

STAKEHOLDER ENGAGEMENT & DESIGN PROCESS

Masterplan Evolution

3rd PRE-APPLICATION MEETING

In September 2020, the team attended a 3rd pre-application meeting and presented a new masterplan iteration to Arun District Council, which integrated the comments received from the Council within the written pre-application response. The proposal would omit the sports pitches and allotments from the green infrastructure provision and provide financial contributions for the green infrastructure within the Land at West Bersted scheme instead, to create a more integrated neighbourhood.

The comments received from the Council were addressed in the adjacent concept masterplan and are set out below:

- 1. Sports pitches and allotments omitted from the green infrastructure network on site. Residential area increased where sports pitches were omitted
- 2. Larger amenity green space created instead within the Community Green. Orchard retained within this area
- 3. Trim trail proposed along a section of the proposed pedestrian network within the site
- 4. Two viewpoints have been integrated within the green infrastructure to retain important views out of the site
- 5. Seasonally wet areas added to the drainage ponds to create multifunctional spaces with potentially usable areas
- 6. Buffer zones are proposed along the most sensitive boundaries of the site



Concept Masterplan - September 2020

3rd PRE-APPLICATION DESIGN RESPONSE

Comments received from the 3rd pre-application meeting were addressed in the concept masterplan and parameter plans shown in this Design and Access Statement, which will inform future detailed submissions.

The response to these comments are illustrated in the plan adjacent and set out below:

- 1. Extension of trim trail route
- 2. Addition of a legible cycle route through the site which provides direct connection to future facilities at Land at West Bersted
- 3. Community Green expanded to include a larger area of amenity green/ parkland to the western corner of the site



Revised concept masterplan - September 2020

Parameter Plans

A set of three parameter plans, informed by the evolving masterplans described in the earlier pages, is submitted as part of this Outline Application for approval.

These plans fix key principles for the development such as vehicular access points, the extent and type of development, and the location of open spaces and landscape.

These Parameter Plans are described below and illustrated on the following pages.

LAND USE AND ACCESS PARAMETER PLAN

The land use and access parameter plan sets out the proposed land uses on site, the extent of residential parcels along with the vehicular access point and the alignment of the primary route through the development. It illustrates where the main road will cross green spaces and where pedestrian/ cycle links should be implemented.

GREEN INFRASTRUCTURE PARAMETER PLAN

The green infrastructure parameter plan sets out the proposed green spaces across the site, along with the location of attenuation basins and where buffer planting should be implemented. It also illustrates what existing landscape features should be retained and where the community green, play areas, orchard and other green spaces should be located within the site.

BUILDING HEIGHTS PARAMETER PLAN

The building heights parameter plan sets out upper limits to the heights of proposed buildings across the site. An area of up to 2 storey dwellings is proposed alongside the Community Centre Access Road, where the developable area is closer to existing residences along Chalcraft Lane. Up to 3 storey dwellings are allowed along the development spine road and where fronting the main public green spaces. Dwellings up to 2.5 storeys can be provided within the remaining residential areas of the site.

The application is supported by an illustrative masterplan, presented in the next section, for which approval is not sought. The masterplan is fully consistent with the parameter plans and indicates how the detailed layout could successfully evolve in accordance with the parameter plans.

LAND USE PARAMETER PLAN

- Key
- Application boundary
 - Residential use (including tertiary roads and incidental open space)
 - Primary vehicular route (alignment subject to centre line deviation limits of +/- 10m)
 - Secondary vehicular route (indicative alignment)
 - Vehicular access
 - Pedestrian/cycle way (aligned to avoid retained trees and hedgerows)
 - Existing Public Rights of Way
 - AB Cycle link to be achieved from point A to a point between B and C, as part of the development infrastructure at RMA stage
 - Indicative location of water management feature
 - Telecommunication Mast
 - Buffer planting
 - Open space
 - Existing trees and hedgerows to be retained where possible
 - 2m offset from root protection area
 - Land reserved for potential future vehicular access to wider area



Submitted Parameter Plan - drawing reference 01304_Land Use and Access Parameter Plan_PP_01_P4