

## **FRAMEWORK MASTERPLAN ENDORSEMENT REPORT**

**REF NO: SD3 WEST OF BERSTED**

**LOCATION: West of Bersted Strategic Development Site**

**PROPOSAL: Submission of West of Bersted Masterplan Framework for Endorsement**

### **SITE AND SURROUNDINGS**

**DESCRIPTION OF PROPOSAL:**

This Framework Masterplan has been prepared by Scott Brownrigg on behalf of the key landowners for the site. The site is allocated for development in the Arun District Council Local Plan (2018) for at least 2,500 homes, alongside infrastructure including a new primary school, community facilities, public open space, sports and retail provision.

The Framework Masterplan sets the broad design principles to deliver an integrated community which is set within a high-quality landscape and integrates appropriately with the existing settlement. It is intended to guide future planning applications coming forward on this allocated site.

The Framework Masterplan demonstrates how the requirements for the Site Allocation as set out in Policy H SP2a of the Local Plan can be delivered. These requirements include the building of at least 2,500 new homes, employment provision, a new primary school, plus a community hub which will include shops, a library and healthcare facilities. Sports provision in the form of a new 3G pitch and two pitches with associated facilities will be provided as minimum.

**SURROUNDING AREA:**

The West of Bersted site is located on the north west outskirts of Bognor Regis, approximately 3km to the north west of Bognor Regis town centre and 6km from Chichester town centre.

The South Downs National Park lies approximately 8km to the north, with the Chichester Harbour Area of Outstanding Natural Beauty (AONB) approximately 10km to the west. The site lies within the 5km buffer of the Pagham Harbour Special Protection Area.

The site is bounded by the A259 to the north east, the B2166 Lower Bognor Road to the south west and Chalcraft Lane to the south.

The site contains several Public Rights of Way (PROW) which pass through the allocation (PROW 134, 135, 136

and 137), which provide a direct connection to New Barn Lane, Winston Crescent and Chalcraft Lane. These paths form part of the local pedestrian network of North Bersted and enable the movement of pedestrians throughout the local area.

**SITE DESCRIPTION:**

The land comprising the West of Bersted site allocation is rural in character and comprises agricultural fields and polytunnels within the north-eastern section.

Park Farm and associated reservoirs are located in the north west corner. Chalcraft Nursery and the adjacent Chalcraft Cemetery are accessed via Chalcraft Lane to the south east.

The overall site area measures 2.4km north to south and is approximately 1.2km wide east to west (at its widest point).

The site allocation lies within two parishes comprising Pagham and Bersted. The boundary line between the two runs along Chalcraft Lane. The Parish of Oving lies directly to the north and the Aldwick Parish boundary abuts the southern boundary of the site.

**RELEVANT SITE HISTORY:**

BE/81/20/OUT: Pending consideration

*Outline application with some matters reserved for the development of 20 residential dwellings, 2,240 sqm of commercial space (Use Class A1, B1(b), B1(c) and B8), landscaping, access, parking and associated infrastructure.*

**PURPOSE OF THE FRAMEWORK MASTERPLAN**

The Framework Masterplan does not seek to replace an outline planning application and endorsement of a Masterplan is the first step before an outline planning application is submitted.

The Framework Masterplan seeks to solely establish placemaking principles. It does not detail infrastructure delivery and timings; though indicative and preliminary scheduling has been provided. However, this is not binding and these matters will be considered at outline stage and through the lifetime of the delivery of the development. Only at the point of formally approving an outline consent would such matters become binding upon the Council.

Officers are reporting this Framework Masterplan to Members for endorsement. Officers consider that the placemaking principles set out in the document will allow for policy compliant planning applications to be delivered in latter stages of development. The development will achieve a high quality place which aligns with the aims and objectives of Arun District Council.

**COMMUNITY AND STAKEHOLDER ENGAGEMENT**

Following from the allocation of this Strategic Site allocation in the 2018 Arun Local Plan, work has been ongoing to provide a Framework Masterplan against which all subsequent detailed design proposals should accord. The Framework Masterplan ensures that development is not undertaken in a piecemeal fashion and as different applications come forward, reflecting the different land ownership interests, the development achieved will operate successfully as a functional whole.

The Framework Masterplan has been evolved as a result of ongoing discussions with both Officers at Arun District Council, key stakeholders and third party bodies and engagement with local residents. In agreement with Officers, the developers have undertaken the following process of engagement to evolve the Masterplan Framework:

- Pre-application meetings with ADC Officers and third party bodies including West Sussex County Council, Southern Water, Natural England etc...
- Advisory Group Meetings with nearby landowners, third party bodies, Officers at Arun District Council and Members of both Parish, District and County Councils
- Individual meetings with Parish Council Chairs
- Meeting with Key Stakeholders
- Public Engagement
- Local Residents Webinar

Pre-application meetings with Officers at Arun District Council were undertaken on the following dates which covered the following topics:

- 26 September 2019: Project inception meeting to discuss the overall planning strategy and programme
- 04 February 2020: Meeting of wider project team following appointment
- 12 March 2020: Meeting to present and discuss the initial Framework Masterplan proposals
- 30 April 2020: Green and blue infrastructure provision, ecology and biodiversity net gain
- 04 June 2020: Sustainable transport, local centre uses, infrastructure and phasing
- 23 June 2020: Structure of the Framework Masterplan document, public consultation strategy and Officer feedback from earlier June meeting

After each of these meetings Officers at ADC followed up with written feedback to ensure that the evolution of the Framework Masterplan reflected historical discussions on the site and was being developed in accordance with the local planning context.

The developers have engaged with the Arun District Council's West of Bersted Advisory Group meetings on the following dates, covering the following topics:

- April 2020: Video and audio recording of presentation (due to Covid-19 restrictions) was provided to the AG with Members of the Group provided with an opportunity to submit any queries/comments which were responded to by the project team. Presentation covered background information and work undertaken to that point
- May 2020: Video and audio recording of presentation with comments submitted. The presentation explained the proposed strategies developed to deliver the site specific green and blue infrastructure, ecological features present on the Site Allocation and the proposed strategy to ensure the proposals achieve a biodiversity net gain

- June 2020: Meeting conducted via video conferencing following ADC having technological facilities to undertake these via web host Zoom. A summary of the work undertaken was provided along with details on phasing, project timetable and consultation arrangements
- July 2020: Meeting followed the same format as the June 2020 meeting – presentation clarified comments received in the June 2020 meeting including those relating to highways, drainage, local centre uses, landscape/views and consultation

The developers have engaged with nearby Parish Council Chairs on the following dates via Microsoft Teams (due to Covid-19 restrictions):

- 07 July 2020: Aldwick Parish Council
- 10 July 2020: Bersted Parish Council
- 14 July 2020: Pagham Parish Council

The developers have met with key stakeholders, in addition to separate ADC Officer discussions, to assist with the evolution of the Framework. These meetings have included:

- West Sussex County Council (education)
- West Sussex County Council (transport)
- Coastal West Sussex Clinical Commissioning Group (on behalf of NHS estates)
- Environment Agency
- Southern Water
- Natural England
- Sport England

Following from these meetings, and in agreement with Officers at Arun District Council, a public consultation period took place over a three week period between 14 July 2020 and 04 August 2020. Due to social distancing requirements, a website was prepared which provided details on the proposals and an opportunity for people to send comments electronically via an online form or via email, was provided.

This public engagement included a leaflet drop to over 9,000 households prior to the consultation taking place which included details of the proposal, a pre-paid envelope to return comments on and a telephone number to contact the developers directly.

A notice was also placed on the noticeboard outside Bersted Parish Council which provided information on how residents could comment on the Framework Masterplan and where they could find further information. Bersted Parish Council also provided a link to the consultation on their own website and a Facebook page directing people to the website was also provided.

In recognition that some residents may not have ready access to the internet, and in agreement with Officers at ADC, the leaflet provided details of a contact in the developer's team who provided hard copies of consultation material. Less than 10 households took this opportunity up.

In devising the public consultation strategy, Officers at ADC and feedback from the Advisory Group meetings, highlighted that existing residents along Chalcraft Lane would be most affected. In response to this the developers set up a webinar specifically for these residents which was held during the three-week consultation period.

Letters were sent out to the identified households (320 in total) to invite them to the webinar which was held on 23 July 2020. The webinar was then posted onto the developer's consultation website on 24 July 2020 and made available for all members of the public and interested parties to view.

Following this comprehensive engagement strategy which was undertaken under the close scrutiny and ongoing feedback with Officers at ADC, the submission version of the Framework Masterplan was then finalised and submitted.

As part of the endorsement process, Arun District Council have consulted with members of the public for a 4 week period. Notices on the Council's website have been placed, social media channels have advertised this process and hard copies of notices have been placed in nearby Parish Council boards. A summary of the feedback received within this four week consultation period is provided below. Representations received after the 10<sup>th</sup> September will be reported to Committee as an Update.

### **REPRESENTATIONS RECEIVED:**

Throughout the Framework Masterplan process representations have been received via Officers from Councillors Stanley and Oppler. These representations raised the following issues:

- Healthcare provision
- Management companies
- Bus service providers
- Width of residential roads/spine road
- Garage size dimensions
- Block paving finishes
- Parking provision across the development
- Discussions with the Post Office
- Public engagement

24 letters of objection have been received in the consultation period up to 10<sup>th</sup> September and the issues raised are summarised below:

- Infrastructure delivery
- Existing water table/flooding
- Traffic/Highways impacts
- Water supply
- Lack of need for housing
- Loss of agricultural land
- Habitats and biodiversity
- Capacity of sewerage utilities
- Lack of safe hacking routes for horses/equestrian uses
- Bridleway provision
- Change of view/outlook
- No need for a new school
- Jubilee Playing Field is designated Open Space in the Neighbourhood Plan
- Does not say what phase the school or doctors will be built
- Inadequate public consultation process

## **COMMENTS ON REPRESENTATIONS RECEIVED:**

Matters relating to the loss of agricultural land was considered when the site was allocated in the Arun Local Plan. The Local Planning Authority is unable to control such matters as these at this stage in the process.

Arun District Council currently has a recognised need for additional housing in the District and is only able to demonstrate a housing land supply of 2.9 years. The delivery of a Strategic Site allocation will make a valuable contribution to an identified need for housing.

Concerns regarding the lack of a new school have been verified by West Sussex County Council's Education Team. They have confirmed that current primary school provision is at capacity and therefore the population increase will trigger the requirement for a new primary school.

The Framework Masterplan boundary does not propose built development over the Jubilee Playing Field and is retained as Open Space.

The former sections of this report details the comprehensive public consultation process which has been undertaken in agreement with Officers at Arun District Council.

Matters relating to infrastructure delivery, flooding/drainage, traffic/highways, water supply, sewerage capacity, bridleway provision, outlooks and phasing will be detailed in subsequent planning applications. The Local Planning Authority possesses controls to ensure that no planning permissions will be granted until satisfactory detail and information has been provided at the planning application stage to ensure these issues can be addressed. However, the Framework Masterplan demonstrates the principles which the developers consider to be acceptable. These are assessed in full below.

All other outstanding matters detailed above have been considered in full in the subsequent sections of this report.

## **POLICY CONTEXT**

Designations applicable to the site:

- 2km Buffer of Bognor Reef Site of Special Scientific Interest
- Pagham Harbour Access Management Zone B
- Built-up Area Boundary (SD SP2)
- Strategic Housing Site Allocations (H SP2) – West of Bersted
- Archaeological Notification Areas (HER DM6) – Iron Age, Roman and Medieval Settlement Site, Bersted
- Archaeological Notification Areas (HER DM6) – Multi-Period Site, North Bersted, Bersted

## **DEVELOPMENT PLAN POLICIES**

Arun Local Plan 2011 – 2031:

H SP2                      Strategic Site Allocations

## **PLANNING POLICY GUIDANCE:**

NPPDG                      National Design Guide

## CONCLUSIONS

### PRINCIPLE:

The submitted Framework Masterplan document seeks to fulfil Policy H SP2 of the Arun Local Plan which requires ‘development proposals within the Strategic Site Allocations must be comprehensively planned and should have regard to a masterplan endorsed by the Council for the respective areas which incorporates high quality imaginative design giving a sense of place and a permeable layout.’

Policy H SP2 (ALP) sets out an (a) – (q) criteria against which development on the Strategic Site Allocations should come forward.

The emerging Arun District Council Design Guidance (page 124) makes clear that:

*Strategic housing sites should incorporate an appropriately enhanced range of shops, employment, sports, community facilities, local services and affordable housing contributions to serve their population as well as those from surrounding areas, providing improvements to and linking with existing infrastructure and surrounding transport networks in a way that is appropriate to their scale and location.*

Pages 124 – 125 sets out a 16 point criteria against which Masterplans should be assessed. This criteria summarises sections D – L of the Design Guide which provides detailed guidance on what Masterplans and their subsequent developments should achieve.

This detailed guidance and the resultant 16 point criteria have been considered in full continuously throughout the evolution of the Framework Masterplan. For the reasons set out in the subsequent sections of this report, Officers consider that the submitted Framework Masterplan satisfies these criteria, and the criteria set out in Policy H SP2, in full.

### USE MIX:

#### Relevant Policies:

*ALP EMP DM1: Employment Land – Development Management, ALP RET SP1: Retail Development, ALP RET DM2: Garden Centres, HDLP SDP 15: Integrated Employment Opportunities, HLDP SDP 19: Sports Facilities, BNDP EE1: Business Expansion, BNDP EE2: Retention of Employment Uses, BNDP EE3: Encourage a Diverse Range of Commerce in the Parish, BNDP EE4: Local Shopping Facilities & BNDP CLW4: Sports and Leisure Provision.*

The Framework Masterplan details a mix of uses which comprises: 2,500 new homes, shops, services, community facilities, employment and a new primary school. The non-residential uses are predominantly clustered into smaller areas which has arisen from consultation with Officers throughout the pre-application process.

The central southern main local centre will provide for a village green, sports & leisure facilities, retail store with post office, possible community hall, café, potential healthcare – for example

a pharmacy, dental facilities, primary school comprising 3 form entry and early years with special education needs provision and a Tier 7 library.

The Framework Masterplan delivers an additional, subordinate, northern local centre which is smaller in nature. This will include a village green, retail store, café, care home, potential hotel and employment space.

Employment space is shown in the northern area which comprises approximately 6.5ha of employment space. There is a further smaller employment offering located towards the south east of the Strategic Site which comprises the redevelopment of the existing Chalcraft Nurseries site. Arun District Council's Development Management, Planning Policy and Business Development Teams have worked closely with the developers to ascertain an appropriate employment provision offering.

Throughout these discussions the Government introduced the provision of Class E into the Town and Country Planning (Use of Classes Order) 1987 on 01 September 2020. The effect of this amendment is that Class E will now consolidate retail shops, financial and professional services, restaurants and cafes, offices, research and development products, industrial processes, medical or health centres, creches, day nurseries or day centres and indoor sport and recreation, into a singular use class. The spirit of the Government's changes is to ensure flexibility across commercial floorspace within the UK and to allow the market to decide.

Whilst definitive uses have not been defined at this stage, the developers have confirmed this will be detailed in latter planning applications. The Local Planning Authority has assessed the quantum of land detailed in the provision and considers, owing to the site's location and other committed development within the District (i.e. Saltbox and ongoing regeneration work in Bognor Regis), and consider the quantum of development proposed is acceptable.

Officers would seek to restrict retail development in any subsequent planning applications (unless supported in full by a Retail Impact Assessment) in order to maintain the vitality of the existing town centres. This would also ensure new development would not undermine the ongoing work within the District in the regeneration of these areas.

#### HOUSING MIX:

Relevant Policies:

*ALP H SP1: The Housing Requirement, ALP H DM1: Housing Mix, ALP AH SP2: Affordable Housing, HLDP SDP 6: Housing Mix, Density and Capacity, BNDP CLW1: Provision for the Elderly, BNDP HDQ1: Housing Site Allocations, BNDP HDQ2: Integration of New Housing and BNDP HDQ4: Affordable Housing.*

The Framework Masterplan demonstrates that the site can accommodate the envisaged 2,500 dwellings within a comfortable development that delivers the appropriate quantum of infrastructure and public open space.

The Arun Local Plan housing mix policies (H DM1) requires developments of over 11 units or more to deliver a balanced mix of market and affordable dwelling sizes. The definitive mix of housing will be detailed within subsequent application stages. The Framework Masterplan emphasises that 'the suburban nature of the context of the site lends the Framework Masterplan to be a predominantly 2 storey domestic housing scale and the majority of



properties will be 2 storey. Increased heights to 3 and 4 storey will help define local centres and promote local legibility and strengthen the central community function of place.'

The submitted Framework Masterplan, which shows the indicative locations of housing around open spaces, provides certainty that a range of housing types and densities can be delivered where access to infrastructure and connections would be available.

The Framework Masterplan allows for a policy compliant (30%) provision of affordable housing to be delivered across the site which would equate, on the basis of a total dwelling yield of 2,500 units, of 750 dwellings towards the Council's Local Plan requirement. The Council currently has 1021 open applications of the Housing Register of people requiring affordable housing. Within this register are 460 persons in the locality of Bognor Regis (including Felpham and Aldwick) who require affordable housing. The ongoing delivery of affordable dwellings will substantially respond to an identified need.

The Arun Local Plan policies require provision to be made for housing for the elderly. The development indicatively provides for a care home/sheltered housing provision within the District, located towards the southern and northern centres. Such locations, in principle, would provide policy compliance within subsequent planning application stages.

The Framework Masterplan highlights that 'opportunities for self-build and community led housing will also be explored and consideration will be given to including an area dedicated to self-build plots as part of individual planning applications'. This approach is consistent with the approach advocated in the Arun Local Plan Policies and is therefore considered to be deliverable in nature.

#### HIGHWAYS AND ACCESS:

Relevant Policies:

*ALP T SP1: Transport and Development, ALP T DM1: Sustainable Travel and Public Rights of Way, HLDP SDP1: Access and Strategic Movement, HLDP SDP4: Pedestrian and Cycle Links, HLDP SDP5: Centres and Walkable Neighbourhoods and BNDP GA1: Pedestrian and Cycle Connections.*

The Strategic Site access from the north will be from two new points located towards the north east of the site. These points will link to the existing A259 road. The northern NE access is designed to facilitate traffic flows to Chichester and the southern NE access point is designed to serve flows going onto the North Bersted bypass used by traffic heading towards the Littlehampton, Arundel and Brighton localities. From the south, the site will be accessed from an enlarged Lower Bognor Road/ Chalcraft Lane roundabout.

Two second accesses will be located to the south east of the site onto Chalcraft Lane. The broad location of these junctions will be to the south of the existing Chalcraft Nurseries access. One access will comprise a right turn only junction upon exit and will solely serve the 250 units proposed on this parcel, the other will also be a local residential access. This access is likely to be reliant upon the new roundabout on the Lower Bognor Road/Chalcraft Lane junction to mitigate this additional traffic flow. Arun District Council will control the phasing and release of the 250 unit part of the site to ensure appropriate highways mitigation is in place to ensure no additional highways impacts onto Chalcraft Lane result.

These access points have been discussed with West Sussex County Council in ongoing pre-application discussions and provides a technical solution. However, Arun District Council will be encouraging the developers to consult the public and nearby residents in the progress of their individual planning applications to ensure anecdotal evidence and concerns are considered.

The primary route running through the site, more commonly known as the “spine road”, will be designed to accommodate two-way bus traffic with a 30 mph speed limit, with verges and footpaths on each side and a cycle route. Appropriate traffic calming measures will be introduced within the according applications to prevent concerns of the road becoming a ‘rat run’. However, this will need to be balanced with the purpose of the road which is to provide a direct connection to the A259 which provides a preferential route to Chalcraft Lane. Arun District Council, the developers and West Sussex County Council will work closely together in evolving the design of this road to ensure such concerns will be taken into account.

Officers have been in discussions with Stagecoach regarding bus service provision throughout the site. They have confirmed that the desire is to provide stops along the spine road only, which will ensure residents are no more than 400m walkable distance from a key bus route.

They have reiterated that providing an effective bus service relies upon direct, door-to-door services, so far as reasonably practicable. When a bus service takes longer or is more arduous than taking the private motor vehicle, then user preference sways towards private car usage. On this basis, there would be no functional rationale to providing services into subsidiary roads off the spine road. The site is well served by existing stops along Chalcraft Lane which allows for the 400m walkable distance to services at bus stops.

Bus services and bus stop provision will be initially funded by developers through a comprehensive S106 infrastructure package. Once provided through release of capital by the developers, bus stops will thereafter be maintained by Arun District Council. Services will be proportionately phased in, commensurate with population and infrastructure growth, to ensure capital expenditure released by the developers can be utilised for as long as possible.

#### PEDESTRIAN AND CYCLE ACCESS/PERMEABILITY:

Relevant Policies:

*ALP T SP1: Transport and Development, ALP T DM1: Sustainable Travel and Public Rights of Way, HLDP SDP1: Access and Strategic Movement, HLDP SDP4: Pedestrian and Cycle Links, HLDP SDP5: Centres and Walkable Neighbourhoods and BNDP GA1: Pedestrian and Cycle Connections.*

The Framework Masterplan proposes a strategy to integrate the Strategic Site with existing pedestrian and bicycle routes to ensure the site functions and operates as part of Bognor Regis. This approach towards ensuring wider connectivity was agreed, in principle, as being an acceptable basis to which future planning applications should accord within initial pre-application discussions.

The Framework Masterplan sets out that the network for pedestrians and cyclists will comprise a combination of:

1. Footpaths (including enhancement to the existing Public Rights of Way and new routes)

2. Footpaths plus separate cycle lanes
3. Footpaths and segregated cycle lanes
4. Shared-use pedestrian and cycle routes

The definitive materials and detailing of these routes will come forward in future planning applications as part of the delivery of this Framework Masterplan. However, this strategy provides a commitment to a network and hierarchy of connectivity across the site which accords with the Arun Local Plan policies.

Arun Local Planning policy requires priority to be first given to the cyclist. The hierarchy of routes, combined with their according connections, will allow for this to be delivered in subsequent planning applications.

### FLOOD RISK AND DRAINAGE:

Relevant Policies:

*ALP ENV SP1: Natural Environment, ALP W SP1: Water, ALP W DM1: Water Supply and Quality, ALP W DM2: Flood Risk, ALP W DM3: Sustainable Urban Drainage Systems, HLDP SDP21: Surface Water Management, HLDP SDP25: Integrated Water Management and BNDP ES2: Surface Water Management.*

The Strategic Site features a high-water table as existing. Anecdotally, this has then been further exacerbated by periods of peak rainfall which has historically led to surface water storage across the site. This matter was raised throughout the engagement points with the developers throughout Advisory Group Meetings and pre-application meetings.

In response to this, the Framework Masterplan provides an indicative drainage strategy which will be confirmed once the outcome of winter groundwater monitoring and percolation testing has been undertaken.

However, through working with Arun District Council's Drainage engineers, the envisaged strategy will be predominately controlled using Sustainable Urban Drainage Systems (SUDS) where water can be stored and released at a lower, controlled rate, into the natural watercourse. The rate of release can be controlled through natural features and the use of man-made flow controls (such as hydro brakes).

The Framework Masterplan details that the required quantum of space can be provided to accommodate the required number of SUDS to ensure the predicted 40% allowance in surface water increases could be mitigated. This 40% predicted increase takes into account climate change allowances and future increases in hard surfacing that is associated with a development of this nature.

Due to the phased nature and long term build out of a development of this size, the Local Planning Authority has been stringent with the developers in ensuring that each phase will be capable of being adequately drained as an individual phase, but also have the functionality to operate as part of the wider whole.

The Framework Masterplan provides the Local Planning Authority with the appropriate controls to ensure that each parcel is adequately drained and works as a wider collective whole, whilst taking into account the 40% increase in water.

## INFRASTRUCTURE DELIVERY AND PROVISION:

The Framework Masterplan is a placemaking based document and does not detail specific requirements regarding infrastructure provision. This matter is required for separate consideration at planning application stage.

However, to provide satisfaction that the detailed placemaking will be supported by the appropriate infrastructure, individual planning applications will all contribute towards on-site and/or off-site provision of highways, education, green infrastructure, libraries and sports pitches and utilities/service/suds.

Throughout the pre-application discussions Officers have been liaising with the appropriate service provider bodies to both ensure delivery and service provision of these infrastructure items.

The delivery of infrastructure will be subjected to a phasing plan which will be assessed and, subject to acceptability, subsequently approved as part of the outline planning application. This will ensure that infrastructure is delivered in line with new development to ensure it is available for those who need it, when they need it.

Funding for infrastructure will come from both committed projects where contributions have already been provided as part of existing planning applications. However, the majority of funding will come from developer contributions as part of the subsequent planning applications. The Strategic Site is CIL exempt which provides the District Council with the full scope of powers to require all necessary infrastructure contributions to ensure their delivery.

## LANDSCAPE:

Relevant Policies:

*ALP HWB SP1: Health & Wellbeing, ALP OSR DM1: Open Space, Sport & Recreation, HLDP SDP16: Landscape and Green Infrastructure, HLDP SDP17: A Rich Variety of Open Spaces, BNDP CLW4: Provision of Allotments, BNDP CLW6: Local Green Spaces, BNDP CLW7: Local Open Space and BNDP HDQ6: Outdoor Space.*

The Framework Masterplan highlights that green space throughout the site will comprise several typologies including; parks & gardens, amenity open space, natural/semi-natural space, pitches and allotments. In addition to these will be a variety of play spaces.

Further, there will be additional key elements of the development that will contribute to the overall quantum of open space provision, including; a green edge to integrate the development with the existing rural/urban character, a green buffer running east to west horizontally through the site; two central areas of open space in the north and south that defines the two character areas and a series of green fingers which connect the site to the District's wider green infrastructure.

Within these spaces, the Framework Masterplan highlights several key views within the site. Specific viewpoints are identified which the subsequent planning applications will need to respect which safeguard views of both the South Downs National Park and Chichester Cathedral.

The Strategic Site allocation will move the current appreciation of the South Downs National Park setting from along Chalcraft Lane to the outer perimeter of the development. Throughout the pre-application discussions Officers have safeguarded a wellness trail running around the perimeter of the site. This will allow the South Downs National Park setting to be appreciated from a new point around the perimeter of the development. Within the detailed planning applications Officers will seek to secure visibility along the wellness trail to maintain the appreciation of the South Downs setting. This is in addition to the key views detailed in the Framework Masterplan which would be maintained in future planning applications.

The Framework Masterplan exceeds a policy compliant level of public open space as a whole. Accordance with this Framework which subsequent planning applications would be required to accord with, would secure this valuable contribution towards public open space for the District.

The Framework Masterplan sets out opportunities for using public open space and green infrastructure for the purposes of food production, including allotments, orchards and community gardens. This would seek to move the District towards a more self-sustaining nature.

The Arun Green Infrastructure Study advocates new green spaces to be linked to existing green spaces to establish a wider green network throughout the District. The provision of the green infrastructure detailed within the Framework Masterplan would allow for the delivery of integral elements to this network, in accordance with the Council's aspirations.

#### PHASING:

The Framework Masterplan sets out preliminary phasing which indicates when specific elements of infrastructure could be introduced, commensurate to the delivery of dwellings. All final phasing will be conditioned as part of a phasing plan submitted at outline stage.

##### *Phase 1 (running total 500 dwellings)*

Alongside the first 500 dwellings (Phase 1) would see upgrades to the A259/North Bersted Bypass and the enlarged lower Bognor Road/Chalcraft Lane roundabout in the south. Officers support the early delivery of these access points/junctions to facilitate development parcels along Chalcraft Lane.

##### *Phase 2 (running total 700 dwellings)*

Delivery of the spine road and land being made available for the school would be delivered after a further 200 dwellings (total 700 dwellings). The build out of the school would either be developer led or Academy Trust led, overseen by West Sussex County Council.

However, the land will be made available for this purpose and the subsequent delivery of the school will be funded by developer contributions and undertaken by developers or Academy Trusts. Funding will be in place and the existing primary schools in the nearby locality are at capacity. This context therefore ensures (so far as can be reasonably ensured) that delivery of the school will take place after the first 700 dwellings are released.

Officers support the early delivery of the spine road in Phase 2 which will provide much needed alleviation to existing traffic pressures along Chalcraft Lane. This early delivery will also have the additional benefit of providing access for construction traffic which will substantially reduce conflicts arising on the existing local road network.

Whilst not detailed in the preliminary phasing schedule submitted, Officers will require (in the subsequent application stage) land for sports pitches within Phase 2 dwelling release.

*Phases 3 - 4 (running total 1,350 dwellings – 1,900 dwellings)*

Phases 3 – 4 would see the provision of the southern local centre which would be brought online as the population grows from 1,350 dwellings to 1,900 dwellings. Officers consider this to comprise an appropriate point to introduce this commercial centre which will require a critical mass in population to ensure units do not become vacant.

*Phases 5 – 7 (running total 2,100 dwellings to 2,500 dwellings)*

The submission version of the Framework Masterplan seeks to introduce sports pitches in Phase 5 (2,200 dwellings); however, health and wellbeing benefits associated with this provision are multiple.

Officers therefore will therefore seek to bring this online from Phase 2 onwards, and not Phase 5 onwards, as land can be made available, construction can take place and developer funding will be in place to allow phased delivery of the sports pitches from an earlier stage.

Phases 5 – 7 will then see the remainder of the c. 500 dwellings constructed with the development build out period then ceasing in 2035.

The bulk of the infrastructure will therefore be delivered towards the first half of the development (Phases 1 – 3/4) which represents early delivery for developer funded infrastructure. Officers have worked at considerable length with the developers and relevant stakeholders/bodies to ensure infrastructure delivery can be both funded and delivered on site. This development will provide a betterment to both future and existing residents in the District.

Based on the Officer concerns with the preliminary phasing, specifically around the delivery of the sports pitches, we recommend that Section 9 of the Framework Masterplan be removed with endorsement contingent upon this deletion. Officers would be agreeing definitive phasing within an outline application and therefore adequate control is present within the subsequent stages to ensure this matter can be addressed through the according legal frameworks.

#### HEALTH AND WELLBEING:

Relevant Policies:

*ALP HWB SP1: Health and Wellbeing, ALP OSR DM1: Open Space, Sport and Recreation, ALP INF SP1: Infrastructure Provision and Implementation, HLDP SP4: Pedestrian and Cycle Links, HLDP SDP5: Centres and Walkable Neighbourhoods, HLDP SDP12: Integration with Established Communities, HLDP SD19: Sports Facilities, HLDP SDP22: Infrastructure, BNDP GA1: Pedestrian and Cycle Connections, BNDP CLW2: Healthcare Facilities, BNDP CLW6: Local Green Spaces and BNDP CLW7: Local Open Space.*

The Framework Masterplan supports the health and wellbeing objectives of the District Council by facilitating an indicative layout where most homes will be bounded by, or will have easy ready access to, public open space.

Access to local centres in the north and south of the development are made through the extensive network of footpaths and cycleways that will be delivered throughout the site,

promoting a pedestrian and cyclist first approach as advocated by local planning policy and best practice.

The development features a wellness trail around the perimeter of the site for use by pedestrians and cyclists which equates to approximately 5km in length. Both new and existing residents in the nearby locality will benefit from the provision of this new asset to the District.

In addition to the design and placemaking objectives, the Framework Masterplan will also support the delivery of infrastructure including 2 no. new grass pitches and a new all-weather pitch (constructed to 3G standard or equivalent) and indoor sports facilities.

Their positions, being central within the development as indicated by this Framework Masterplan, ensures it is within easy walking access of all residents and accessible by existing residents; providing a betterment to all.

### BROADBAND/HIGH SPEED INTERNET PROVISION:

Relevant Policies:

*ALP EMP DM1: Employment Land: Development Management, H SP2: Strategic Site Allocations, ALP INF SP1: Infrastructure Provision and Implementation, HLDP SDP22: Infrastructure, HLDP SDP29: Broadband, BNDP EE1: Business Expansion and BNDP EE6: Communications Infrastructure.*

The Framework Masterplan makes a commitment, in the pursuit of supporting the commercial and community uses, to ensure schemes will be designed to access the highest level of broadband available at the time; subject to technical and economic viability.

Given the rising trend in working from home, and greater flexibility afforded to places of work, such an approach is supported by Arun District Council and the ongoing discussions with the Council's Business Development Team.

### SUMMARY:

The Framework Masterplan sets out the vision for the delivery of the West of Bersted Strategic Site Allocation and sets the principles against which subsequent planning applications would be assessed.

This Officers report has considered the key principle issues against the according Local Plan, High Level Development Principles and Neighbourhood Plan policies. Based on the layout submitted and the principles contained within, the Framework Masterplan would deliver a development that is compliant with the Development Plan.

The Framework Masterplan allows for the provision of additional high quality, accessible open space to existing and future residents of the District and provide a betterment in terms of sports and leisure provision.

The Framework Masterplan supports the provision of additional commercial and employment floorspace within the Strategic Site allocation promoting this development's role in enhancing employment.

Subsequent development will deliver a further 2,500 homes within its lifetime which will provide for approximately 700 affordable homes to benefit the residents of the District.

Officers have worked closely with the developers throughout the pre-application period on the lead up to the submission of this Framework Masterplan document to ensure adherence with the local and national planning policy requirements and supplementary planning documents.

Subject to the deletions outlined in the earlier sections of this report we therefore recommend that the Framework Masterplan document should proceed to formal endorsement.

### **RECOMMENDATION**

Subject to the deletions of Section 9 we therefore recommend that the 'Land at West Bersted Framework Masterplan Version for Endorsement August 2020 18723-SBR-ZZ-XX-RT-A-80204 Rev 12' should proceed to formal endorsement.

### **NEXT STEPS**

Subject to endorsement of the Framework Masterplan the developers will then use this as the basis on which subsequent planning applications will be based.

The outline applications would be reliant upon technical assessments and studies being used to inform final detailed design which accords with the principles set out in this Framework.

The developers will be retaining dialogue with Officers at Arun District Council in the evolution of the outline application to ensure consistency with the placemaking principles set out in this document.

Officers and the developers will be continuing to liaise in further detail with the key stakeholders and consultees, including West Sussex County Council, as detailed designs are evolved. The developers will be undertaking further consultation with those bodies detailed in the former sections of this report and will be engaging with residents as the proposals develop.

The developers and Officers will continue reporting to the West of Bersted Advisory Group to ensure dialogue is maintained as detailed proposals develop.

The developers will undertake a further consultation period run by themselves. Then, upon the submission of the outline planning applications, the development proposals will be subject to a further 21 day consultation period run by Arun District Council.

Once any outline planning applications are approved, all detailed development will then be subject to a further series of Reserved Matters applications for individual parcels.