterplan Framework is sufficiently progressed that adequate certainty can be provided for development to come forward at this time.

The criteria contained within Policy H SP2a requires consideration to be given to road/pedestrian/cycle links between the A259 and Chalcraft Lane. It requires development to incorporate planned new employment provisions, where possible provide linkages and accessible pedestrian and cycle routes to Bognor Regis Town Centre and a comprehensive strategy for surface water management, in line with the Arun Strategic Surface Water Management Study.

The wider Masterplan for the strategic site is becoming progressed with submission envisaged by late summer 2020. Endorsement is expected early autumn 2020.

A copy of an overlay, showing the wider site under separate landownership (subject of the Masterplan Framework), was provided which shows the wider key connections. On the basis that these connections would be retained within any application that is forthcoming then such an approach would accord with Policy H SP2a of the ALP.

It should be noted that this response has not considered Policies D SP1 and D DM1 of the ALP, as these matters of detail would be considered within the Reserved Matters stages.

Building heights and parameters have been provided which would likely form part of any outline submission. These could be conditioned to dictate the subsequent design of any following Reserved Matters application.

The Land Use and Buildings Heights Parameter Plan submitted on 02 June 2020 details that buildings closest to the existing buildings along the eastern edge of the site would comprise 6m in height. Such a building height would comprise c. 2 storeys in height and subject to subsequent siting and locations would be acceptable.

The central area of the site would also comprise commercial development and would comprise a maximum ridge height of 11m. This would broadly comprise a scale and form of 2 - 2.5 storeys in height should this maximum 11m be realised. This height could be accommodated in a number of smaller broken up buildings to prevent any large expanse and mass of building from resulting. Whilst the parameter of 11m in height is not unacceptable, this would be caveated with anticipation that building footprints would be appropriate to the setting to prevent any impacts upon massing and scale resulting.

The indicative layout plan provides a total of 4 detached blocks which range from 270 sqm to 750 sqm. The smaller block towards the south eastern corner of the commercial element (comprising 270 sqm) sits well on the site and would prevent any subsequent issues in terms of massing and scale resulting in more detailed submissions.

Owing to the predominantly residential location, the LPA would advise on reducing the total floorspace of each building to comprise no more than 350 sqm in each case. This would ensure the floor spaces

would appeal to several small-scale local businesses in accordance with the employment policies in the ALP. The LPA would secure such parameters via imposition of condition of any outline approval.

The wider West Bersted site will be subject to individual Design Codes. The anticipation is for Design Codes to be provided as a condition prior to the submission of subsequent phases. The LPA has sufficient control over the design of new development and will be able to secure appropriate design in the assessment of any forthcoming applications.

Owing to the urban extension nature that this application would comprise, combined with its close proximity to existing development, a sympathetic design which picks up on the local vernacular would be supported by the LPA.

Subject to the matters raised above, the development would accord with the design principles outlined in Policies H SP2 and H SP2a of the Arun Local Plan and Policies ES1, GA1 and HDQ5 of the Bersted Neighbourhood Development Plan.

5. NEIGHBOUR AMENITY

Policy QE SP1 (ALP) requires all development to contribute positively to the quality of the environment and ensure that development does not have a significantly negative impact upon residential amenity. Policy D DM1(3) (ALP) requires development to have a minimal impact to users and occupiers of nearby property and land. For example, by avoiding unacceptable noise and disturbance.

The redline submitted within the enquiry plans details a landscape buffer along the southern boundary of the site which sits between the site and Chalcraft Cemetery. Such an enhanced landscaping buffer is suitable to safeguard the quiet tranquillity of this public space. The LPA will seek to ensure its enhancement throughout more detailed design.

Neighbouring amenity is likely to be affected through several factors. Firstly, the proximity of the new built form shows 6m to ridge buildings along the eastern boundary of the site, adjacent to existing residential properties. Following our pre-application meeting additional plans were provided introducing a 10m wide no build landscape buffer. Combined within effective landscaping and boundary treatments and siting of development, this would prevent any significant and demonstrable impacts deriving from overlooking and over massing on the nearby neighbouring properties.

The LPA acknowledges that any development that conforms with employment policies of the ALP, which enhances and expands existing employment sites, will result in an increased level of activity. However, it is how this increased level of activity is controlled which dictates the appropriateness of expanding these sites.

The baseline from which amenity will be assessed will begin from the current operations on the site. At present the existing uses comprise a multitude of Use Classes; however, the largest uses comprise the Chalcraft Nursery, St Wilfred's Hospice storage and shop and caravan storage.

In principle, the LPA is satisfied that such matters can be controlled by permitting forms of commercial floorspace that will attract local business that would favour the use of non-car based transport methods, by restricting the specific nature of employment uses to blocks located in the least harmful areas of the site and by restricting the hours of operation of the units in respect of working hours and collections/deliveries.

Such measures would allow sufficient control to support the enhancement, upgrading and expansion of an existing commercial site without resulting in significant impacts upon neighbouring amenity.

Subject to acceptable details being provided within any future submission, the development could accord with Policies QE SP1 and D DM1 of the Arun Local Plan.

6. HIGHWAYS, TRANSPORT & PARKING

Policy H SP2 requires development proposals within the Strategic Site Allocations must be comprehensively planned and should have regard to a masterplan endorsed by the Council. Policy H SP2a requires a road/pedestrian/cycle link between the A259 and Chalcraft Lane including facilitating the cycle route to Pagham and enhancing the A259 cycle route. Policy H SP2a requires linkages and accessible pedestrian and cycle routes to Bognor Regis town centre.

Policy T SP1 (ALP) requires development to be incorporated into the District's green infrastructure network and give priority to pedestrian and cycle movements. Policy T SP1 requires development to be supported by an effective and deliverable Transport Assessment which demonstrates that the transport effects of development on the local and strategic road network can be satisfactorily mitigated and a Travel Plan, which is effective and deliverable. Policy T DM1 (ALP) requires access to alternative modes of transport including public transport services, the public right of way and cycle networks, must be available and accessible to all members of the community.

The proposed access onto Chalcraft Road would comprise a minor access road within the wider SD3 West Bersted allocation. This road would be used to serve c. 230 units, though capacity is anticipated to be suitable for up to 400 units. West Sussex County Council will consider whether the traffic generation of a further 230 units would increase wider pressures upon Chalcraft Lane. The LPA will take a balanced view owing to the advice received from West Sussex County Council.

The use of a minor road accords with the indicative road network hierarchy detailed in the indicative Masterplan Framework.

The access road should reflect its position in the road hierarchy for the wider allocation to ensure a continuity of connections where required. This would ensure permeability across the site. Further, the site would maintain the connections to the existing Public Right of Way network surrounding the site which would seek to meet the policy objectives of the Local Plan.

The LPA acknowledges that the applicants control the immediate surrounding parcels. Any connections would be within their control and the control of the LPA through the assessment of future applications.

It is understood the applicants are currently engaging with WSCC, acting in their capacity as the Local Highway Authority, to assess the suitability and safety of this junction. The LPA will take the guidance of the LHA in assessing impacts upon the wider highway network, owing to paragraph 109 of the 2019 Framework.

Parking provision will be addressed in the subsequent detailed assessment of applications; however, the Arun District Council Parking Standards are the current guidelines used to assess suitable parking provision.

Subject to a positive response being received from WSCC and subject to suitable detailed design coming forward, the development would accord with Policies H SP2a, T SP1 and T DM1 of the Arun Local Plan and Policy HDQ8 of the Bersted Neighbourhood Development Plan, in principle.

7. FLOOD RISK, DRAINAGE & WATER

The site falls within Flood Zone 1 and is therefore not at risk of flooding. However, we understand that the existing ground water table is high which limits the ability to utilise ground water infiltration as a means of dispersing surface water.

The wider strategy for the wider West Bersted site is to utilise the existing ditches and a series of attenuation basins. In short, the proposed surface water management strategies proposed at our pre-application meeting would accord with this; save for the inclusion of underground storage crates and subsequent discharge controls to assist with release of surface water. Detailed designs will need to

demonstrate that the strategy on this site works with the overall drainage strategy and not prejudice drainage on the wider site.

We understand that foul water could be pumped out to Pagham which would require discharge into the Special Protection Area. Information should be provided within any subsequent submission so that the LPA are able to satisfy themselves that no harm to the SPA would result when undertaking an Appropriate Assessment. Should alternative pumping to another discharge point be sought then appropriate consideration to any mitigation should be given.

Subject to the above strategies being deemed acceptable by our Drainage Engineers, Southern Water and Natural England (the latter in relation to Pagham Harbour SPA), the proposals would accord with Policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan and Policy ES2 of the Bersted Neighbourhood Development Plan.

8. HERITAGE & ARCHAEOLOGY

There are no historical designations located on or near to the site. The nearest listed buildings are the Grade II Listed Garden Wall to the north west of no. 375, 373 and 375 Chichester Road and the Royal Oak Public House (located c. 350m north east of the site). The nearest Conservation Area comprises the North Bersted Conservation Area which is located approximately 700m to the north east.

Paragraph 190 of the NPPF makes clear that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

The identified nearby heritage assets are visually and functionally separate from the enquiry site owing to the existing of nearby more recent development. The enquiry site does, however, by its nature, comprise a rural setting to the heritage assets. It is acknowledged that there will be a degree of change which is part and parcel of the SD3 strategic allocation. Subject to an appropriate, sympathetic design that responds to the character of the immediate area, then development on this site should not affect the significance of the heritage asset. Therefore, the tests of less than substantial harm would not be triggered under paragraph 196 of the 2019 Framework.

We understand that the site has been subject to archaeological field evaluation in 2005 as part of a previous application for development. This comprised 8 no. trial trenches focussed along the northern part of the Site. The investigation found remnants of late Post-Medieval agricultural activity which were of limited interest. A historic desk based Archaeological Appraisal will be required to accompany any application to ascertain the likelihood of any archaeological interest and trial trenching may be deemed necessary subject to a further desk-based assessment.

Subject to the above details coming forward it is likely that, in principle, the development would accord with Policies HER SP1, HER DM1, HER DM3 and HER DM6 of the Arun Local Plan.

9. TREES, LANDSCAPING, PUBLIC OPEN SPACE & LAP

The enquiry plans detail indicative areas of public open space which include the LAP. The provision of open space for this indicative layout appears to accord with the POS requirement generated under ADC's Open Space SPD. However, should the scheme be varied then any revised layout will need to account for this.

The scheme provides for its own LAP which is accordant with the strategy set out in the Council's SPD; however, consideration will need to be given to proximity to LEAP and MUGAs as part of the wider scheme. It is understood that the wider parcels in the immediate vicinity are under the control of the applicant and therefore proximity to LEAPs are within the applicant's control.

The LPA's Tree Officer has stated that careful consideration should be given to the intended land use beneath the existing canopy of established trees and the potential for further tree growth (root and crown extension). With such a large and open site to work with I would expect a layout proposal to have placed greater emphasis on eliminating future 'pressure to prune' or retained trees. Furthermore, there would need to be a compelling argument in favour of any Root Protection Area incursion as this site clearly lends itself to a harmonious design that avoids any direct interference with established trees of current and future landscape value. This is especially relevant where there are trees of high amenity, landscape and potential heritage value (which are likely to qualify for statutory protection), as in the case here.

Trees that provide high visual amenity should be made focal points within any development and from beyond, not obscured by built form; in addition to allocating sufficient area of undisturbed ground around their ultimate root and crown spreads.

Any forthcoming application should be supported by a full and site specific Arboricultural Impact Assessment and Method Statement Report inclusive of a Tree Protection Plan.

Subject to the above recommendations, the development would accord with Policies H SP2a and ENV DM4 of the Arun Local Plan and Policy ES6 of the Bersted Neighbourhood Development Plan.

10. BIODIVERSITY

Policy ENV DM5 (ALP) requires development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site. The current matrix being utilised by Natural England comprises the DEFRA matrix. The wider West Bersted site is utilising the DEFRA matrix to assess biodiversity net gains which will require a minimum of 10% net increase. The LPA will expect a similar assessment to be undertaken to fulfil Policy ENV DM5.

11. INTERNATIONALLY DESIGNATED SITE OF NATURE IMPORTANCE

The site falls within the 5km buffer of the Pagham Harbour Special Protection Area. Policy H SP2a(g) (West Bersted) requires development to ensure no detrimental impact to Pagham Harbour SPA, through compliance with ENV DM2 (Pagham Harbour) and its supporting text.

Policy ENV DM2 requires all new residential development likely to have an impact on Pagham Harbour to:

- i. Make developer contributions towards the agreed strategic approach to access management at Pagham Harbour.
- ii. Create easily accessible new green spaces for recreation within or adjacent to the development site. These shall be capable of accommodating the predicted increases in demand for local walking, including dog walking. Good pedestrian links shall be provided between housing areas and new and existing green space in order to discourage car use.

The work currently undertaken on the wider Masterplan Framework details that the residential aspect of the proposal would be well linked to a network of both existing and emerging new green spaces. These spaces are designed to be capable of accommodating predicted increases in demand for local walking, including dog walking which will also discourage car usage.

Natural England have recommended that mitigation towards the Pagham Harbour SPA be undertaken in accordance with the agreed strategic approach to access management. In this instance, a financial contribution of £871 per new dwelling would be incurred. Please note this figure will be subject to indexation.

Subject to the above, and subject to favourable comments being received, the development would not result in adverse impacts upon the Pagham Harbour SPA in accordance with Policies H SP2a(g) and

12. S106 & INFRASTRUCTURE COSTS

S106 and Infrastructure Costs will be sought for the following matters. Proportionate yields will be taken from the overall amounts and the Council's Infrastructure Development Plan (2017 version) will be used as a baseline. At this stage the Council is unable to provide definitive figures due to indexation and lack of clarity regarding who will be providing which facilities. The LPA envisages that this shall be addressed prior to the determination of any application. Proportionate contributions will be sought for the following mitigation on the wider SD3 Strategic Development site unless otherwise agreed within the application process:

- 1)Habitat Mitigation Measures
- 2)Education
- 3)Social/Leisure/Sports
- 4)Health Care
- 5)Utilities
- 6)Flood Risk/Drainage
- 7)Transport
- 8)Libraries

The contributions towards transport will be taken from the Council's ongoing Apportionment. Any other contributions will be assessed against the statutory test within Regulation 122 of the Community Infrastructure Levy Regulations.

13. SUMMARY

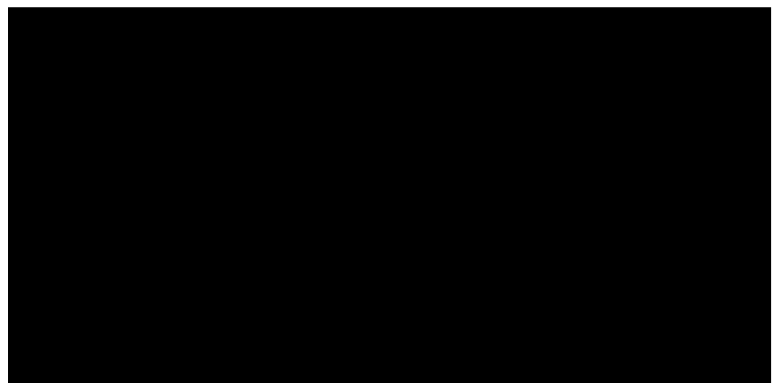
Policy H SP2 (ALP) requires developments proposed on the Strategic Site Allocations to be comprehensively planned and should have regard to a Masterplan endorsed by the Council for the respective areas which incorporate high quality imaginative design, giving a sense of place and permeable layout.

On the date of this response, no masterplan has been endorsed by the Council, though we are anticipating this Framework to be endorsed by the Council towards the latter part of the year. All draft iterations of the Masterplan Framework indicate that the principles in terms of layout, access, road hierarchy, connections etc would accord with the design of this enquiry; however, the onus will be upon the applicant to ensure accordance with the Framework Masterplan is demonstrated.

The Council would be supportive of development schemes which accord with the key principles in the emerging Masterplan Framework but weight will be given to the fact that the Masterplan Framework has not yet been endorsed. Until endorsement has taken place, a conflict with Policy H SP2 exists. However, the weight attributed to this conflict will reduce as the Framework Masterplan nears endorsement.

SUGGESTED EXTERNAL CONSULTEES:

James Cross
James Cross
James Cross
Developer Services
Elaine Munns
West Sussex Fire Brigade
WSCC(ROW/Strategic/Highways)
West Sussex Fire Brigade



CONCLUSION

Based on the above comments I conclude that were an application for planning permission be submitted, subject to the above amendments detailed above, and based on the Framework Masterplan being finalised and nearing endorsement, it would be likely to be approved subject to conditions.

FOLLOW UP MEETING

Your pre application advice fee included a meeting which was held on 26 May 2020 at 1200 hours via online video conferencing.

MAKING AN APPLICATION

If you decide to proceed with making an application you will need to quote the reference number for this advice in the pre-application advice section of the relevant application form. This will ensure that the application receives priority and a speedy validation process.

You will need to submit the following documentation/information with your application to meet the National Validation Requirements:

Fully completed and signed Application Form with full description of the proposal.
Ownership Certificate and Agricultural Land Declaration
Design and Access Statement
Correct Fee
Location Plan (1:1250)
Site / Block Plan (1:500)
Elevations (Existing and Proposed)
Floor Plans (Existing and Proposed)
Roof Plans
Environmental Impact Statement

Please note that the Council has a Local Validation Requirements List and you should refer to it before submitting your application. Failure to provide the required documentation and to complete the Validation Checklist and the Biodiversity Checklist will result in the application being treated as incomplete and delay the validation of the planning application.

Having looked through the Local Validation Requirements List, I would suggest that the following additional documents will be required:

Affordable Housing Agreement
Affordable Housing Statement
Biodiversity Survey and Report
Land Contamination Assessment
Economic Development Statement
Impact Assessment (incorporated within Planning Statement)
Flood Risk Assessment
Foul and Surface Water Drainage Statement
Landscaping Strategy
Noise Statement
Bin Storage and Collection Provision
Parking Plan
Planning Application Summary
Street Scene
Transport Assessment/ Travel Plan

Transport Statement
Tree Survey and Arboricultural Report
Historic Environment Record Search
Pagham Harbour Access Management Contribution Legal Agreement
Heritage Statement
Completed CIL Forms

You should be aware that any advice given by the Council in relation to pre-application advice will be based on the case Officer's professional judgement and will not constitute a formal response or decision of the Council with regard to any future planning applications. Any views or opinions expressed are given without prejudice to the consideration by the Council of any formal planning application which will be subject to wider consultation and publicity. Although the case officer may indicate the likely outcome of a formal planning application, no guarantees can or will be given about the decision that will be made on any such application. Any further correspondence will be at the Case Officer's discretion depending on the nature of the further enquiry. It may be necessary to submit a further pre-application advice request. Please note this advice only relates to planning and does not relate to any other legislation which may or may not apply such as Building Regulations or ordinary watercourse consents. You will need to carry out your own checks to determine whether any other consents or permissions are required.

I trust this is of assistance to you.

Yours sincerely



Neil Crowther
Group Head of Planning

APPENDIX 6
SCHEDULE OF EXISTING AND PROPOSED ACCOMMODATION

CHALCROFT NURSERIES **LAND USE PROPOSALS AND RATIONALE**

Description of Development:

Redevelopment of 2.1 ha of land to provide for 2,240m² of commercial accommodation (Class A1, B1(b), B1(c) and B8 with associated storage, access, parking and landscape within a site area of 0.78 ha, together with the development of 0.65 ha of land to provide for up to 20 residential dwellings, with access, parking and landscape’.

The application is made in outline with all matters reserved save for the principal site access which is in detail.

Explanation

The site is currently in use for a mix of commercial purposes, benefiting from various planning permissions and lawful development certificates. These include a garden centre trading from an overall site of 2,988 m² with built accommodation of 698 m², a builders’ merchants with a trade counter, an aquatics supplies retailer (Tropikoi Aquatic and Angling Centre) and the St Wilfrid’s Furniture store and retail counter. Total existing buildings (accommodation) amounts to 1,787 m².

Schedule A sets out the existing site areas and accommodation schedule with that proposed. **Plan A** shows the proposed distribution of use as proposed, subject to phasing and implementation.

The owners wish to retain the existing businesses on site and provide new modernised accommodation. Accordingly, the St Wilfrid’s Hospice furniture store and Tropikoi Aquatic and Angling Centre are excluded from the application together with their associated parking and storage. The builder’s merchants and the garden centre will be re-provided with new accommodation. Both require the re-provision of existing outdoor storage (with partial cover) with the garden centre wishing to continue with an external sales area (with shading and cover).

The balance of the site will be occupied for Class A1, Class B1(b), Class B1 (c) and Class B8 purposes with 1,542 m² GEA of new additional buildings. St Wilfrid’s Hospice has indicated that it wishes to occupy a further unit of circa 670 sq m adjacent to its current building. A marketing strategy will be submitted to the Council for approval by condition covering the remainder of the site.

Any additional Class A1 retail use will be limited to:

- No more than 199 m² of Class A1 (excluding the existing garden centre and ancillary trade sales from the builders’ merchants).

The land use will be set out in parameters (see **Schedule B**) and be subject to conditions, together with hours of use.

Likewise, the distribution of use will be agreed through the approval of a phasing scheme and reserved matters.

SCHEDULE A: SCHEDULE OF AREAS:

	EXISTING	PROPOSED	PP REFERENCE / COMMENTS
Total Site Area			
Commercial Site Area	TBC ha	0.78 ha	
Residential Site Area	0ha	0.65 ha	
Commercial Uses			
Garden Centre	2,290 m2 of external sales area with 698 m2 of built accommodation	2,290 m2 of external with sales area with 730 m2 of built accommodation	As per LDC dated 15 th January 2008 (ref: BE/156/07/CLE)
Builders' Merchants	83m2 built accommodation	270 m2 built accommodation	PP (ref: BE/89/14/PL) Refused 19 th November 2014, appeal allowed 16 th June 2015
New Build Additional Uses falling within Class A1, Class B1(b), Class (c) and Class B8			Class A1
Caravan Sales and Van Hire Centre	1,502 m2 of external sales area with 60 m2 of built accommodation	Use will cease	PP dated 28 th March 2015 (ref: BE/6/18/PL)

Uses Remaining on site and outside of application:

	EXISTING	PROPOSED	PP REFERENCE / COMMENTS
St Wilfrid's Furniture store and retail counter	650 m2	No Change	As per PP dated 21 st February 2013 (ref: BE/168/12)
Tropikoi Aquatic and Angling Centre	260 m2	No Change	As per LDC dated 15 th January 2008 (ref: BE/156/07/CLE)
Building 2	83 sq m	No Change	As per LDC dated 15 th January 2008 (ref: BE/156/07/CLE)
Building 8	38 sq m	No Change	

SCHEDULE B: PROPOSED PARAMETERS:

LAND USE

- Up to 1,542 m2 GEA of new built accommodation for Class A1, Class B1(b), Class B1 (c) and Class B8 purposes.
- No more than 199sq m of Class A1 (excluding the existing garden centre and ancillary trade sales from the builders' merchants).
- Up to 20 residential dwellings of C3 Class.
- Detailed access from Chalcraft Lane.
- Strategic Landscape.

HEIGHTS AND OFFSETS

- Maximum height of 11m of any commercial unit across the western part of the site.
- Commercial buildings in a zone approximately 32m wide on the eastern part of the site restricted to a maximum height of 6m.
- A 'no build and landscape buffer' zone limiting the siting of any units with a boundary to the rear of nos 92-98 Chalcraft Lane. This would result in a separation distance of more than 22.50m to the corner of the nearest property.

6 July 2020

BARTON WILLMORE

APPENDIX 7
NOTE PREPARED BY THE OWNERS OF CHALCROFT NURSERY

Chalcroft Associates LLP

The Chalcroft Nursery site is owned and managed by a partnership of local Bognor businessmen who bought the site in 2008. Since that time, the owners have been steadily investing in making improvements to the site and adding new buildings and attracting new local occupiers.

Demand from local occupiers is strong and the two principal tenants at the site wish to expand their operations. The intention therefore is to comprehensively modernise and extend the facilities at the site and create a long-term and high quality mixed commercial operation to meet this demand.

Consent for town centre retail uses or workshop type employment uses is not being sought, rather the proposal is to re-provide the garden centre with a modern purpose-built building and growing area, together with a range of smaller units for storage and light industrial use to meet the local tenant demand.

There are currently about 31 full time staff and about 8 part time staff employed at the site, with a few of these working in a voluntary role for St Wilfrid's Hospice. We anticipate that if the site is redeveloped as proposed then the number of staff at the site will increase by approximately 50% to 45 full time employees.

The records show that the site has been in use as a garden centre and nursery since at least 1938 and Chalcroft Nursery remains one of the main tenants at the site, running a very successful garden centre and horticultural growing facility. This remains, to the best of our knowledge, the only garden centre operating in Bognor.

As well as the garden centre there are a number of other local occupiers at the site. St Wilfrid's Hospice has a purpose-built 650 sqm (7,000sqft) storage and sales building which they have been occupying since 2016. This is a successful operation for St Wilfrid's, and they wish to occupy a further building of similar size on the adjacent plot.

As well as the two main occupiers we wish to create more space for several smaller local business to come on site in a range of modern flexible buildings.

The proposals when completed will result in a greatly improved facility with a relocated access road that will meet full highway standards that will reduce noise and nuisance for our neighbours. The redeveloped site will also greatly improve the visual appearance of the site, with formally laid out roads, parking and landscaping.

July 2020

Chalcroft Associates LLP

Registered Office: 5 Culver Road, Felpham, Bognor Regis, West Sussex, PO22 7EF

APPENDIX 8

ST WILFRID'S HOSPICE NOTE

St Wilfrid's Hospice is an independent local charity that for over 30 years has been caring for and supporting those in our community who are in the last phase of their lives.

Our catchment area runs between Emsworth to the west and Arundel to the east, south of the downs to the coast.

Our purpose is to provide high quality specialist palliative and end of life care in our community, in collaboration with the NHS and other local services.

When we first opened in 1987, we received 188 referrals, in 2017-18 there were 888. We serve one of the oldest populations in England. In 2016 in Chichester alone, 27% were aged 65+ compared with the national average of 18%. This is set to increase to 36% by 2036.

Thanks to our amazing supporters, we manage to raise just over £8 million per year (£22,000 a day) to deliver compassionate end of life care in our local community. This money is spent on a variety of core items such as our care homes, medical equipment, drugs and wages.

Our objective is to develop and enhance the provision of high quality specialist palliative and end of life care services and to achieve this we continue to expand our charity operations.

In 2014 St Wilfrid's opened a 650 sqm (7,000 sqft) purpose-built sales and storage unit at the Chalcroft Nursery site in Bersted. Since that time the unit has proved to be very successful for our operations and we have now got to the position where we would like to expand by opening a second similar sized unit on the adjoining site.

Our objective is to.

- Increase our commercial revenue generating activities
- Maintain and improve the facilities to deliver our services
- Extend the reach of our services to more people in our community
- Provide more care to people in their own homes
- Increase flexibility and capacity of services to meet people's changing and growing needs
- Continue to improve the quality and availability of our services
- Work in collaboration with commissioners and other providers
- Promote good communication and enable patients and their loved ones to take an active role in decisions about their care

APPENDIX 9

ECONOMIC DEVELOPMENT PAPER

CONSTRUCTION JOBS

DIRECT:
20
INDIRECT:
20

FTE JOBS
PER ANNUM
OVER A 2-YEAR
CONSTRUCTION
PERIOD

CONSTRUCTION GVA

£4M

ECONOMIC OUTPUT ASSOCIATED
WITH THE CONSTRUCTION PHASE,
INCLUDING BOTH DIRECT AND WIDER
SUPPLY CHAIN BENEFITS

ADDITIONAL ON-SITE EMPLOYMENT

18

ADDITIONAL (FTE) EMPLOYEES

THE SITE CURRENTLY EMPLOYS 31 FULL
TIME AND 8 PART TIME STAFF (C.35FTE).
EMPLOYMENT IS ANTICIPATED TO
INCREASE TO C.52FTE AS A RESULT OF
THE PROPOSED DEVELOPMENT.

+£801,000

IN ADDITIONAL (ON-SITE) ECONOMIC
OUTPUT PER ANNUM

OVERALL ON-SITE ECONOMIC OUTPUT,
WILL INCREASE TO APPROXIMATELY

£2.3M
PER ANNUM

SUPPLY CHAIN

SUPPORTING

+13

ADDITIONAL JOBS
IN THE SUPPLY
CHAIN

+£680,000
OF ADDITIONAL ECONOMIC
OUTPUT IN SUPPLY CHAIN
PER ANNUM

OVERALL THE PROPOSED DEVELOPMENT
WILL RESULT IN APPROXIMATELY 38 FTE
JOBS IN THE SUPPLY CHAIN AND £1.9M
PER ANNUM OF ECONOMIC OUTPUT

BUSINESS RATES

+£46,000

OF BUSINESS RATES
PAYMENTS PER ANNUM
(IN ADDITION TO EXISTING
BUSINESS RATES)