



Land west of New Barn Lane NORTH BERSTED

Proposed site plan

Introduction

Following consultation with council officers, local residents and stakeholders over the summer, including a public exhibition and presentation to Bersted Parish Council, Linden Homes has now submitted its reserved matters application for the redevelopment of land west of New Barn Lane, North Bersted.

With the principle of residential development at this site established under the outline planning permission (BE/18/17/OL) in May 2017, Linden Homes' reserved matters application will seek to agree matters of detail, such as the layout and design of the homes.

Our proposals will deliver:

- **90 new homes**, of which 27 (30%) will be designated as affordable;
- **A balanced range** of 1 & 2 bedroom apartments, 2 & 3 bedroom bungalows and 2, 3 & 4 bedroom houses;
- **A large area of open space** adjacent to New Barn Lane, including a new Local Equipped Area of Play (LEAP) and two new Local Areas of Play (LAP);
- **A total of 211 parking spaces**, including 186 allocated spaces (of which 18 are designated for wheelchair users) and 25 visitor spaces;
- **Provision of energy-efficient new homes** built to the latest building regulations;
- **Significant funding to Arun District Council (ADC) and West Sussex County Council (WSCC)** for local services through S106 contributions.

Further information

If you would like any further information about the submitted plans or have any questions, please call freephone **0800 298 7040** (between 8.30am and 5.30pm). Alternatively, you can visit our website: www.lindenhomes.co.uk/community/west-sussex/north-bersted.



Previously completed development – Folders Meadow, Burgess Hill

Layout

The proposed layout adheres to the approved outline parameter plans. The layout includes boundary landscape buffer zones, as well as a large area of public open space for use by both new and existing residents.

Recognising the wishes of the local community and the feedback we have received, Linden Homes is now proposing a continuous green hedge along the eastern boundary.

The layout has been sympathetically designed to ensure the retention of the significant boundary specimens. Protected vegetation will retain habitats and existing trees will be infilled with indigenous landscape planting to increase structure and biodiversity.

Design

The proposed designs of the homes reflect a traditional form, using a modest palette of materials and design detailing, with distinctive key features at specific locations to add visual interest.

The proposed palette of materials is consistent in its high quality, but not too diverse in its type or colour range in order to respect the immediate local character and style. Materials include red and brown facing brick, render, tile hanging and a range of roof tiles, including slate and plain tiles.

Community benefits

The delivery of new homes on this site would provide a number of benefits to the wider community, including:

- An important contribution to ADC's housing needs;
- A range of homes, from 1 to 4 bedrooms, including a 30% provision of affordable homes;
- Approximately 135 new jobs created on-site during the construction phase, primarily with local contractors*;
- Opportunities for local people seeking apprenticeships in the building industry;
- An extensive package of S106 financial contributions to ADC and WSCC for local services (Bersted Green Surgery, South Bersted Primary School, The Regis School and Sixth Form, Footpath 134 improvements, local library improvements, etc);
- Significant New Homes Bonus payments to ADC and WSCC.

*Prof. Michael Ball, The Labour Needs of Extra Housing Output, Reading University (2011)

We welcome your comments

If you have any feedback regarding our submitted reserved matters proposals, **please use the postage-paid feedback card provided to send us your comments.**

Further information

If you would like any further information about the submitted plans or have any questions, please call freephone **0800 298 7040** (between 8.30am and 5.30pm). Alternatively, you can visit our website: www.lindenhomes.co.uk/community/west-sussex/north-bersted.

