

The Church Commissioners for England and Landlink Estates have submitted an outline planning application for a mixed-use development in Bersted, providing much needed housing and employment in one of the country's most undersupplied and least affordable areas. The new community will deliver 2,200 homes, including up to 750 affordable homes, an employment hub and significant social infrastructure to create a thriving new rural community.

Located to the west of Bersted, the 144-hectare West Bersted masterplan site lies on agricultural land to the north of Chalcraft Lane.

The Scott Brownrigg-designed masterplan will feature over 480,000 sqft of employment space, local retail opportunities and community facilities like a new primary school, sports pitches, space for healthcare facilities, a public library, significant new parkland and community allotments, as well as new footpaths and cycleways. To support access to the development and ease traffic congestion, a new spine road will be added from Chalcraft Lane to the A259 to the north.

According to data from [Savills](#), Arun District Council has some of West Sussex's greatest need for housing, so the delivery of 2,200 homes at West Bersted will alleviate the high demand for new housing in the area. Moreover, with the area's house-price-to-earnings ratio among the highest in the country, the delivery of up to 750 much needed affordable homes addresses the Archbishops' Housing, Church and Community Commission's vision for more affordable homes and stronger communities, as outlined in the Commission's [Coming Home](#) report.

The Church Commissioners ground its responsible investments in two themes: Respect for the Planet and Respect for People. This is exemplified through the Commissioners' commitment to housing supply and ecological enhancements, as seen both at West Bersted, and the neighbouring 3,000-home Local Plan allocation at Barnham. An application for 1,250 homes is in the process of being determined and is seeking to achieve a biodiversity net gain through delivering twice the policy complaint levels of outdoor green space, sustainable drainage systems and new waterways.

Joanna Loxton, Head of Strategic Land Investment at the Church Commissioners for England, said:

“We're extremely pleased to submit the outline application for this site, and believe the new community proposed will have much to offer both new and existing residents. We hope that the new development will be one of many that supports the Church's vision for new housing, strengthening local communities in the process.”

John Weir, Head of Real Estate at the Church Commissioners for England, said:

“This scheme allows us to honour our ongoing commitment to delivering high-quality homes to support the economic and social development of local communities.

“Front and centre of the Church's commitments in the Coming Home report is the creation of healthy and vibrant housing, providing homes which are safe, sustainable and satisfying, and where residents feel able to put down roots for the future. This scheme supports a range of different housing needs and will make a positive contribution to the development of the Bersted area.”

Andrew Tice, Property Director at Landlink Estates, said:

“We are delighted to jointly submit this outline application at West Bersted. As a local business we are committed to delivering much needed housing and employment space for the community and create a legacy of places where people want to live and work.”

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