

APPENDIX A

West of Bersted - DRAFT High Level Development Principles

Access and Movement

SDP 1: Access and Strategic Movement - The new community at West of Bersted will have a permeable and interconnected 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; HDQ2; GA1

SDP 2: A259 and wider road network - In accordance with Local Plan policy, the development of West of 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; GA1

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; GA1; HDQ2

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; GA1; HDQ2

Built Form

SDP 5 Centres and Walkable Neighbourhoods - The Masterplan should 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; HDQ2; GA3

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; HDQ4

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 both throughout and at important locations to help integrate with the neighbouring uses, 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; HDQ5; HDQ7; ES1

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 SPD (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 SPD 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; CLW1

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; ES5

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 the Natural England Biodiversity Metric 2.0, across the site and will ensure no detrimental impact to Pagham Harbour Special Protection Area.

Policy Reference: SD SP1a; H SP2; ENV SP1; ENV DM1; EMV DM2; ENV DM3; ENV DM4; ENV DM5; ES6

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; EE1; EE2; EE3; EE4

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; CLW1

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; EE1; EE2; EE3

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 should incorporate views to the South Downs.

Policy Reference: SD SP1a; H SP2; H SP2a; D SP1; D DM1; ES6

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; CLW3; CLW4

SDP 18 Treescap - 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; ES6

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; CLW3

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, open, 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; ES2

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; EE6

Sustainability

SDP 23 Climate Resilient Development - Development within the allocation will seek to make best possible use 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; ES8

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; ES8

SDP 25 Integrated Water Management - Responding to the challenge of water stress across the South East, the allocation will identify and integrate 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

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

Technology

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; EE6