
Nursery Fields, Land North of Chalcraft Lane, West Bersted

Scope of Planning Application and Written Parameters

Prepared by Barton Willmore LLP on behalf of Landform Bersted Ltd

May 2021

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Prepared by:	Sophie Jamieson
Checked by:	Iain Painting
Authorised by:	Iain Painting

Barton Willmore LLP
7 Soho Square
London
W1D 3QB



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1.0 INTRODUCTION AND DESCRIPTION OF THE SITE

- 1.1 The purpose of this document is to set out the scope of the application and development parameters for the development known as 'Nursery Fields', Land North of Chalcraft Lane, West Bersted ('The Site'), which is submitted to Arun District Council ("Arun DC" or "The Council").
- 1.2 Landform Bersted Ltd ("Landform"), the Church Commissioners and Landlink Estates 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 Site is located on the western side of Chalcraft Lane, to the rear of Chalcraft Nursery, and comprises agricultural land.
- 1.4 The Site is bound on its northern side by Jubilee Recreation Ground and agricultural land, with further agricultural land located to the west, beyond which lies Orchard Caravan Park. The surrounding area further north and to the east of the Site is predominantly residential in nature, with residential streets leading off Chalcraft Lane to the east and Chichester Road to the north of the Site. Chalcraft Nursery is located immediately south and east of the Site.

Planning History

- 1.5 On 8 December 2020, an application was submitted to Arun DC (LPA ref. BE/148/20/OUT), on behalf of Landform for the residential development of the Nursery Fields site. The description of development was:

"Outline application with all matters, except for site access, reserved for the development of up to 225 residential units with associated infrastructure, open space and vehicular and pedestrian access. This application affects a Public Right of Way".

- 1.6 On 1 April 2021, a decision notice was issued by Arun DC, refusing outline planning permission for the proposed development.

- 1.7 Since the refusal of the application, an appeal was lodged on 14 May 2021 (PINS ref. APP/C3810/W/21/3275040) against the decision of Arun DC. Validation has been confirmed by PINS although at the time of submission, a start date for the Appeal was awaited.

2.0 PROPOSED DEVELOPMENT

2.1 In accordance with Regulation 9 of the 2012 Fee Regulations (as amended), Landform may submit a single revised planning application without paying a further fee. This application complies with eligibility criteria for such a submission: this application is being made within 12 months of the refusal being issued by Arun DC, and the applicant, site location and description of development are unchanged from the original application (LPA ref. BE/148/20/OUT).

2.2 The description of development is as follows:

"Outline application with all matters, except for site access, reserved for the development of up to 225 residential units with associated infrastructure, open space and vehicular and pedestrian access. This application affects a Public Right of Way".

2.3 This Scope confirms the various documents and drawings to be submitted with the application, their status and purpose. It also confirms those documents and drawings that are 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.

2.4 The Scope also makes clear where a document or drawing comprised part of the original planning application for Nursery Fields (LPA ref. BE/148/20/OUT) or where an addendum or updated document is submitted in support of the new 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, confirms their status as being either for approval or in support, and new, updated or resubmitted documents and drawings are submitted in support of this second planning application.

Schedule 1: Application Documents

Doc	Title	Author	Status	Version
1.	Application Form, Ownership Certificates and CIL Forms	Barton Willmore	To support	New document – no change from original application form
2.	Planning Statement	Barton Willmore	To support	Updated document
3.	Planning Scope and Written Parameters	Barton Willmore	For approval	Updated document
4.	Design and Access Statement (including Statement of Community Involvement)	JTP	To support	Updated document
5.	Affordable Housing Statement (within Planning Statement)	Barton Willmore	To support	Resubmitted
6.	Biodiversity Assessment, Net Gain / HRA and Wintering Bird Survey (including addendums)	Ecology Solutions	To support	Resubmitted with addendums
7.	Flood Risk Assessment	Cannon	To support	Resubmitted
8.	Foul and Surface Water Drainage Statement	Cannon	To support	Resubmitted
9.	Land Contamination Assessment	Nott Group	To support	Resubmitted
10.	Landscape and Visual Assessment	Cooper Landscape Planning	To support	Resubmitted with addendum
11.	Noise Assessment	24 Acoustic	To support	Resubmitted
12.	Transport Assessment (including addendum)	i-transport	To support	Resubmitted with addendum
13.	Travel Plan	i-transport	To support	Resubmitted
14.	Transport Statement of Common Ground	i-transport	To support	New document
15.	Tree Survey & Arboricultural Report (including addendum)	AT Coombes	To support	Resubmitted with addendum

Doc.	Title	Author	Status	Version
16.	Archaeology Assessment	Orion	To support	Resubmitted
17.	Draft Section 106 Agreement	Pinsets	To support	New document
18.	Draft Conditions	BW	To support	New document

Schedule 2: Application Drawings

Drawing Number	Title	Author	Version
For Approval			
01304_S_11_P1	Location Plan (1:1250 or 1:2500)	JTP	Resubmitted
01304_S_14_P1	Block Plan (1:500 or 1:200)	JTP	Resubmitted
01304_PP_01_P4	Lane Use and Access Parameter Plan	JTP	Updated
01304_PP_02_P2	Green Infrastructure Parameter Plan	JTP	Updated
01304_PP_03_P2	Building Heights Parameter Plan	JTP	Updated
ITB14244-GA-009B	Junction / Access Plan	i-transport	Updated
For Support			
01304_MP_01_D3	Illustrative Masterplan	JTP / Cooper Landscape Planning	Resubmitted
Within LVA	Illustrative Landscape Strategy	Cooper Landscape Planning	Resubmitted
01304_S_13_P1	Phasing Plan	JTP	Resubmitted

4.0 DEVELOPMENT PARAMETERS

Development Area

- 4.1 The total site area is 14.07 ha. The configuration of the development area shall accord with the parameters set out in the Land Use and Access Parameter Plan ref: 01304_PP_01_P4.

General Layout and Framework

- 4.2 The development layout of the site shall accord with the general principles of the Land Use and Access Parameter Plan ref: 01304_PP_01_P4.
- 4.3 The development area will comprise five development zones broadly as indicated in the Phasing Plan ref 01304_S_13_P1.
- 4.4 The laying out and design of the landscape shall be in accordance with the principles as set out in the Design and Access Statement and Landscape Strategy.

Overall Floorspace

- 4.5 The total amount of residential development within Class C3 (residential) shall not exceed 225 dwellings.

Scale of Built Form

- 4.6 Maximum height of development will accord with the heights set out on the Building Heights Parameter Plan ref: 01304_PP_03_P2.
- 4.7 There are two height ranges across the Site. Buildings fronting the primary road and strategic open space will be a maximum of three storeys (14m). The remaining buildings will be a maximum of two and two and a half storeys (9m and 11m respectively).
- 4.8 Heights shall broadly accord with those shown in the illustrative masterplan contained within the Design and Access Statement.

- 4.9 Where, in accordance with the principles of the illustrative masterplan, buildings straddle boundary lines, the higher height can be achieved.

Density

- 4.10 The total site area is 14.07ha. Based on an indicative developable residential area of 7.09ha, the site density equates to 32 dwellings per hectare.

Strategic Landscape and Open Space

- 4.11 Strategic Landscape and Open Space shall be provided in accordance with the Green Infrastructure Parameter Plan ref: 01304_PP_02_P2. No less than 6ha of public open space will be provided within the Site.
- 4.12 Local Areas of Play (LAPs) and Local Equipped Areas of Play (LEAPs) or such similar provision as is agreed will be provided as appropriate. Neighbourhood Equipped Areas of Play (NEAPs) or such similar as are agreed as necessary and appropriate, shall be provided within the strategic open space.

Site Access

- 4.13 Vehicular and pedestrian access shall be provided to the site via a new junction from Chalcraft Lane, as shown on drawing Access Drawing ref ITB4224-GA-009B.
- 4.14 The primary road into and through the site is shown on Land Use and Access Parameter Plan ref: 01304_PP_01_P4. The primary road will be built to a standard capable of accommodating a bus service and will have a limit of deviation of +/- 10m. Tertiary and secondary roads will be approved through reserved matters.
- 4.15 Vehicular access to the wider West Bersted Strategic Allocation (SD3) is not being sought, but land will be reserved for a future connection.
- 4.16 Pedestrian and cycle footpath links will be provided in the broad locations marked on Green Infrastructure Parameter Plan ref: 01304_PP_02_P2. In addition, a footpath / cycle way will be provided between Point A and Points B and C on Land Use and Access Parameter Plan ref: 01304_PP_01_P4.

- 4.17 In addition, land will be reserved for a potential all modes access to the remainder of the SD3 allocation on the terms set out in the draft s106 agreement.

Primary On-Site Roads and Movement Corridors

- 4.18 The details of secondary and tertiary roads will be assessed through reserved matters applications.

Phasing

- 4.19 The site shall be developed in two core phases broadly in accordance with the Phasing Plan ref: 01304_S_13_P1.

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