

*Established in 2007, the Board is an independent, non-profit organisation.
www.bognorregisregenerationboard.com
Chairman: Raof Daud*

Planning
Arun District Council
Town Hall
Clarence Road
West Sussex
PO21 1LD

By Email: planning@arun.gov.uk; james.cross@arun.gov.uk

10th July 2021

Dear Sirs,

Re: BE/87/21/OUT

Nursery Fields, Land to the North of Chalcraft Lane, West Bersted, PO21 5TS

Outline application with some matters reserved to provide up to 225 residential units with associated infrastructure, open space and vehicular and pedestrian access.

In preparing its response to this application the Board has taken into consideration both the strategic development vision and policies as outlined in the Arun Local Plan 2011-2031, the Bersted Parish Neighbourhood Development Plan and the West Bersted Framework Masterplan, as endorsed by Arun District Council on 30th September 2020. The Board endorses and promotes the established placebranding values for Bognor Regis, as follows:

BOLD - A beacon for a bold future
INNOVATIVE - Blue sky thinking
FUN - Ready for fun

We would also encourage Arun District Council to include the adoption of the BREEAM [Building Research Establishment Environmental Assessment Method - <https://www.breeam.com/>] in its development policies across the Arun Local Plan area, with a commitment to setting ratings appropriate to each scheme.

The Nursery Fields site is situated within the Local Plan strategic site allocation of SD3 West Bersted, with access on to Chalcraft Lane and lying behind the Chalcraft Nursery site BE/81/20/OUT (outline application for up to 20 residential units and 2,240 sqm of mixed commercial use, approved March 2021). This application, sited within the boundary of the West of Bersted strategic allocation SD3, could rightly be regarded as a test of the commitments laid out in the wider site's Framework Masterplan.

The UK Government has identified two key policy priorities: climate change and removing inequality on both a regional and individual level. As part of its commitment to achieving Net Zero Carbon the UK has set the world's most ambitious climate change target, to reduce emissions by 78% by 2035.

And funding streams valued in excess of £5billion have been created in support of the Levelling Up agenda. Arun District Council's own Economic Strategy identifies the challenges to be addressed in the Bognor Regis area: improvement in skills, education, wages and attainment, in entrepreneurship, innovation and in the resilience and the competitiveness of local businesses. The Office of National Statistics Indices of Deprivation demonstrate that areas of deprivation vary but wards in or surrounding Bognor Regis town centres contain areas classified as within the 10-20% of most deprived neighbourhoods in the country.

SD3 West Bersted, being a greenfield site at the edge of existing development, represents both an opportunity and a responsibility to build a community for the future. An opportunity to go beyond the expected, to think boldly about transformative impact, to make a step change towards a low/zero carbon development and to bring social value, meaningful inclusion, enjoyment & fun to the resident communities. The Environmental Response contained within the applicant's Design and Access Statement falls far below the ambition this opportunity affords. Although this is an outline application, the applicant is encouraged to boldly state their vision and intention for this development site against the twin agendas of Net Carbon Zero and Levelling Up.

We challenge the applicant, the local planning authority and any future developers to be truly bold and ambitious for the wider Bognor Regis area in their vision and responsibility to sustainability, viability, inclusivity, connectivity and creativity to deliver the legacy of a happy, healthy, integrated, welcoming and sustainable community.

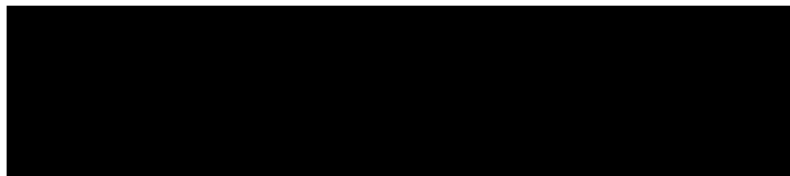
This is an outline application following refusal of BE/148/20/OUT, with the applicant seeking approval for site access arrangements with all other matters reserved. The advice from the West Sussex Highways Authority, dated 23rd June 2021, against this revised application has been noted. The Board's comments regarding the proposed access arrangements are therefore amended as follows:

- The proposed access from Chalcraft Lane, shared with the application Chalcraft Nursery site BE/18/20/OUT, as a simple junction with no signal controls, is consistent with the West Bersted Framework Masterplan. Clarity is given in the Transport Assessment (TA) that traffic data collected in 2018 has been subject to an allowance for growth associated with committed development totalling 1,214 dwellings and 1,542 sqm of commercial development. Additionally, the TA states that whilst bus links and/or emergency vehicle access might be a future consideration for cross boundary connection, the proposed access has been designed to accommodate only the assessed vehicle numbers associated with the Nursery Fields application and that of Chalcraft Nursery BE/81/20/OUT.
- Connectivity across the site must align with the West Bersted Framework Masterplan. The Board notes and supports the comments made by WSCC Highways as follows: "In determining this application, the Local Planning Authority should be satisfied that the requirements of the adopted master plan are met in terms of connections (both for motorised and non-motorised road users) between this and the wider development."
- The Green Infrastructure Parameter Plan describes the proposed layout of the primary route with cycle/pedestrian access only to the wider West Bersted site. Clarity on the likelihood & type of vehicular connection should be provided.
- The Board notes the provision of pedestrian and cycle ways running parallel to the proposed access road.
- Given that the proposed access road is shared across two sites, the Board would encourage the applicant to work with the local planning authority and potential developers to ensure that the needs of pedestrians and cyclists are considered in the phasing of the construction cycle.

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

BACKGROUND NOTE

The Bognor Regis Regeneration Board is a unique private and public partnership established in 2007, working with and for the wider Bognor Regis area. It brings together leading representatives from the key public, private and community stakeholders in the town.

The Board has three overarching key objectives:

1. To collectively promote Bognor Regis as a great place to live, work, study, visit, invest and enjoy.
2. To consider, give opinion and comment upon how and to what extent planned and proposed developments contribute to:
 - the town's growth and development;
 - addressing and overcoming the town's socio-economic challenges; and,
 - maximising benefits and opportunities for the town.
3. To consider and evaluate strategies which impact upon the economic growth of Bognor Regis and offer comment, opinion and where appropriate modifications.

In 2019, the Board re-examined its objectives to focus on improvement and regeneration of the Bognor Regis town centre, widen the Board's membership and ensure its long term financial sustainability. The Board is independent and not a part of, or a subsidiary body of, any organisation or agency.