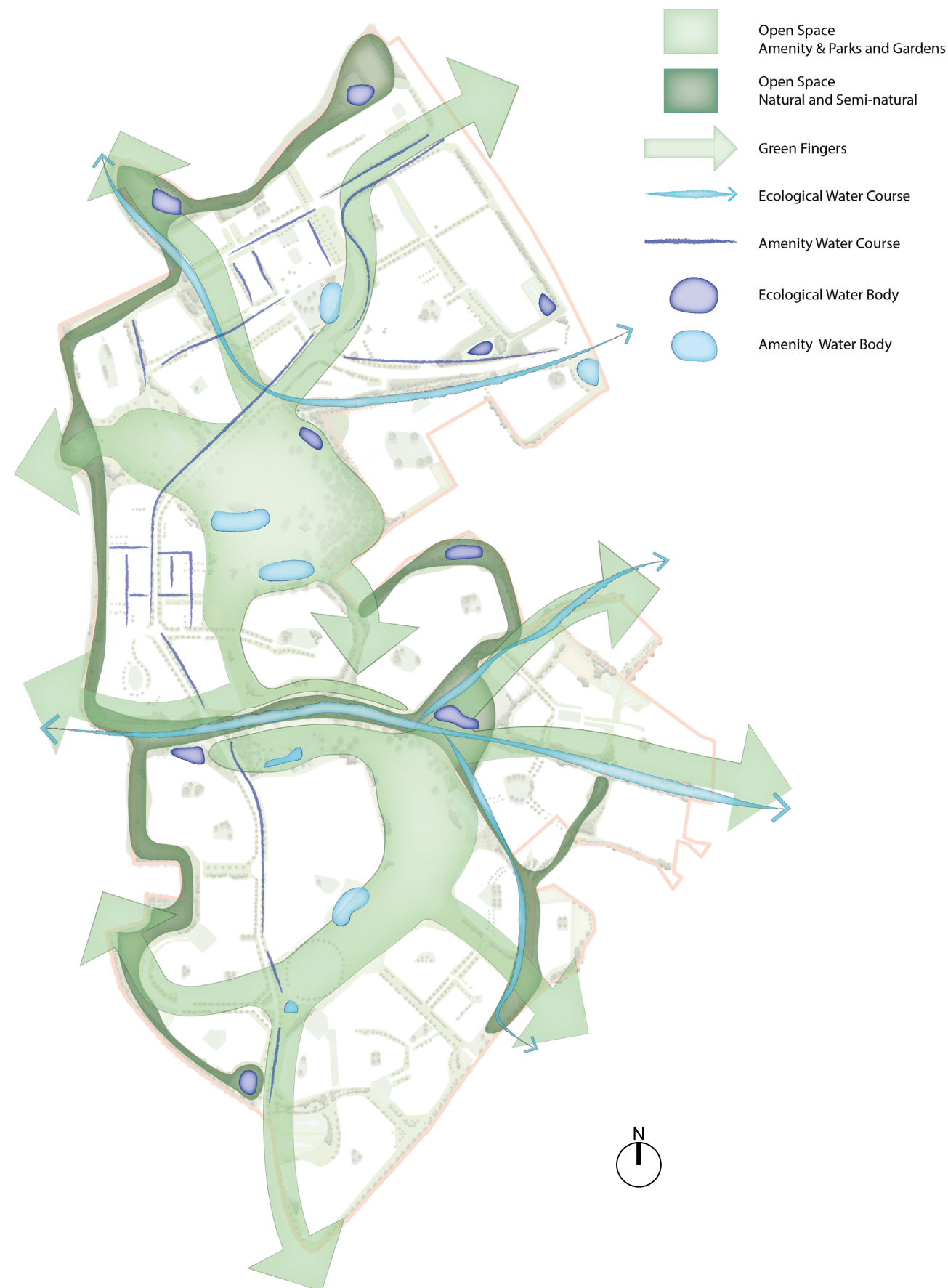


7.3.5 Green-Blue Infrastructure

The character of the green-blue infrastructure will vary across the site in accordance with the following key principles:

- Open spaces will provide recreational amenity value to existing and future residents and will be in frequent use. Therefore, the design of water features within these areas will need to have consideration to their visual and recreational importance. Features will include village ponds and seasonal lakes with partially-formalised edge treatments.
- More urban situations, such as the Community Hub, will comprise canalised swales and ponds with formalised edges.
- Natural areas will comprise entirely rural and ecological swales, seasonal basins and flood meadows, with margins designed to enhance biodiversity.



7.3.5 Illustrative Green-Blue Infrastructure Character Diagram



Urban canalised swales



SuDS basin integrated into formal landscape



Vegetated swale integrated peri-urban streetscape



Vegetated swale integrated into semi-rural streetscape



Swale and basin forming part of the rural character

7.3.6 Proposed Indicative Drainage Strategy

The Framework Masterplan incorporates an indicative drainage strategy for the Allocation, which can be delivered on a phase by phase basis.

The Site Allocation currently drains through natural processes and it is the objective of the proposed drainage strategy to mimic this as closely as possible.

The surface water runoff from the development will be controlled within the Site Allocation through the use of Sustainable Drainage Systems (SuDS). These features will carry water through the Site Allocation and hold the volume back for a longer period before being

released at a low rate. SuDS are a tried and tested solution that help to reduce flood risk, improve water quality and provide amenity and biodiversity benefits.

The Framework Masterplan includes the approximate size and location of the proposed SuDS features based on preliminary design calculations. The design adopts a conservative approach, taking into account a 40% increase in rainfall intensity to allow for climate change and future increases in hard surfacing (paving over gardens, etc). There is more technical work to do on the drainage strategy at each stage of the development design process.



1. An example SuDS feature; a roadside swale, depth varies depending on requirements.



2. An example SuDS feature; a roadside swale, depth varies depending on requirements.



3. An example SuDS feature; Attenuation Basin (in dry conditions)

The primary SuDS features for the development are the attenuation basins which store the surface water runoff volume generated by restricting flows and prevent flooding of the Site Allocation or the wider area. These attenuation basins can take the form of either ponds (with a permanent water level) or basins (usually dry and filling up with water during storm events)) in accordance with the key green-blue infrastructure principles at 7.3.5.

There are many other SuDS features that provide treatment, amenity and biodiversity benefits, including, but not limited to;

- Swales
- Wetlands
- Permeable paving
- Filter drains
- Cellular storage tanks



4. An example SuDS feature; swale



5. An example SuDS feature; roadside swale



6. An example SuDS feature; attenuation Pond (in wet conditions)



7. An example SuDS feature; a wetland area also providing large scale biodiversity benefits

7.4 Sustainability

The overall sustainability vision for the West Bersted allocation is based on five defined factors: people, physical infrastructure, social network, natural environment, and economic aspects.

These five core-themes will be central to the development of the future proposals for the Site Allocation. This Framework Masterplan provides the first layer of detail that will be built upon as detailed design work progresses. It demonstrates how a sustainable pattern of development can be delivered which will allows future residents to lead happy, healthy and well lives.



7.4.1 Framework for Sustainability

The Framework Masterplan follows the key sustainability principles:

1. The layout of the development is inherently sustainable, with opportunities for residents to access local shops, services and schools, reducing the need to travel by car.
2. A permeable and walkable neighbourhood will encourage walking and cycling.
3. High quality homes are integrated with transport infrastructure, social and educational facilities which are commensurate to the context of the Site Allocation and surrounding area.
4. The development seeks to embed itself within the local community whilst maintaining its own character and identity.
5. Employment land is provided to encourage job creation, inward investment and support the local economy.
6. Well-designed and managed blue and green infrastructure will provide habitats for wildlife and support biodiverse ecosystems.
7. Provision for leisure and recreation as part of an active lifestyle, including the wellness route around the edge of the Site Allocation.
8. A safe and inclusive development

As the land parcels come forward the detailed schemes will be designed to adapt to climate change, including considering health impacts, introducing energy efficiency measures, and incorporating Sustainable Drainage Systems. Information on site specific measures proposed as part of developments will form part of forthcoming planning applications as appropriate.

Further work will be undertaken on the energy and transport strategies for the Site Allocation as part of the next stage of development. The energy strategy would look to prioritise reducing demand, before supplying energy efficiently and innovatively, and finally deploying renewable technologies, demonstrating a clear route to net zero carbon in the future. The transport strategy will focus on encouraging a shift to active modes of travel, with a view to facilitating access to an equitable, healthy, and low carbon transport network.

7.5 Summary

7.5.1 How the Framework Masterplan Responds to the Objectives

The Framework Masterplan has been holistically planned to ensure a new settlement which enhances the natural environment and offers high quality, distinctive and characterful new community. It puts forward a landscape-led approach to masterplanning, with an emphasis on health and wellbeing, including sport, leisure and recreational provision alongside new local centres, a sports hub and educational facilities.

Positioning two local centres directly at the heart of two distinct neighbourhoods promotes walkable, vibrant, safe and sociable neighbourhoods with schools, shops and community facilities servicing new residents. Opportunities for walking and cycling are maximised with a clear, legible and permeable network of streets, paths and cycle ways throughout the masterplan.

Field boundary hedges, trees, public rights of way and rifes are retained and the comprehensive green and blue infrastructure, including an indicative drainage strategy, will enhance the natural environment to deliver net biodiversity gains and contribute to the character and quality of the place.

The Framework Masterplan provides new links to existing neighbourhoods enabling access into, through and beyond the masterplan and new community and sport facilities are provided within the site for use by the wider community. Key employment space has been carefully placed within a walkable neighbourhood and alongside new public transport nodes.

The sustainability objectives underpinning the Framework Masterplan considers the people, the physical infrastructure, its social network, the existing and new natural environment and the economic aspects holistically. It provides the first step in future resilience against the climate challenge and these objectives will continue to be developed as the proposals progress.

The Framework Masterplan provides a clear design-intent for the quality of the development to be provided at West Bersted over the next 15 years, with provision for appropriate infrastructure to be brought forward at the appropriate time to meet demand.



7.5.1 Framework Masterplan

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8.0

Statement of Engagement

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8.0 Statement of Engagement

The Framework Masterplan has been informed by input from Arun District Council and other key stakeholders, culminating in a three-week public consultation in from 14th July to 4th August. The Consultation Strategy for the Framework Masterplan was agreed with officers from Arun District Council and adapted as appropriate during the Covid-19 pandemic.

A summary of various discussions held is provided adjacent:

Pre-application meetings with Arun District Council

The Framework Masterplan has been the subject of six separate meetings with ADC planning officers beginning in September 2019. Regular and open dialogue is also undertaken with officers to agree key aspects of the Framework Masterplan and to understand the Council's aspirations.

Advisory Group Meetings

An Advisory Group has been set up by ADC provide local Councillors and key stakeholders with a forum to discuss the emerging proposals for the Site Allocation. This group is made of the following members: Councillors and Officers from ADC and West Sussex County Council, Bersted Parish Council and Pagham Parish Council. The other landowners within the site allocation are also part of the group along with statutory consultees such as the NHS, Network Rail, Southern Water, Natural England, Highways England and the Environment Agency.

The emerging Framework Masterplan was presented to the group a number of times over spring/summer 2020 as the proposals progressed. Comments and written feedback from these presentations has informed the Framework Masterplan design, including in relation to creating viewpoints towards the South Downs.

In addition, individual meetings with each of the three Parish Council chairs whose parishes are in closest proximity to the development (Aldwick, Bersted and Pagham) were held to present the Framework Masterplan ahead of it going out for public consultation to residents.

Meeting with Key Stakeholders

Meetings/correspondence has also taken place with the following key stakeholders:

- West Sussex County Council (education)
- West Sussex County Council (transport)
- Coastal West Sussex Clinical Commissioning Group
- Environment Agency
- Southern Water
- Natural England
- Sports England

Public Consultation

The Public Consultation on the Framework Masterplan comprised two key elements:

1. Summary leaflet and questionnaire distributed to over 9,000 residents within the vicinity of the Site Allocation
2. Dedicated website to engage local residents in the process of developing proposals of the site, including key summary details of the Framework Masterplan and an online questionnaire.

Full details of the consultation process and how it has informed the Framework Masterplan design are contained in the accompanying Statement of Community Involvement.

9.0

Phasing and Delivery

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9.2 Indicative Preliminary Phasing Timeline	72

9.0 Phasing and Delivery

9.1 Indicative Preliminary Phasing Plan

The delivery of Infrastructure and phasing of the development has been approached with the following principles:

- Infrastructure should be provided in a timely way to mitigate the impact of the development.
- Each part of the site that comes forward for development will be as self-sufficient as possible, in terms of access, drainage etc. whilst delivering necessary strategic elements of infrastructure in a timely manner and not prejudicing the ability of the following phases to do the same.

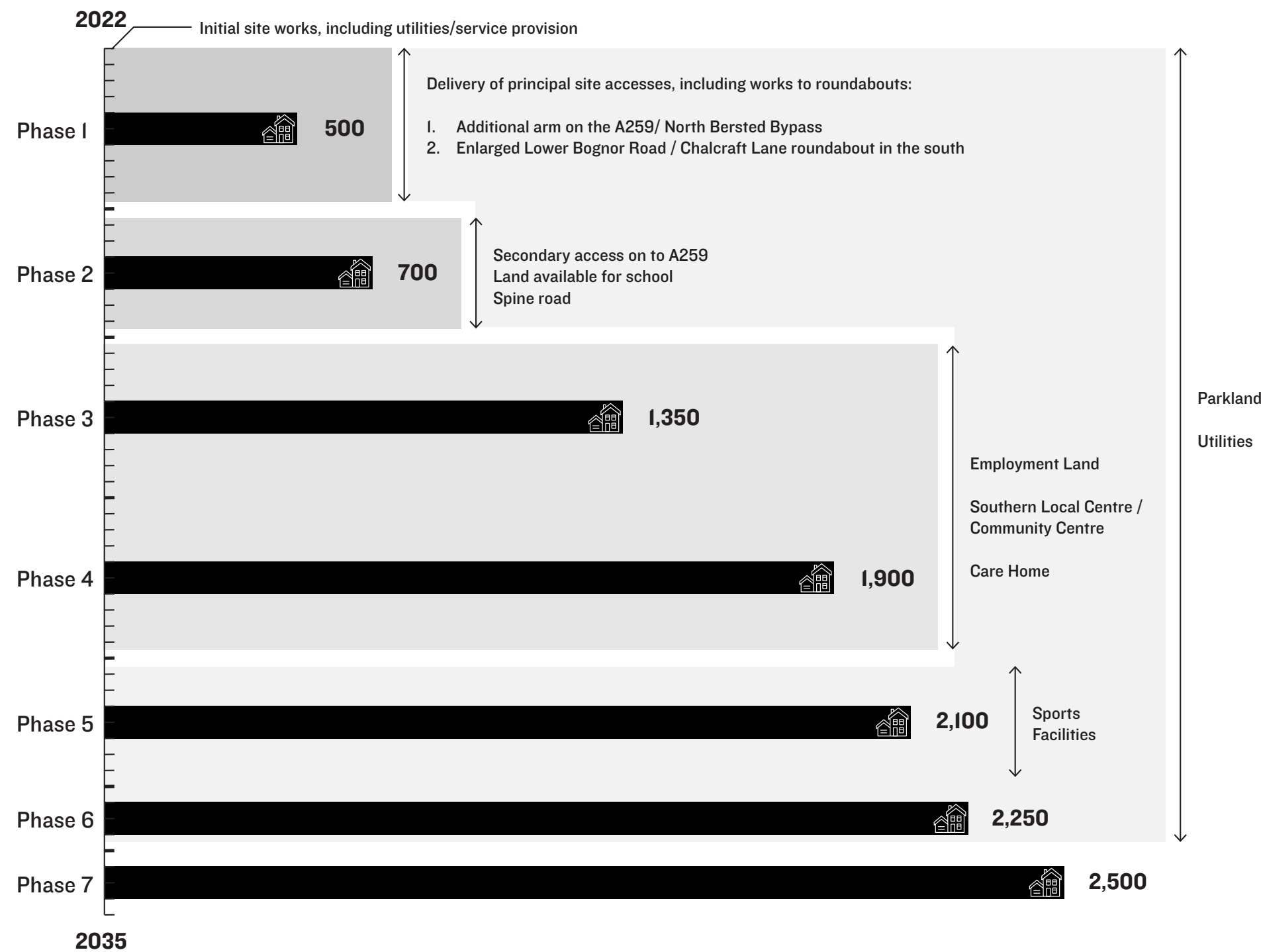
This development is expected to take place over approximately 15 years, and an element of flexibility needs to be built in to allow future development to respond to changing circumstances over time.

The following indicative phasing plan shows how the site could be developed with the key items of infrastructure to be delivered at the appropriate time to meet the demand.

It will be necessary to ensure that roads, schools, open space, play space etc. are in place when required to meet the increased demand arising from this development. Future phasing plans will need to be submitted and approved by Arun District Council. The appropriate triggers will be included in any Section 106 Agreement tied to the planning permissions.

9.2 Indicative Preliminary Phasing Timeline

This indicative Preliminary Phasing Timeline identifies possible Phases and numbers of units delivered in each Phase.



10.0

Next Steps

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10.0 Next Steps

This Framework Masterplan sets the overarching principles for the development of the strategic allocation, including land uses (e.g. housing, community and open space), where these will be located and the locations of access points and movement routes for the development.

Once endorsed by Arun District Council, planning applications within the Site Allocation must use the Framework Masterplan to guide future development proposals. Due to the various landownerships, a single application for the whole Site Allocation will not be submitted.

As the majority landowners, The Church Commissioners for England and Landlink Estates will submit an outline planning application for a large proportion of the Site Allocation and this will include all the significant infrastructure requirements.

Other landowners are expected to submit planning applications for their land. These will be expected by the Council to conform with the Vision, Objectives and details of this Framework Masterplan document.

Appendix

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Appendix 1 - High Level Development Principles

Access and Movement

SDP 1 Access and Strategic Movement

The new community at West Bersted will have a permeable layout that integrates and makes best use of the surrounding highway network, with access achieved from a number of points on it, and which maximises sustainable patterns of movement linking the area to the wider community. The development will also seek to improve local bus services and access to local transport networks.

Policy Reference: H SP2; H SP2a; T SP1; T DM1

SDP 2 A259 and Wider Road Network

In accordance with Local Plan policy, the development of West Bersted will include connections with the A259 and provide an alternative road, pedestrian and cycle route to the A259 that avoids Chalcraft Lane and B2258. It will also make improvements to the A259 between Bersted and Drayton. The scale of the development will also require mitigation of unacceptable impacts on the wider road network.

Policy Reference: H SP2; H SP2a; T SP1; T SP3; INF SP1

SDP 3 Strategic Green Connections

A new strategic cycle route will pass through the strategic allocation linking it to Pagham. Enhancement to the A259 cycle route will be made and connections to this will be facilitated as part of the development proposals. Well designed and integrated greenspaces to be provided, creating and connecting landscaped areas and incorporating existing features. A network of green corridors and green fingers will connect the key and strategic greenspaces, linking the character areas. Green infrastructure will be used to enhance the primary and secondary routes across the site, within dwelling, public realm and open space areas, creating connectivity for recreation and biodiversity.

Policy Reference: SD SP1a; C SP1; GI SP1; H SP2; H SP2a; HWB SP1; T SP1; T DM1

SDP 4 Pedestrian and Cycle Links

Alongside the strategic green connections, a network of secondary pedestrian and cycle links will be provided throughout the allocation linking the area to the wider community. These will provide attractive, convenient and safe routes to facilitate sustainable movement, stitching together land uses while also improving health and well-being. In accordance with the Local Plan, where possible, accessible pedestrian and cycle routes should be provided between the site and Bognor Regis town centre.

Policy Reference: SD SP1a; H SP2; H SP2a; D DM1; HWB SP1; T SP1

Appendix 1 - High Level Development Principles

Built Form

SDP 5 Centres and Walkable Neighbourhoods

The Masterplan will provide for at least one neighbourhood centre, which will form a hub for the new community. This will be conveniently located so people can walk to local facilities and services within close proximity of their home, as well as being accessible by cycle, public transport and car.

Policy Reference: SD SP1a; H SP2; H SP2a; D SP1; D DM1; HWB SP1; T SP1; T DM1

SDP 6 Housing Mix, Density and Capacity

The allocation will provide a full range of housing opportunities, with different densities, heights and typologies across the new community creating distinctive and legible character areas that maximise the potential for sustainable design and non-car-based travel. Opportunities should be considered for inclusion of an area of the site for self-build and custom build homes and community led housing such as Community Land Trusts.

Policy Reference: SD SP1a; H SP2; H DM1; AH SP2; D SP1; D DM1; D DM2

SDP 7 Place-Making Objectives

The allocation will exemplify high standards of urban, landscape and architectural design to create a distinctive and attractive place with legible character areas that maximise the potential for sustainable design and non-car-based travel. There should be high quality public realm and public art resulting overall in a place where people will want to live, work and visit for generations to come. To reinforce the sense

of creating a new community any development which is physically separate from the existing communities should have a cohesive modern design for the whole community.

Policy Reference: SD SP1a; H SP2; H SP2a; D SP1; D DM1; HWB SP1; OSR SP1; T DM1; QE SP1; QE DM1; QE DM2; QE DM3; INF SP1

SDP 8 Allocation Design Guidelines

Design proposals for the allocation will be reviewed against the characteristics set out in the National Design Guide and the Arun Design Guide (on adoption). Appropriate documentation should be submitted in support of any Planning Application, to demonstrate how regard has been had to the Arun Design Guide and these High-Level Development Principles. Attention should be paid to minimising light pollution.

SDP 9 Built for Life - Design proposals for the allocation will be assessed against the place-making objectives set out elsewhere in this document and Building for Life 12. The outcome should be a place that addresses positively the physical and mental health of those that live, work and play within its boundary. In particular there is an expectation that the development should meet the needs of all (equality) and that special attention is given to combating loneliness.

Policy Reference: H DM1; D SP1; D DM1; D DM2; HWB SP1

SDP 10 Heritage

The importance of conserving and enhancing the setting of Morrells Farmhouse (Grade II Listed) will be incorporated into the masterplan for the allocation.

Policy Reference: SD SP1a; HER SP1; HER DM1; HER DM2; HER DM6

SDP 11 Biodiversity

The development will seek to protect, conserve and enhance biodiversity across the strategic site. The proposals will, at a minimum, achieve a 10% biodiversity net gain across the site and consider the development's impact on the Pagham Harbour Special Protection Area.

Policy Reference: SD SP1a; H SP2; ENV SP1; ENV DM1; ENV DM2; ENV DM3; ENV DM4; ENV DM5

Appendix 1 - High Level Development Principles

Community and Employment

SDP 12 Integration with Established Communities

The development will seek to maximise integration with the existing communities of Bersted/Bognor Regis and the established facilities and services of these communities and the wider District. The new community will complement and add to these facilities, providing existing and new residents with access to a wider range of housing, employment, education, health, social, recreation and leisure opportunities.

Policy Reference: H SP2; H SP2a; D SP1; D DM1; HWB SP1; OSR SP1; QE SP1

SDP 13 Education

The allocation will accommodate a single three-form Primary School with nursery provision, where a need is identified by West Sussex County Council. These new facilities will be a significant focus for community life, playing a key role in fostering a new community through the development and education of younger people. The development will also contribute towards the new secondary school in the district.

Policy Reference: H SP2; H SP2a; INF SP1; INF SP2

SDP 14 Mixed and Balanced Community

The allocation will provide a range of housing types to meet current and anticipated future local housing need, including extra care and elderly persons' housing. The development will provide up to 30% of all new homes as affordable homes, of which 75% will be social or affordable rented and 25% will be intermediate, subject to viability.

Policy Reference: H DM1; AH SP2; H DM2; D DM2

SDP 15 Integrating Employment Opportunities

The allocation will identify space for employment land within the masterplan, which would be suitable for a range of employment uses.

Policy Reference: SD SP1a; EMP SP1; SKILLS SP1; H SP2a

Landscape and Infrastructure

SDP 16 Landscape and green infrastructure

The development of the allocation will preserve and enhance the established framework of woodlands, trees and hedgerows as part of the commitment to creating a high quality and distinctive place. The green infrastructure framework will retain a view of the South Downs from Chalcraft Lane.

Policy Reference: SD SP1a; H SP2; H SP2a; D SP1; D DM1

SDP 17 A Rich Variety of Open Spaces

The allocation will provide a rich variety of attractive open spaces, including parks and gardens, natural and semi-natural space, amenity green space, allotments and equipped designated play areas. These will support wider bio-diversity objectives and promote adaption to climate change, pest and disease resilience, as well as meeting community needs for recreation and supporting health and well-being.

Policy Reference: H SP2; H SP2a; D SP1; D DM1; OSR SP1

Appendix 1 - High Level Development Principles

SDP 18 Treescape

The trees within the allocation, are an irreplaceable habitat, which will be managed and maintained through a sensitive design approach. Any trees of significance will be incorporated into the framework of green spaces and protected by a buffer zone. Substantial additional tree planting will be expected in part to mitigate the ‘heat island’ effect of climate change and absorb excessive groundwater.

Policy Reference: H SP2; D SP1; D DM1; ENV DM4

SDP 19 Sports Facilities

The allocation shall provide sports facilities to serve the new community which will also benefit existing residents and should complement existing and planned provision. The development is required to provide a Community Sports Hub which will include indoor and outdoor sports and physical activity space.

Policy Reference: H SP2; H SP2a; D SP1; HWB SP1; OSR DM1; INF SP1

SDP 20 Topography

The development will work with the allocations topography to respect and build on the existing sense of place.

Policy Reference: SD SP1a; H SP2; D SP1; D DM1

SDP 21 Surface Water Management

The development will deliver sustainable solutions for managing surface water which are focused on measures which are visible, attractive and contribute to the other strategic design principles including biodiversity and open space provision.

Policy Reference: H SP2; H SP2a; D SP1; W SP1; W DM2; W DM3

SDP 22 Infrastructure

The development will respond positively to existing significant infrastructure features in the area and make appropriate contributions to any upgrades deemed necessary.

Policy Reference: H SP2; H SP2a; W DM1; INF SP1

Sustainability

SDP 23 Climate Resilient Development

Development within the allocation will seek to make best possible use, where feasible, of passive design approaches to optimise the internal comfort of buildings and reduce the predicted energy demand in accordance with Local Plan Policy D DM1 and ECC SP2. Coupled with extensive green infrastructure, these will in turn help to manage external comfort by managing air flows, temperature and shade.

Policy Reference: D SP1; ECC SP1; ECC SP2; W DM2

SDP 24 Low Carbon Energy

Development at the allocation demonstrate how it will incorporate decentralised, renewable and low carbon energy technologies on-site. The development should also embrace the transition to electric vehicles.

Policy Reference: D SP1; ECC SP2; ECC DM1

SDP 25 Integrated Water Management

Responding to the challenge of water stress across the South East, the allocation will identify opportunities to reduce potable water demand to below the 110 litres per day required by Part G of the Building Regulations and towards Southern Water’s Target 100.

Policy Reference: H SP2; D SP1; W SP1; W DM1

Appendix 1 - High Level Development Principles

Technology

SDP 26 Construction and Material Use

The development will take into consideration the whole life cost and embodied carbon of all building materials to encourage innovated and sustainable use of natural resources.

Policy Reference: D SP1; WM DM1

SDP 27 Waste

The development shall ensure that adequate provision is made for the collection of green, recyclable, food and residual waste in a manner which is integral to the overall design philosophy.

Policy Reference: D SP1; WM DM1; INF SP1

SDP 28 Stewardship

Delivering a successful new community requires a clear understanding of how assets generated by the development process will be managed in perpetuity. The proposals must demonstrate how such management will be undertaken on behalf of the community.

Policy Reference: INF SP1

SDP 29 Broadband

The allocation will work with utility providers to aim for all occupied buildings to be connected to high quality communications infrastructure in accordance with Local Plan Policy TEL SP1 and where appropriate make provision for future changes in technology, subject to viability.

Policy Reference: H SP2; INF SP1; TEL SP1

Revision	Description	Issued by	Date	Checked
12	Rev 12 - For Approval to submit to ADC	MJMcQ	19.08.2020	BJC

scottbrownrigg.com

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Pre-App 04

This report has been prepared for the sole benefit, use and information of **The Church Commissioners for England and Landlink Estates** for the purposes set out in the report or instructions commissioning it. This report, together with further reports accompanying this application relate to the present situation and may be subject to supplementary information as discussions progress with the local authority.

Approved Bruce Calton

Signature BJC

Date 19/08/2020

Appendix 3 Landscape and Visual Impact Assessment –Views and Methodology