
Chalcroft Nursery, Chalcraft Lane, Bersted

Scope of Planning Application

Prepared by Barton Willmore LLP on behalf of Landform Bersted Ltd

July 2020

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APPENDICES

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1.0 INTRODUCTION & DESCRIPTION OF THE SITE

- 1.1 The purpose of this document is to set out the scope of an application for the redevelopment of Chalcroft Nursery, Chalcraft Lane, West Bersted ('The Site'), to be agreed with Arun District Council ('The Council').
- 1.2 Landform Bersted Ltd, the Church Commissioners and Langmead Group collectively control all of the land within the strategic allocation 'West of Bersted' (Policy SD3 in the Arun District Council Local Plan 2011-2031).

Site Description

- 1.3 The existing Site comprises a busy mixed-use commercial operation, including an outdoor horticultural nursery, retail provision and storage buildings. There is an existing vehicular access from Chalcraft Lane. The existing Site comprises 2.1 ha within which some 0.55 ha (i.e. 5536sqm) is in use for defined commercial purposes. The remainder of the Site has been used for access and parking to serve this space, agricultural growing and associated storage and maintenance. A Site Location Plan is included at **Appendix 1**.
- 1.4 The land to the immediate west and north is in agricultural use, with the site boundaries defined by field parcels. To the south sits the Chalcraft Lane Cemetery. The land to the east is largely residential in nature. There are no Public Rights of Ways (PRoW) passing through the Site, but PRoW (path 136) runs along the northern boundary of the Site.
- 1.5 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. The Site is located within walking distance of local services, including The Regis Secondary School and Southway Primary school.

Designations

- 1.6 There are no statutory ecological or landscape designations located on, or in close proximity, to the Site. The Brooks Local Nature Reserve (LNR) is located approximately 1.5km to the northeast.
- 1.7 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 Protection 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.

- 1.8 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 approximately 350m north east of the Site. The nearest Conservation Area is North Bersted Conservation Area, located approximately 700m to the north east.
- 1.9 The Site is located in Flood Zone 1 (at a low risk of flooding from rivers) and is not within a Source Protection Zone (i.e. an area where groundwater is vulnerable to contamination). Furthermore, the Site is not located within an Air Quality Management Area (AQMA) or an Archaeological Priority Area.

2.0 PROPOSED DEVELOPMENT

- 2.1 An outline application is for 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').
- 2.2 The outline application is parameter based, with all matters reserved save for the principal site access which is submitted in detail.
- 2.3 This Scope confirms the various documents and drawings to be submitted with the application, their status and purpose. Specifically, it confirms those that are to be submitted for approval and those submitted as supporting material:

For Approval: The documents and drawings that we seek to be formally approved as part of the application. They should be identified in any letter and/or can also be incorporated by way of condition or obligation.

In Support: The documents and drawings that are submitted to provide information in support of the planning application.

3.0 APPLICATION DRAWINGS AND DOCUMENTS

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

Schedule 1: Application Documents

Doc	Title	Author	Status
1.	Application Form, Ownership Certificates and CIL Forms	Barton Willmore	To support
2.	Planning Statement	Barton Willmore	To support
3.	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

APPENDIX 1
SITE LOCATION PLAN (REF: 01304_S08_P1)



Notes:
Do not scale from this drawing.
All contractors must visit the site and be responsible for taking and checking Dimensions.
All construction information should be taken from figured dimensions only.
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)

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Rev	Date	Description	Drawn Chkd

Drawing Status

PLANNING

Client

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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

