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13th July 2021

Bognor Regis Regeneration Board
c/o 24 Bonnar Road, Selsey
Chichester
West Sussex
PO20 9AT

Case Officer: James Cross
Telephone: 01903 737784
Email: james.cross@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Application No: BE/87/21/OUT
Site Address: Nursery Fields Land to the North of Chalcraft Lane West Bersted PO21 5TS
Description of works: 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 (resubmission following BE/148/20/OUT). This application affects a Public Right of Way.

Thank you for your internet representation made on 12th July 2021 which has been recorded as no objection with the comments as follows:

OWPC38144

3of3 Whilst appearance, landscaping, layout and scale are reserved matters, the Board has considered the information provided in support of the application and comments as follows:

- The Board notes the concerns raised by Bersted Parish Council against BE/143/20/OUT in respect of assessed sewerage capacity within the Utilities & Waste Water Assessment. Long term solutions to waste water management which minimise impacts on the local population and road network are key to delivering happy, integrated and sustainable communities and satisfactory resolution of this issue should be sought prior to final approval of reserved matters.
- The Board welcomes the commitment demonstrated to sustainable transport methods and local connectivity outlined within the Framework Travel Plan (FTP), however, we would question whether, when set against the Government policies of Net Carbon Zero and Levelling Up, the FTP is ambitious enough to service the resulting community of West Bersted over the longer term in delivering both transport and social sustainability.
- The Board notes the proposed provision and layout of open space, allotments, trails and play areas to enhance the human experience and support residents' wellbeing, enjoyment and sense of place but would highlight the need, where the ongoing maintenance of these areas are suggested to be vested in management companies and/or the local community, to ensure that sufficient resourcing is provided to support the long-term stability & effectiveness of such arrangements.
- The limited provision for sustainable energy systems as laid out in the application documents represents a missed opportunity and do not demonstrate the developer's commitment towards doing its part in delivering

the Government's carbon reduction targets. The applicant, developer and Arun District Council as the Local Planning Authority must commit to ensuring the development meets at least the BREEAM Excellent standard. With this criteria in place, we would expect that the scope & aspiration of this element be reconsidered to provide meaningful delivery of proven & innovative technologies at construction stage, such as greywater systems, the installation of photo voltaic arrays, ground source heat pumps and district heating and cooling systems (<https://energysavingtrust.org.uk/service/district-heating/>).

- Going forward and in line with a BREEAM Excellent rating, the Board would encourage the applicant and/or future developer to establish a holistic sustainability strategy for the site to include environmental enhancement & protection, energy use, design, materials, water use/recovery and waste minimisation and to outline this for each development phase; construction, delivery and ongoing management.

Overall, we note that the application is likely to deliver the following benefits:

- New residential units in a strategic site allocation identified through the Local Plan.
- The proposed residential units will assist in meeting local housing targets.
- Delivery of affordable housing units supports social inclusion and community sustainability.
- The provision of sustainable energy systems such as electric car charging points, although as highlighted above, a commitment be bold in both vision and provision is required here.
- The delivery of associated community facilities such as allotments and play areas.

Whilst, in summary, the Board offers no objection to the proposal, the applicant is encouraged to demonstrate greater ambition and commitment as outlined in our comments above.

Thank you for taking the time to consider the Board's representations.

Yours sincerely,

Rebecca White
Advisor
Bognor Regis Regeneration Board

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at [:https://www.arun.gov.uk/planning-decision-process](https://www.arun.gov.uk/planning-decision-process).

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the

members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.