



Bersted **Neighbourhood Plan** 2014-29

Submission Plan
with Examination Modifications

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Foreword

The Parish of Bersted is one of the largest in the district and wraps around the northwestern sides of the town of Bognor Regis. It includes a mixture of housing types, out of town shops and business parks. The character of the Parish is a mixture of suburban and semi-rural.

In 2012, the Localism Act gave powers to town and parish councils to give their communities a far greater say in planning matters through the preparation of Neighbourhood Development Plans (NDPs). From the start, Bersted Parish Council (BPC) was keen to take up this right and a Steering Group was formed to draw up a draft plan.

The Bersted Neighbourhood Development Plan (BNDP) aims to allow the residents of Bersted to have a say in all aspects of the future of the diverse areas that make up the Parish, but more importantly wanted local people to decide what changes should occur, rather than leaving such decisions to Arun District Council (ADC).

The Plan sets out a vision for the area over a fifteen year period and beyond that reflects the thoughts and feelings of local people with a real interest in their community. The Plan sets objectives on key identified themes such as getting around, business, tourism, community, leisure, well-being, the natural environment and the design quality of physical structures. The intention is that, through consultation, future planning can be by consensus and thus avoid conflict. However, investment in the Parish, and change in future years, will only be worthwhile if these make a real difference to the lives of local people and the future of their community.

A vision for the Parish is set out at Section 1.

Introduction

The Bersted Neighbourhood Development Plan (also known as the Plan) is a new type of planning document. It is part of the Government's new approach to planning, which gives communities the power to shape the neighbourhoods in which they live. This is set out in the Localism Act that came into effect in April 2012.

How the Neighbourhood Plan fits into the Planning System

Although the Government's intention is for local people to decide what goes on in their villages/towns, the Localism Act sets out some important guidance. One of these is that all Neighbourhood Plans must be in line with higher level planning policy. That is that Plans must be in line with the National Planning Policy Framework (NPPF) and local policy, in our case the ADC Local Plan.

Neighbourhood Plans must be in line with European Regulations on strategic environmental assessment and habitat regulations. A Screening Opinion submitted to ADC confirmed that a Sustainability Appraisal (SA) of the Plan was not required. The Basic Conditions Statement does however assess each policy for sustainability.

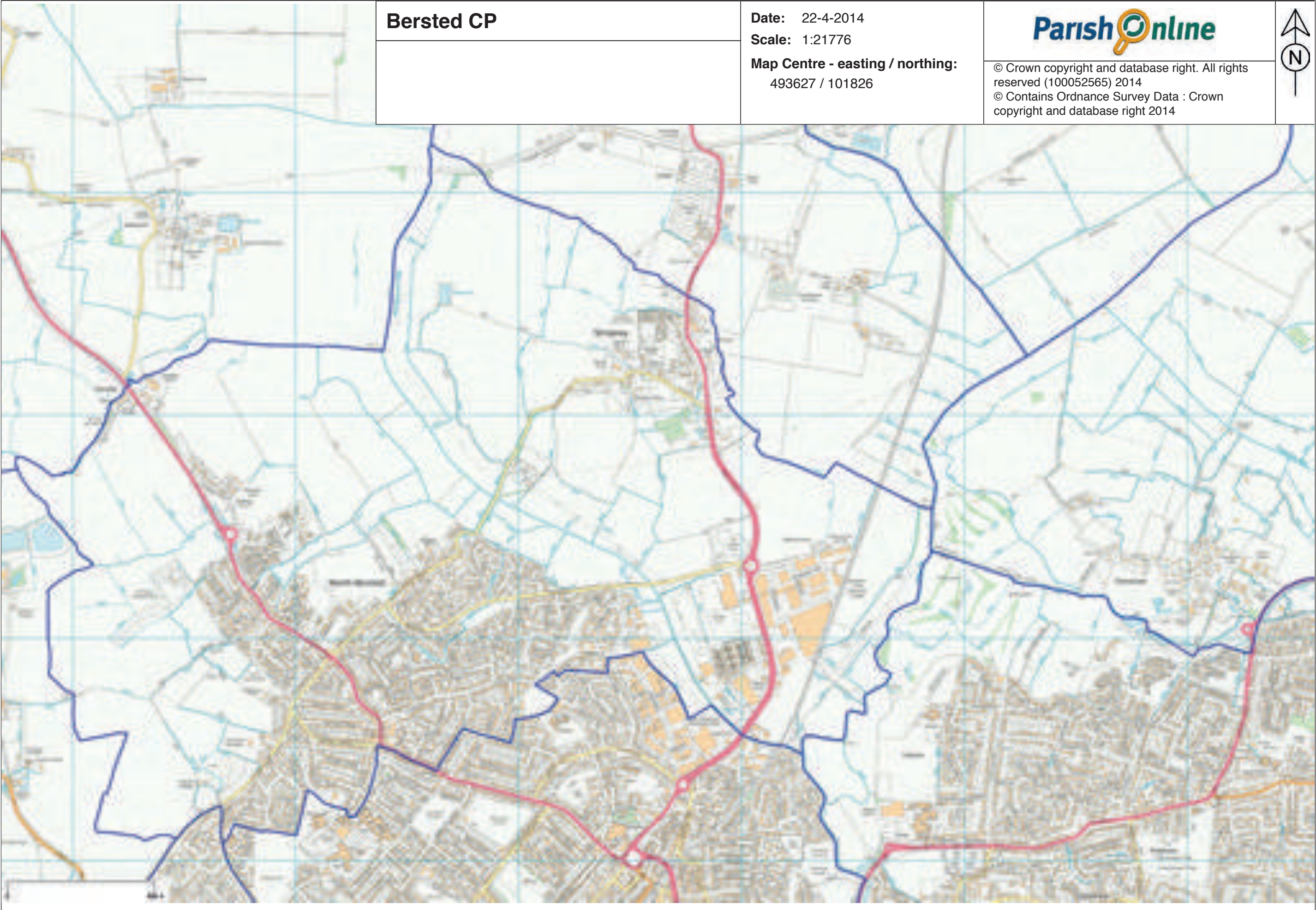
The Plan gives local people a say in determining where new housing should go and how they would like the Parish to change. Without the Plan, ADC would make these decisions on behalf of the people of Bersted.

The Plan provides a vision for the future of the Parish, and sets out clear policies and objectives to realise these visions. These policies accord with higher level planning policy, principally the NPPF, the West Sussex Structure Plan and the Arun District Council (ADC) Local Plan 2003, as required by the Localism Act.

The Plan has been developed through consultation with the people of Bersted and others with an interest in the Parish. Details of the consultation have been recorded on the Parish Council web site www.bersted-pc.gov.uk

A Consultation Statement provides an overview of the consultation, demonstrating that it fully accords with the requirements of the Localism Act. This consultation has included meeting the requirements of Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. The Plan has been amended where appropriate in response to consultation comments.

The map overleaf shows Bersted Parish boundary edged in blue.



What is the Neighbourhood Plan?

Although deciding where possible future housing could go is an important part of the Plan, it is about much more than this. The Plan is for the Parish as a whole looking at a wider range of issues, including:

- how the Parish can meet its housing allocation whilst protecting the character of the area
- how the heritage assets of Bersted can be preserved and maintained
- how the retail and business areas could be developed
- what open spaces, play and community facilities are required
- how travel around the Parish should be improved
- how education will be provided for a growing community, both young and old
- how health and wellbeing facilities will meet the changing demand for their services

How this Plan is organised

This Plan is divided into two sections:

Section 1: A Vision for Bersted, which sets out

- a brief description of Bersted today
- the issues that have influenced the vision
- the vision statement and core objectives

Section 2: Neighbourhood Plan Policies, which sets out policies to support the overall vision

The entire document forms the Neighbourhood Development Plan for Bersted. This document should be read in conjunction with: The Evidence Base, The Basic Conditions Statement, The Consultation Statement and The Site Appraisal Report.

The full list of evidence used in the production of the NDP is available in detail on the Parish Council website www.bersted-pc.gov.uk



Section 1 - A Vision for Bersted



1 Bersted today

- 1.1 Understanding Bersted is the starting point for producing a good Plan. This is because the Bersted NDP presents a valuable opportunity to plan the future of the Parish. What are the problems that the Plan could address? What are the opportunities that the Plan could make the most of?
- 1.2 Bersted is one of the largest parishes in the County in terms of population. The 2011 Census shows the population as 8,495 people living in 3,630 households. In fact the growth in population numbers masks the real growth since, as a result of boundary changes, areas of the Parish were lost to Bognor Regis and Aldwick.

The last few years has seen the commencement of work to erect over 700 new homes which will increase the population of Bersted by around 20%. Although the Parish has been identified as Bersted since its formation in 1894, the area within the Parish boundary is primarily the village known as North Bersted, thus preserving the name by which it was referred to in the Archbishop's manor in 1397 and also distinguishing it from South Bersted which now lies within the urban boundary of Bognor Regis. Bersted Parish also includes the hamlet of Shripney to the north.

Visually the Parish is one of marked contrasts, with dense housing development, suburban in character, in its southern part and open countryside in its northern and western areas. The eastern section bordering the A29, provides Bognor Regis with its industrial estates and out of town retail areas. The Parish contains two conservation areas and a mixture of statutory and locally listed historical buildings, and those with special character.

2 Issues that have influenced the vision

2.1 Housing types and location

- 2.1.1 Due to its proximity to the town of Bognor Regis, the Parish of Bersted has suffered badly from post war suburban sprawl such that the open areas between it and Bognor Regis have been covered in a piecemeal fashion by large housing estates. The result is a Parish without a clearly defined centre.
- 2.1.2 Bersted has suffered from poorly designed estates and housing in the past with inadequate open spaces/leisure areas and limited local shopping.

2.1.3 Local Characteristics

Bersted Park & Willows Edge

These are the two new large developments on the edge of Bersted which comprise modern attractive mixed housing. At the time of writing, both estates are only partially built/occupied and there is considerable construction still to be done. There is a new community centre, with sports pitches and skate park on the site and a new primary school and playground nearby.

Chalcraft Lane area

This lane leads out from the heart of 'old Bersted' towards Aldwick and opens out to lovely views over farmland, including a glimpse of Chichester Cathedral spire in the distance. The housing is very mixed in style, from Victorian cottages to 1960s and 70s estates. The original community centre and a popular garden nursery lie off the lane and there is an established corner shop at its junction with Chichester Road opposite the Church and Royal Oak Public House.

Chichester Road

This is the former A259 and divides the Parish. There are fairly substantial houses and bungalows along its length and in the side roads and estates which join it. These are popular due to their size and good connections but traffic noise, parking and difficulty in exiting driveways by car, are issues.

Durlston Drive

A 'modern' 1960s style area of flat-roofed dwellings without boundary fences. The road also includes Bersted Green Court which is a poorly designed block of sheltered flats in need of updating and repair. This does back onto the playing fields from which it gets its name which provides a pleasant outlook. The doctors' surgery and a parade of shops, coupled with the lack of parking provision, are already causing traffic congestion and this can only be compounded by the new flats which have just been built on the site of the demolished public house. Overall, a popular area for all ages given the proximity to services and the nearby primary school.

Fairlands area

Several substantial estates built mainly in the 1950s and 60s comprising primarily bungalows, many of which have larger-than-average gardens and either short boundary walls or nothing at all, giving the area a spacious feel. This is a popular place, especially with the retired community, as it is close to shops, buses, post offices, and the doctors' surgery. Surface water flooding has recently become a problem in some locations.

North Bersted Conservation Area

Designated in 1975, the area which fans out from North Bersted Street, retains many fine examples of 16th, 17th and 18th century farmhouses. There is a general informality in the layout of the roads, and the landscaping and boundary walling which includes local flint, are very important characteristics of the area. The principal feature is its country character which survives on the fringe of Bognor Regis. One of the main objectives of the designation is to ensure that the area retains its identity and that all development, either within or adjacent to the Conservation Area, relates in form and scale to the existing buildings (extract from SPG October 2000 ADC Conservation Areas).

Rowan Way area

A group of estates which made up an expansion of Bersted in the 1980s across farmland. There is a mixture of houses, flats and a few bungalows, which vary in size and are always popular, especially as the estates include several public green spaces which add to its appeal. The estates are very much divided by the busy Rowan Way itself and the new relief road traffic will shortly be joining this for part of its length. Some of the garaging is in compounds which are difficult to maintain and generally not well used.

Royal Parade area

Surrounding the Royal Parade shops is an area of primarily mature housing, some 1930s mock-tudor in style to match the upper parts of the shops themselves. A popular area for families due to the well-proportioned houses, closeness to shops and services, and good transport links. There is considerable congestion in the area, partly caused by poor parking provision around the shops.

Shripney and its Conservation Area

This 13th century hamlet lies northeast of North Bersted and contains five Grade II listed buildings, including a large and very fine manor house. The main A29 runs through the hamlet as is a major factor in the way of life for its residents as it suffers from speeding vehicles and is regularly closed due to flooding in the winter months. This road leads to the industrial and out of town shopping areas of the Parish and is the northern entrance to the town of Bognor Regis. The area is rural in essence and a large part of Shripney Lane has been designated as a Conservation Area. The lane

carries a 13th century highway and there were mixed views when the lane was cut into two sections by the new relief road, which has led to a feeling of isolation from the heart of Bersted amongst some of the residents. A new footpath & cycleway to link Shripney to Bognor Regis is hoped for and this may overcome some of the problems. The houses are a mix of ages and sizes but generally sit on above-average-sized plots.

Whiteways

A well-established and popular residential road of fairly substantial houses and a few bungalows. There are wide grass verges but, as parking is difficult, these are often utilised.

Stroud Green *

This estate consists of 320 houses and bungalows which were built in around 1966, mainly in small two storey terraces of semi-detached houses or bungalows. These are a mix of owner-occupied and privately rented dwellings. There is a high proportion of families on the estate and yet the area lacks open spaces and play provision. Over the years, parking has become an issue; the original parking courts are in poor condition and largely empty, contributing to making the area feel run down and neglected. Most residents now park in front of their homes, often damaging the grass verges if there is insufficient space on the roads. There is a small green area with a large tree which is highly prized by residents as relief from the congestion of the rest of the area.

The Trees Estate *

This estate was built in the early 1970s and initially was intended to be emergency housing for approximately 10 years. It is constructed of grey building blocks with plastic cladding to break this up. Parts of the estate still look rather grim in places, despite Arun District Council's work on some areas to brighten it up. The tenure is very mixed, with approximately 45% of the homes still belonging to the Council, and the rest divided amongst those who have bought their homes under the 'right to buy' scheme, private landlords and just a couple which belong to a housing association. Generally, the population is on the younger side, with over 100 children of school age and below in just 245 homes. Up until the late 1990s, the estate had a very poor reputation for crime, drugs, and other anti-social behaviour and was nick-named 'Lego land' locally because of the construction materials. A Residents' Association has been in place since 1999 and the group has worked tirelessly to bring about great improvements, making the estate a much safer and more pleasant place to live.

*Design briefs were produced by the Design Council/CABE for both the Trees and Stroud Green estates. These identified problems caused by poor initial planning and by subsequent neglect and made recommendations for improvements which have not been carried forward yet, mainly due to a lack of funding (see Evidence Base).

2.2 Flooding

- 2.2.1 Flooding is a particularly important and emotive issue for parishioners. In recent years, it has become a regularly occurring event and leads to road closures, house or garden flooding and sewage back-up in toilets following periods of heavy rainfall. It also has very damaging effects on businesses in terms of disruption to deliveries in and out of premises and the inability of staff to get to work. Some businesses and householders are already experiencing difficulties in obtaining insurance.
- 2.2.2 Much of North Bersted lies within Environment Agency Flood Zone 3 which has a 1 in 200 or greater chance of flooding from the sea each year and a 1 in 100 chance of flooding from a river each year.
- 2.2.3 The whole area has a high water table and is susceptible to both fluvial (river) and surface water flooding. The West Sussex Local Flood Risk Management Strategy identifies parts of the Parish as at risk from river and sea flooding and contains a map of 'wet spot areas' (see Evidence Base).

2.3 Environment and Habitats

2.3.1 Agricultural land

The most striking and valued feature is the openness of the agricultural land in the North and West of the Parish. When travelling west along the A259 from Littlehampton, after passing through several miles of built up area, one reaches the new developments at Willows Edge and Bersted Park, views suddenly open up to the North, South and West so that the Cathedral Spire of Chichester and the top of the South Downs at Goodwood are clearly visible. This open area is within the Strategic Gap (now known as the Gap Between Settlements) of Bersted and Chichester.

West Sussex County Council (WSCC) introduced a policy of strategic gaps several years ago in an attempt to halt the creeping urbanisation of the coastal strip. At the Local Plan Sub Committee on the 28th November 2013 Arun District Council resolved that the Strategic Gap - Chichester to Bognor be reinstated as per the Local Plan 2003.

This corridor is of vital importance in maintaining a meaningful stretch of open countryside which is enjoyed by residents and visitors alike. The Parish is therefore pleased that the emerging Local Plan preserves this gap. Its bio-diversity and landscape value, taken together with its worth as productive agricultural land and as a floodplain or flood zone, makes this environment especially important for our Parish. It also represents the last open area on the Western boundary of the Arun DC area.

2.3.2 Bersted Brooks Local Nature Reserve

Reference has already been made to the rapid growth in the population and the building of large estates with little open space or outdoor sports provision. When preparing the expired Local Plan, ADC acknowledged the open space deficit within the Parish and allocated 19 hectares of land in its ownership as a Parish resource, to be used as a local nature reserve.

A voluntary group, The Friends of Bersted Brooks, was set up to work in partnership with ADC, who manage the nature reserve, which is bounded by Rowan Way, the new relief road and extends north westwards to Shripney Lane, alongside the Aldingbourne Rife. The group has carried out extensive native tree planting, created a pond and dipping areas along the rife and set aside an area for wildlife. As a result the Brooks, as it is affectionately known, achieved Local Nature Reserve status in 2010 and is much used and enjoyed by parishioners. The site has attracted significant lottery funding.

2.3.3 The Willow Pond

The Willow Pond on North Bersted Street was historically a winter pond (i.e. rainwater is its only water source) which cattle would drink from when they came in from the fields alongside Berry Lane to the milking parlour at Manor Farm alongside North Bersted Street. The farm ceased to be a dairy farm in the late 1970s and the milking parlour was replaced by the housing development at Clydesdale Gardens. The farm land behind the Willow Pond changed to arable farming and has now become the Willows Edge and Bersted Park estates. The Manor House still survives and is a listed building.

The Willow Pond was filled in during the Second World War to prevent accidents, since lighting was removed from the street. The North Bersted Action Group (a group of volunteers), with the help from the Parish and District Councils, re-created the pond which provides a picturesque entry point to the Conservation Area when approaching it along North Bersted Street from Chichester Road. The area behind the Willow Pond alongside Berry Lane is being preserved as an open and undeveloped area as recommended by English Heritage and the Local Plan Inquiry Inspector.

2.3.4 The Spinney

The Spinney lies on the east side of North Bersted Street where it becomes Shripney Lane. It has been managed as a 1.5 acre wildlife and recreational area by North Bersted Action Group. It was previously flooded marl pits among elm trees which succumbed to Dutch Elm disease and were removed leaving crack willows and other species. The pits were filled in except one which has been retained as a pond. BPC acquired the land from WSCC in 1995, so that it can be enjoyed by residents in perpetuity. There has been extensive planting of bulbs amongst the diverse natural flora.

2.4 **Character and Heritage**

The Parish of Bersted contains two conservation areas, one alongside North Bersted Street and the other alongside Shripney Lane. In the supplementary Planning Guidance dated October 2000, the North Bersted conservation area is described thus “the principal feature of the area is its country character which survives on the fringe of Bognor Regis”. The Shripney conservation area is described as having thatched buildings, flint and brick boundary walling, mature hedges and trees and verges which make a positive contribution to the settlement’s rural character. Both conservation areas contain a number of listed buildings of historic and

architectural importance. Many of these buildings have medium/large gardens or paddocks backing on to open countryside which are important to the setting of the conservation areas.

The Parish has 19 Grade 2 listed building details of which can be found in Appendix E and on the website.

2.5 Getting Around

2.5.1 Traffic/Road Systems

The quality of life of our community has deteriorated in the last 20 years as a result of the inexorable growth in car traffic, without any corresponding investment in the road infrastructure. The principal factor in this is the lack of local employment and the need to out-commute to work.

The main traffic flow to work is east-west with a large number of out-commuters per day to Chichester and beyond. Although it has been a major policy objective of ADC to reduce out-commuting, the reverse has happened following the move of many employers out of Bognor Regis, e.g. LEC and Wayne Kerr.

A study examining the prospects for the economy in the Arun District concludes that there will be a tendency for out-commuting to grow. The two roads leading from Bognor Regis to Chichester are the A259 and the B2166. A recent study by MVA Consultancy for ADC concluded that both roads were congested and any new development would make the situation worse (para 11.1.7). In its final report (August 2009) on the Infrastructure Funding Study, Faber Maunsell Aecom states "It should be noted that Arun already has a congested highway network which is expected to reach saturation point within the study period even if no further development takes place other than that already committed."

The A259 cuts the Parish in half and influences the way that residents interact with community facilities. Travel to Bognor Regis town centre can take considerable time due to traffic congestion and residents often find it difficult to exit their driveways. Travel to work time is extended because of very slow moving or stationary traffic. Crossing the road to access shops and facilities is not easy so residents tend to use the facilities on 'their side' of the road.

It is hoped that the relief road running from the western edge of the Parish to the north of Shripney to link up to Flansham, will divert much of the current 'through traffic' away from the centre of Bersted. This will alleviate some of these problems, especially if a weight restriction to prevent larger vehicles travelling through the centre of the Parish can be imposed and if that section of the Chichester Road is downgraded from 'A' road status.

The Community Profile for Bersted published on behalf of ADC by Action with Communities in Rural England (ACRE) notes that the average time taken to travel to the nearest hospital (Chichester) by public transport is 50 minutes and obviously longer to get to Worthing or Portsmouth.

2.5.2 Public Transport Links

• Rail

The Bognor Regis rail station is approximately two miles from the Parish and has limited parking. There are services to London approximately every 30 minutes but the journey time is long (approximately 1 hour 45 minutes). Services to Portsmouth/Southampton and Worthing/Brighton involve a change at Barnham.

• Bus

There are five bus services providing connections from Bersted:

- The 700 service (east/west) which connects with Bognor Regis, Chichester, Portsmouth and Brighton. The frequency varies depending upon the time of day between 15 minutes and hourly, but reduces on Sundays.
- The Star 1 service connects large areas of the Parish with Bognor Regis town centre, Felpham, Middleton on Sea and Elmer. Again the frequency depends upon the time of day but for the most part it is approximately every 20 minutes. Its route runs clockwise and anti-clockwise alternately but not on Sundays.
- The 61 service connects Stroud Green, West Meads and Aldwick to Bognor Regis town centre and the Sainsbury's Superstore. It runs 2-hourly between 8.25am and 4.10pm but there is no Sunday service at all.
- The 65 service runs a 2-hourly circular route from the North Bersted shopping parade via Fairlands, Oak Grove and Orchard Way to the Sainsbury's Superstore between 9.35am and 3.46pm but there is no Sunday service either.
- The 66 service (north/south connects Bognor Regis with Westergate, Barnham, Walberton and does run along the A29 through the hamlet of Shripney but only roughly every 90 minutes between 7am and approximately 7pm, Monday to Saturday only).
- There is also a dedicated service (U7) which operates between the Bognor Regis campus and the Chichester campus of the University which travels through Bersted hourly between 7.10am and 18.44pm.

• Cycling

The main cycle route runs along the A29/Shripney Road. Currently, plans are being drawn up for a cycle path to join this existing route to the path running along the A259 between Bognor Regis and Chichester along Rowan Way and through the new estates. It is also hoped that the existing A29 route can be extended as far as Shripney, with Shripney Lane being designated a cycleway to create the 'Bersted Loop'. Expected reduced traffic and possibly a weight restriction through the Parish should make cycling a safer and more pleasant experience.

• Footpaths and Footways

With the exception of Shripney, most areas of the Parish have safe

walkways, being sufficiently wide and well lit. Two new crossing points on Chichester Road have been approved and this should facilitate safer walking to the new school and for the Parish generally.

2.6 Community, Leisure and Wellbeing

2.6.1 Play and Sports Provision

- **Play areas**

Given the size of the population and the density of development in much of the Parish, the number and location of play areas is relatively poor; one alongside the Parish Centre and the other on the Trees Estate. Exercise equipment has been provided for both of these play areas which is proving popular with adults and children alike.

- **Sports**

There were only two sports pitches, one located alongside the Parish Community Centre, off Chalcraft Lane, the other at Bersted Green. Fortunately, as part of the Willows Edge and Bersted Park development, worthwhile areas were allocated for sports pitches and play areas. As a result of pressure from the Parish supported by English Heritage, to provide a cushion of open land on the boundary of the Conservation Area, the sports pitches are located to the north of Rookery Farm bordering the Conservation Area. A community building has also been provided by the developer incorporating changing rooms adjacent to the new pitches. There is also a new play and skate park on this site.

Of the six main play areas identified in the ADC Play Strategy 2011-2016, four are identified as Non Priority meaning that no future investment will be directed at them and they will be retained as informal play space. All of them are identified as being located in a deprived ward (see Evidence Base).

2.6.2 Schools

- **Nursery**

There is only one nursery within the Parish, Happytime Pre-School, which is an independent venture operating out of the old school on North Bersted Street. It takes children from the age of two until they are eligible to start at primary school.

- **Primary**

There is only one primary school located within the Parish boundary, currently Bartons Infant School which is being relocated to land between Bersted Park and North Bersted Street. It will be upgraded to a full primary school due to open late 2014. Likewise, Laburnum Grove Junior School, just outside the Parish boundary, is being enlarged to

once again accept infants and become a full primary school as well.

Also just outside the Parish boundary, is the Southway Primary School and, slightly further afield, Nyewood, Rose Green, Edward Bryant and Aldingbourne Primary Schools.

- **Secondary**

There are no secondary schools within the Parish but The Regis School is located just over the Parish boundary. This was designed with spare capacity to absorb the expected pupil numbers arising from the Willows Edge and Bersted Park developments at Bersted but not any other major developments. Alternative schools for local pupils include the Roman Catholic school, St Philip Howard (Barnham), the Church of England Bishop Luffa School (Chichester), Chichester High School for Boys/Girls, Felpham Community College and Ormiston Six Villages Academy (Westergate). There are also a number of independent schools slightly further afield.

- **Further education**

Post 16 education is provided by all the secondary schools and also by Chichester College and the University of Chichester.

2.6.3 Medical Services

- **Hospitals**

There are no hospitals within the Parish. The nearest major hospital, St Richards, is in Chichester but there is a minor hospital, the War Memorial, in Bognor Regis at the junction of the Chichester Road and the A29. Journeys to the Chichester hospital are difficult by public transport or at peak times because of traffic congestion at the A259/A27 junction and beyond.

The Bognor Regis hospital has a minor injuries unit (open restricted hours), x-ray department, out-patients department serving consultant clinics, two long-stay rehabilitation wards and one rheumatology ward. The hospital provides services for physiotherapy, hydrotherapy, rheumatology, dialysis, dermatology, eye testing, blood testing and an out of hours GP service.

- **Doctors**

The Parish is served by the Bersted Green Surgery at Durlston Drive. The premises were recently expanded and now has the physical capacity to treat 14 - 15,000 patients. There were 11,700 registered patients in January 2014. The practice forms part of a wider area Clinical Commissioning Group which will perform some of the duties of a Primary Care Trust (PCT). Many Parishioners travel outside of the Parish to medical practices in Bognor Regis, The Croft (Barnham), the West Meads Surgery (Aldwick) and other locations.

There was space allocated as part of the Willows Edge and Bersted Park developments for medical facilities, however, it was decided by the PCT to upgrade existing facilities rather than create new ones.

- **Dentist**

There is a private but no NHS dentist within the Parish which means residents have to travel to either Bognor Regis or Aldwick.

2.6.4 Shops, Services and Tourism

- **Heart**

There is a comment that Bersted is a Parish without a heart. This is true in the sense that the elements that contribute to the heart of a Parish, a village or a community are not grouped together around a green i.e. church, school, pub and shops. However in Bersted they are in reasonably close proximity and certainly within walking distance of each other.

- **Local shops**

Bersted has two main parades of shops. The one in Durlston Drive has only a limited selection of shops mostly service provision but does have a post office within the convenience store. The Royal Parade is the main shopping area providing a reasonable range of retail offerings which includes two convenience stores, one incorporating a post office, a range of takeaway outlets, a bakery and a chemist. There are also a number of services including an estate agents, funeral directors, florist, betting shop, hairdressers and a restaurant.

It is noteworthy that, of the four major housing developments in recent times i.e. Rowan Way, Stroud Green, The Trees Estate and Willows Edge/Bersted Park, none include shopping facilities within them. The average distance to shops and banks in the town centre of Bognor Regis is approximately 2 miles via Chichester Road or Aldwick Road.

- **Church**

There is one church, The Holy Cross (C of E) at the junction of North Bersted Street and Chichester Road which also has a hall which is used by the church and other groups.

- **Public Houses**

North Bersted only has one remaining Public House, The Royal Oak known as the Pink Pub, as one has been demolished and another converted recently, there is also the Robin Hood Public House at Shripney.

- **Hotels**

There is a Premier Inn Hotel and a selection of small guest houses and B and Bs which provide accommodation for the many tourists that visit the region each year.

- **Camping**

A large static caravan holiday site, Riverside, provides holiday accommodation and entertainment for 100's of families every year and is also used by local residents. Other smaller static sites provide further holiday accommodation along with an excellent touring caravan park on the outskirts of the Parish.

All of these facilities are extremely important to community life and should be protected.

2.7 Enterprise and Employment

The industrial and retail estates straddle the A29. The industrial areas accommodate a variety of employment types including light engineering, process technology, electronics, builders' merchants and a large storage depot for a major publishing company.

The out-of-town retail parks of Bognor Regis are within the Parish of Bersted but they are located at the very edge of the Parish on its eastern boundary and travel to these is mainly by car. The town's two largest Supermarkets are also located in or on the very edge of Bersted on either side of the A29.

Details of employment by sector based on 2011 census data shows that employment is mainly in retail, health and social work and construction. Only 26.3% are in managerial/professional occupations compared to a national figure of 41.1%.

3 Vision statement and core objectives

The Vision Statement and Core Objectives were developed with the local community at a community engagement events. They form the foundation of the Bersted Neighbourhood Plan.

3.1 The Vision Statement

Our vision is a neighbourhood where the quality of life is steadily improved over the time-frame of the Plan.

3.2 Objectives

- Support, encourage and promote a range of shops and businesses and provide an environment for enterprise and tourism to flourish
- Preserve and enhance our valued green and open spaces
- Maintain the rural aspect of the parish and the open spaces and views
- Promote and support safe travel for all
- Promote opportunities for people young and old in education, leisure, health care, training and employment
- Ensure that the community is supported by an effective infrastructure particularly in relation to drainage and flood protection
- Maintain Bersted's local character, protecting and enhancing its high quality environment and cultural and historical heritage

3.3 Achieving the vision

Looking at the these principles in more detail;

Supporting business enterprise and tourism: Bersted supports proposals to create new jobs and also seeks to retain a good range of different shops and businesses and support better online connections to help businesses thrive.

Valuing our green and open spaces: Bersted must ensure that, as far as possible, the Parish maintains its open and green spaces and seeks to provide additional green space and allotment space.

Maintain the rural aspect and make the most of our diverse natural environment: Bersted must conserve and enhance biodiversity and wildlife habitats and combat the present and likely future effects of climate change by forward planning and awareness of expert advice, to preserve the balance between natural assets and human development.

Promoting and supporting safe travel: Bersted must seek to increase cycle routes, reduce traffic impact and encourage sustainable transport.

Promoting and supporting Education and Training Opportunities: Bersted must support opportunities for increased employment within Bersted and Bognor.

Maintaining Bersted's local character: Bersted must maintain a sense of place and local character in a high quality environment, protecting the cultural and historical heritage, ensuring that access, outlooks and breathing spaces are preserved. It is a Parish of many parts each with its own identity, heritage and community which must be respected and enhanced.

Supporting the provision of the effective infrastructure: Bersted must support schemes for the improvement and maintenance of drainage in particular but also other initiatives which enhance and protect our way of life.

Promoting and supporting the adequate provision of health and wellbeing facilities: Bersted must support schemes which provide facilities for a growing community.

3.4 The Core Objectives

The Core Objectives are grouped under five headings:

- Environment and Sustainability
- Getting Around
- Community, Leisure and Wellbeing
- Enterprise and Employment
- Housing and Design Quality

For each heading, there are some comments about the main issues raised through the public consultation, followed by the Core Objectives that were developed from these comments.

Environment and Sustainability

Main comments raised by local people during the consultation include:

- Maintain strategic gap between Bersted and Chichester
- Prevent flooding and improve drainage
- Extension of and improvement to footpaths and access to the countryside
- Greenfield and open spaces should be protected
- Historical features should be protected

Objectives:

- Work with the relevant bodies to address flooding and drainage issues
- Encourage energy efficient and sustainable development
- Seek to improve footpaths and protect and increase access to greenfield and open spaces
- Protect the character of the Parish
- Preserve features that are important to the Parish's historical and archaeological heritage
- Maintain the strategic gap

Getting Around

Main comments raised by local people during the consultation include:

- Safe cycleways and cycling
- Speed restrictions
- Traffic impact reduction
- Provide new footways and cycleways

Objectives:

- Improve footpaths and cycleways
- Promote the use of walking and cycling routes
- Present a substantiated case to the appropriate authorities for improvements to traffic management, speed and public transport

Enterprise and Employment

Main comments raised by local people during the consultation include:

- Support Bersted's shops and services
- Seek new opportunities for employment
- Improve broadband links
- Maintain car parking

Objectives:

- Ensure car parking in the Parish supports the viability of the shops, businesses and tourism
- Support Bersted's shops
- Improve broadband links
- Safeguard and develop the range of services available to residents to meet their daily needs
- Support opportunities for increased employment within the Parish and Bognor Regis

Community, Leisure and Wellbeing

Main comments raised by local people during the consultation include:

- Value of the green spaces
- Need for high quality play provision
- Plan for an ageing population
- Adequate provision of medical facilities
- Need for more dog/litter bins
- More community policing

Objectives:

- Plan for an ageing community
- Liaise with statutory providers to enhance health care provision, particularly addressing shortages
- Lobby for high levels of emergency service cover and community policing
- Seek opportunities to increase play provision

Housing and Design Quality

Main comments raised by local people during the consultation include:

- Provide housing to meet local needs
- Maintain distinctive boundaries
- Prevent flooding and drainage issues
- Design development so that it is sympathetic to the character of its surroundings

Objectives:

- Create a design guide for future development
- Work with the relevant bodies and local community to address flooding and drainage issues
- Development should be sympathetic to the character of its surroundings
- Encourage energy efficient and sustainable development
- Allow development to meet strategic allocation

Pictures from top left clockwise - Bersted Green, Bersted Brooks, Merston Place, Sainsbury's, Rowan Way footpath, Willows Edge, Grey Thatch, Bersted Green Court



Section 2 - Neighbourhood Plan Policies



4 Introduction to Policies

- 4.1 Section 1 sets out the overall vision for Bersted. This section sets out the policies to support and deliver the vision. The policies are grouped under the following topics:
- Environment and Sustainability
 - Getting Around
 - Community, Leisure and Wellbeing
 - Enterprise and Employment
 - Housing and Design Quality

- 4.2 Each topic has its own chapter. The chapters are structured in the same way for each topic with:
- a summary table setting out the policies, showing which section of the Core Objectives they support
 - each objective is set out with explanatory text
 - each objective is supported by a number of policies.
 - each section provides a reason for our policy

4.3 The Presumption in Favour of Sustainable Development

Planning applications which accord with the policies in the Neighbourhood Plan will be approved, unless material considerations indicate otherwise. Planning permission will also be granted where relevant policies in the NDP are out of date or silent unless:

- other relevant policies in the Development Plans for Arun indicate otherwise
- any adverse impacts of the proposal would significantly and demonstrably outweigh its benefits when assessed against the policies in the NPPF taken as a whole
- specific policies in the Framework or other material considerations indicate that development should be restricted

BPC will take a positive approach to its consideration of development.

This policy incorporates the key principle from the NPPF into the Plan. Where planning applications are to be considered against the policies of this Plan, then this policy will underpin the approach the Council and local planning authorities will adopt in delivering sustainable development in the Parish.

5 Policies

5.1 Environment and Sustainability

Objective	Policy Index
Establish a protocol by which design is measured	ES1: Design of new development
Work with relevant bodies to address flooding and drainage issues	ES2: Surface water management
Development shall reinforce the character of Bersted	ES3: Protecting the Strategic Gap/Green Infrastructure Corridor ES4: Buildings and structures of character ES5: Building design ES6: Protection of trees ES7: Development outside of the Built Up Area Boundary
Encourage energy efficient and sustainable development	ES8: Renewable energy

Policy ES1: Design of new development

New development which would have an effect on the appearance or character of the surrounding area should be of a high quality design and should contribute to local character by creating a sense of place appropriate to its location.

- 5.1.1 Proposals must respond to the specific character of the site and its local surroundings. This is important as the different parts of the Parish give rise to differing styles each with their own local strengths and weaknesses. Proposals should aim to secure 12 out of 12 greens as set out in Building For Life 12 (see Evidence Base).

Policy ES2: Surface water management

New development should aim to reduce the overall level of flood risk in the area:

- Surface water management measures will be required for development proposals to ensure that the risk of flooding both on-site and downstream is not significantly increased.
- The concept of Sustainable Urban Drainage Systems (SuDS) as an alternative to conventional drainage will be supported provided that they can be shown to be suitable in the intended location.

5.1.2 Operation Watershed has invested £8.25 million in highway drainage and environmental improvements across West Sussex. One of the key measures to be undertaken is the creation of a Surface Water Management Plan for the Lidsey Catchment. Residents have indicated strongly that they do not want to see further development until this work is completed as surface water run off contributes to flooding in Bersted. The Surface Water Management Plan for Lidsey Catchment is joint funded by WSCC and Southern Water and is looking at all sources of flooding within the Lidsey waste water treatment catchment area. It should be completed by Autumn 2014.

5.1.3 Aldingbourne Rife Strategy is looking at river and surface water flooding within the Aldingbourne Rife catchment. This work is led by the Environment Agency with funding from WSCC and Arun DC. This work is not due to complete until late 2015.

5.1.4 Bersted suffers from repeated areas of flooding and local residents expressed strong views about the need to implement solutions to reduce the risk of flooding. New development, however small must incorporate systems to control surface water run off.

5.1.5 The Environment Agency's Community Flood Risk Assessment Summary Sheet for Bognor Regis and Felpham states "Bognor Regis's housing and commercial properties are at risk from flooding from all sources as indicated on the Environment Agency's flood maps. Coastal flooding, fluvial flooding from the Aldingbourne Rife and surface water flooding are all types of flooding that could impact on Bognor".

Policy ES3: Protecting the Strategic Gap

Development within the Strategic Gap as defined in Appendix D will not be supported. Development for essential infrastructure will be granted in special circumstances, where the benefit outweighs any harm, and it can be demonstrated there are no reasonable alternative sites available.

5.1.6 The Green Infrastructure Corridor or Strategic Gap as it is known locally provides a buffer between Bersted and Chichester and provides open views to the north. It is crucial to giving a sense of separate space to Bersted. Arun DC has agreed at the Local Plan Sub Committee on the 28th November 2013 that the Strategic Gap - Chichester to Bognor be reinstated as per the Local Plan 2003.

Policy ES4: Buildings and structures of character

The following Buildings and Structures of Special Character as designated by ADC are of significant local interest and contribute to Bersted's distinctiveness:

81 North Bersted Street
 83 North Bersted Street
 113 North Bersted Street
 Rookwood, North Bersted Street
 The Stables, North Bersted Street

Development proposals relating to the buildings of local character listed above will be expected to retain their local distinctiveness and removal of part or all of them will not be permitted unless it can be demonstrated that they cannot be put to an alternative beneficial or viable use.

- 5.1.7 The Parish has a number of buildings of architectural or historic interest but also has five buildings and features recorded as Buildings and Structures of Special Character. Retention of these assets is seen as important to the feel of the Parish.

Policy ES5: Building design

The design of new buildings should contribute positively to the historic character. Listed Buildings and their settings and Conservation Areas and their settings, will be conserved and enhanced to reinforce the quality and character of Bersted.

- 5.1.8 The historic character of Bersted is rich and varied, which reflects the incremental development of the area over time.
- 5.1.9 Bersted has 19 listed buildings (See Appendix of Listed Buildings). Development proposals that may affect a listed building or its setting must be discussed with Arun District Council at the earliest possible stage of the design process.

Policy ES6: Protection of trees

Development that damages or results in the loss of ancient trees/trees of arboricultural and amenity value or loss of significant ground cover and habitat will be resisted. Development proposals must be designed to retain wherever possible ancient trees or trees of good arboricultural and amenity value. Proposals should be accompanied by a tree survey that establishes the health and longevity of any affected trees and a management plan to demonstrate how they will be so maintained.

- 5.1.10 Trees contribute to the open and pleasant feel of the Parish, its play areas and residential properties. The removal of trees to make way for development can completely change the amenities of a road and must be resisted. Loss of areas of ground cover and habitat can have a significant effect on wildlife.

Policy ES7: Development outside of the built up area

Development outside of the built-up area boundary, as shown in Appendix F, development or redevelopment will not be supported.

5.1.11 The boundary sets the distinction between the built form of Bersted and the surrounding countryside and will protect the countryside from unnecessary development. The boundary is defined in the 2003 and Emerging ADC Local Plan.

Policy ES8: Renewable Energy

Proposals for energy generating infrastructure using renewable or low carbon energy sources to serve individual properties or groups of properties will be supported provided that:

- **The energy generating infrastructure is located as close as practicable and is in proportion to the scale of the existing buildings or proposed development it is intended to serve**
- **The siting, scale, design and impact on landscape, views and wildlife of the energy generating infrastructure is minimized and does not compromise public safety and allows continued safe use of public rights of way**
- **Adjoining uses are not adversely impacted in terms of noise, vibration, or electromagnetic interference**
- **Where appropriate, the energy generating infrastructure and its installation complies with the Microgeneration Certification Scheme or equivalent standard**

5.1.12 The Arun DC Energy Efficiency Strategy 2009-2013 actively encourages the use of renewable energy schemes and the Parish Council supports this approach.

5.1.13 Microgeneration Certification Scheme (MCS) is an internationally recognised quality assurance scheme, supported by the Department of Energy and Climate Change. MCS certifies microgeneration technologies used to produce electricity and heat from renewable sources.

5.2 Getting Around

Objective	Policy Index
Engender support from the responsible bodies for improvements in the maintenance and signing of footpaths and cycle ways. Promote the use of walking and cycling routes and improve footways, footpaths and cycleways	GA1: Pedestrian and Cycle Connections
Present a substantiated case to the appropriate authorities for improvements to traffic management, speed control and shared spaces	GA2: Signage for Local Facilities GA3: Traffic calming and shared space features

Policy GA1: Pedestrian and Cycle Connections

Support will be given to proposals which would increase or improve the network of footpaths, footways and cycleways either by making land available for that purpose or by means of financial contributions through legal agreements or (when adopted for the District) the Community Infrastructure Levy.

- 5.2.1 Residents expressed strong views about traffic issues, highlighting problems with speeding and the need for traffic calming in some areas. The opinion was expressed that opportunities to encourage cycling and walking should be pursued with a high proportion of residents walking within the Parish to carry out their daily activities.
- 5.2.2 Improving connections between existing residential areas and the main shopping and leisure areas would increase support for the shops, reduce traffic and make Bersted more sustainable.

Policy GA2: Signage for Local Facilities

Developments which provide improved signage relating to the promotion of Bersted's facilities will be supported provided that such development would not detract from the visual amenity of the surrounding area.

- 5.2.3 Improving signage to promote the facilities available in Bersted are seen as very important both by residents and businesses. Improvements to bus and community transport is important given the age profile of residents and the need for traffic reduction. Bersted PC will liaise with West Sussex County Council to encourage better planning of public transport and improved signage into and around the Parish which will serve to promote the attractions, facilities and methods of access to them.

Policy GA3: Traffic calming and shared space

Proposals for development which would enable or assist with traffic calming or provision of shared space features will be supported.

5.2.4 Traffic speed, congestion and safety are all major concerns for residents.

5.3 Enterprise and Employment

Objective	Policy Index
Support Bersted's shops and businesses and safeguard and develop the range of services available to residents to help meet their daily needs	EE1: Business expansion EE2: Retention of employment uses EE3: Encourage a diverse range of commerce in the Parish EE4: Local shopping facilities
Ensure car parking in the Parish supports the viability of the shops, businesses and tourism	EE5: Retain car parking
Improve broadband links	EE6: Communications infrastructure

Policy EE1: Business expansion

Proposals to upgrade or extend existing employment sites will be supported provided that the impact on the amenities of surrounding properties is acceptable.

5.3.1 Encouraging business to remain in Bersted is important given the limited amount of employment opportunities currently available. Proposals to upgrade or extend should be encouraged. 3.0% of working age adults are unemployed in the Parish with an average of 162 claimants per job.

Policy EE2: Retention of employment uses

Proposals for the redevelopment or change of use of land or buildings in employment or service trade use to non-employment uses will not be permitted unless the existing use can be shown to be no longer viable. Evidence should be provided by the developer that the site has been actively marketed for a minimum of 12 months and that no sale or let has been achieved.

5.3.2 Opportunities for employment within the Parish are limited which contributes to the massive amount of out-commuting each day. Small-scale employment sites contribute to the liveliness and activity in the parish and also support trade in Parish shops.

Policy EE3: Encourage a diverse range of commerce in the Parish.

Change of use to Class B1 Light Industrial use or development for Class B1 (Business use) purposes will be supported where the impact on surrounding residential and community amenity is acceptable and other policy considerations are complied with. Within the existing commercial areas, shown on the map at Appendix G, permission for new development or change of use to Class B1 (Business uses), Class B2 (General Industrial use) and B8 (Storage or Distribution) will normally be permitted.

- 5.3.3 General Industrial use (B2) and distribution and storage (B8) are considered inappropriate for the Parish due to the heavy goods traffic they can generate. The Parish is already blighted by large lorries and any increase in heavy goods traffic will have a detrimental effect on the Parish.

Policy EE4: Local shopping facilities

Development proposals involving changes of use of ground floor premises from retail to non retail uses will only be permitted where it can be shown that the development would not harm the vitality of local shopping facilities or the amenities of the area and a shop window display frontage in keeping with the character of the area is maintained.

- 5.3.4 The Parish has so few shops and those that there are form an essential part of the fabric of life for many residents. Out of town shopping makes it hard for small local shops to compete. The Plan seeks to support and promote local shops and businesses and recognises the importance that easy parking makes to their success. The vitality of the shopping areas is dependent on primary retail frontages and so it is important that the retail frontages be retained and enhanced. At present of the 24 shops in the main shopping area six are A3 uses and 4 are A2 uses (see Primary Shopping Frontages Map - Appendix H).

Policy EE5: Retain Car Parking

Change of use of any existing car parks will not be permitted unless equivalent and equally accessible parking can be provided as a replacement. The removal of parking areas in front of the principle shopping areas at Royal Parade and Durlston Drive will not be supported.

- 5.3.5 Car parking is seen as vital to supporting the shops and life within the Parish and existing car parking issues must not be exacerbated

Policy EE6: Communications infrastructure.

All new residential, employment and commercial development must be designed to connect to high quality communications infrastructure.

- 5.3.6 The importance of high quality communications connectivity to allow access to online services, build businesses, improve educational opportunities and for simply keeping in touch with family and friends. The West Sussex County Council Better Connected Broadband Delivery Plan supports the need for high quality communications infrastructure within the county area.

5.4 Community, Leisure and Wellbeing

Objective	Policy Index
Plan for an ageing population	CLW1: Provision for the elderly
Build a network of support with statutory and voluntary providers to enhance healthcare provision, particularly addressing shortages	CLW2: Healthcare facilities
Develop opportunities for participation in sport and leisure activities	CLW3: Sport and Leisure Provision CLW4: Provision of Allotments
Register Assets of Community Value	CLW5: Assets of Community Value
Designate Local Green Spaces	CLW6: Local Green Spaces
Protect Local Open Space	CLW7: Local Open Space

Policy CLW1: Provision for the elderly

New, converted and extended independent living and care homes will be supported provided that the design and scale of development is in keeping with the character of the location and that the impact on the amenity of surrounding residential properties is acceptable.

- 5.4.1 19.3% of the community are aged over 65. Provision of services for the elderly are limited and not considered sufficient to meet the demands of our ageing population.

Policy CLW2: Healthcare facilities

New healthcare facilities will be supported.

- 5.4.2 Resident surveys have shown concerns about increased waiting times at GP surgeries and the pressure on services when additional housing is built. Contributions may be used to assist healthcare providers to secure the necessary provision for Bersted.

Policy CLW3: Sport and Leisure Provision

Development of existing recreational space including school playing fields, outdoor sport and recreational land will not be supported. Development of recreational buildings will be supported provided that the design and scale of development is in keeping with the character of the location and that the impact on the residential amenity of surrounding residential properties is acceptable.

- 5.4.3 Our outdoor spaces are seen as vital to maintaining a happy and healthy community. Surveys have shown how well valued the open spaces and leisure facilities in and around Bersted are to residents.

Policy CLW4: Provision of Allotments

The land at Chalcraft Nursery as defined on the Proposals Map (see p.43) is allocated for allotments. Developments of over 20 houses will be expected to make a financial contribution through a legal agreement or the Community Infrastructure Levy to fund allotment space elsewhere in the Parish.

- 5.4.4 There is currently no allotment provision within the Parish. Allotments are a place of social connectivity and not only provide opportunities to grow food but also contribute to local wildlife habitat and improved health and fitness. The current Chalcraft Nursery site is allocated for use as a community orchard/allotment site if/ when the land can be shown to be no longer viable as a commercial nursery (see proposals map).

Policy CLW5: Retain Assets of Community Value

Proposals that will enhance the viability and/or community value of properties included in the register of Assets of Community Value will be supported. Otherwise, proposals that result in either the loss of the asset or in significant harm to the community value of an asset will not be permitted, unless it can be clearly demonstrated that the operation of the asset, is no longer economically viable. Evidence should be provided by the developer that the site has been actively marketed for a minimum of 12 months and that no sale or let has been achieved.

- 5.4.5 The buildings shown as Assets of Community Value are recognised as significant in the economic and social viability of the Parish. The two public houses are part of the social fabric of the Parish as are the two community halls. Each asset is a major feature of daily life for residents and play a central part in the vitality of the Parish and the sense of community. The two buildings registered with ADC are both Post Offices. See Appendix A for list.

Policy CLW6: Local Green Spaces

The Parish Council has designated areas shown in Appendix B and accompanying map as Local Green Space. Proposals for development of these areas will not be supported except in special circumstances.

- 5.4.6 Bersted has lost so much land to development that the open spaces that are left are very important as places of tranquility, beauty and wildlife.

Policy CLW7: Local Open Spaces

The Parish Council has designated the areas shown in Appendix C and accompanying map as Local Open Space. Proposals for development of land designated as Local Open Space will not be permitted unless such development promotes and enhances the existing use of that space as a Local Open Space.

- 5.4.7 There are grassed areas within the estates in Bersted and these areas provide relief to the built form of the Parish.

5.5 Housing and Design Quality

Objective	Policy Index
Meet locally assessed housing need	HDQ1: Housing Site Allocations
Integrate new housing	HDQ2: Integration of new housing HDQ3: Windfall sites HDQ4: Housing mix HDQ5: Design of new housing HDQ6: Outdoor space HDQ7: Attention to detail HDQ8: Car parking

Objective: Provide housing as required by the ADC Local Plan and ensure that design quality reflects the character of its location.

The allocation set down by ADC is 50 new homes in the Parish. ADC has agreed that any development granted after 31st March 2013 can be counted against the Parish allocation.

There are currently approved plans for 25 no. 2,3 and 4 bed two and three storey houses on land to the rear of 27 North Bersted Street so there is only a requirement to find sites for a further 25 homes.

Policy HDQ1: Housing Site Allocations

Permission will be granted for a minimum of 25 new homes in Bersted on land identified in the Proposals Map (page 42) provided that the new development meets the requirements of the policies set out in this plan and the Arun District Council Local Plan.

The sites proposed are:

- Land at the former Rising Sun PH allocated for a minimum of 5 homes
- Bartons School Site for a minimum of 20 homes

5.5.1 Land at the former Rising Sun PH allocated for a minimum of 5 new homes
 This former Public House was derelict for a short time before the building was converted into a Tesco Express store against much local opposition. Land which formed the car park of the PH is under separate ownership

and the owners have indicated that they will seek to develop it, indeed they submitted an application for 7 dwellings which they subsequently withdrew.

This Plan proposes that the site is suitable for 5 dwellings.

- 5.5.2 Bartons School Site for a minimum of 20 homes. This land is currently in use as a school, owned by WSCC. The school is due to move to a new site and WSCC has indicated that it will seek to develop the site once it is available.

The 2003 Local Plan suggests that housing should be at a density of 30 dwellings per hectare (policy GEN7). The Barton School site is 0.68ha which would support an allocation of 20 homes.

This Plan proposes that the site is suitable for 20 dwellings.

HDQ2: Integration of new housing

Proposals for new housing must ensure that the new homes are well connected to the surrounding area and visually integrated with their surroundings.

- 5.5.3 It is important that any new housing does not feel like an add on to the Parish but is fully integrated to the community and its shops and facilities.

HDQ3: Windfall sites

Permission will be granted for small residential developments on infill and redevelopment sites within the Parish subject to the policies of this plan being met.

- 5.5.4 Small residential developments on infill and redevelopment sites will come forward during the life of this plan. All such sites must incorporate the principles set out in this plan.

HDQ4: Housing mix

Proposals for new housing must deliver a range of house types and tenures. Applicants will be expected to provide a Bersted-specific dwelling mix and affordable housing strategy with their planning application, clearly demonstrating how the development addresses the needs of current and future households. A proportion of the housing proposed is required to meet Lifetime Homes standards so homes are suitable for households whose needs change.

- 5.5.5 The Parish has provided significant numbers of affordable homes but none suitable for the needs of elderly people wishing to downsize.

HDQ5: Design of new housing

Proposals for new housing must be of high quality and designed to reflect the local character. They must demonstrate how they meet the policies set out in this Plan.

- 5.5.6 Good design, that reflects the character of the location, will help with the integration of it into the surrounding area.

HDQ6: Outdoor space

A private outdoor garden amenity space, or a shared amenity area must be provided for all new dwellings.

- 5.5.7 The amount of land used for garden or amenity space should be commensurate with the size and type of dwelling and the character of the area, and should be of appropriate quality having regard to topography, shadowing (from buildings and landscape features) and privacy.

HDQ7: Attention to detail

The following items must be considered early in the design process and integrated into the overall scheme:

- bin stores and recycling facilities
- cycle stores
- meter boxes
- lighting
- flues and ventilation ducts
- satellite dishes and telephone lines
- gutters and pipes

- 5.5.8 These items are all too easily forgotten about until the end of the design process. By considering them early, it will be possible to meet the following requirements:

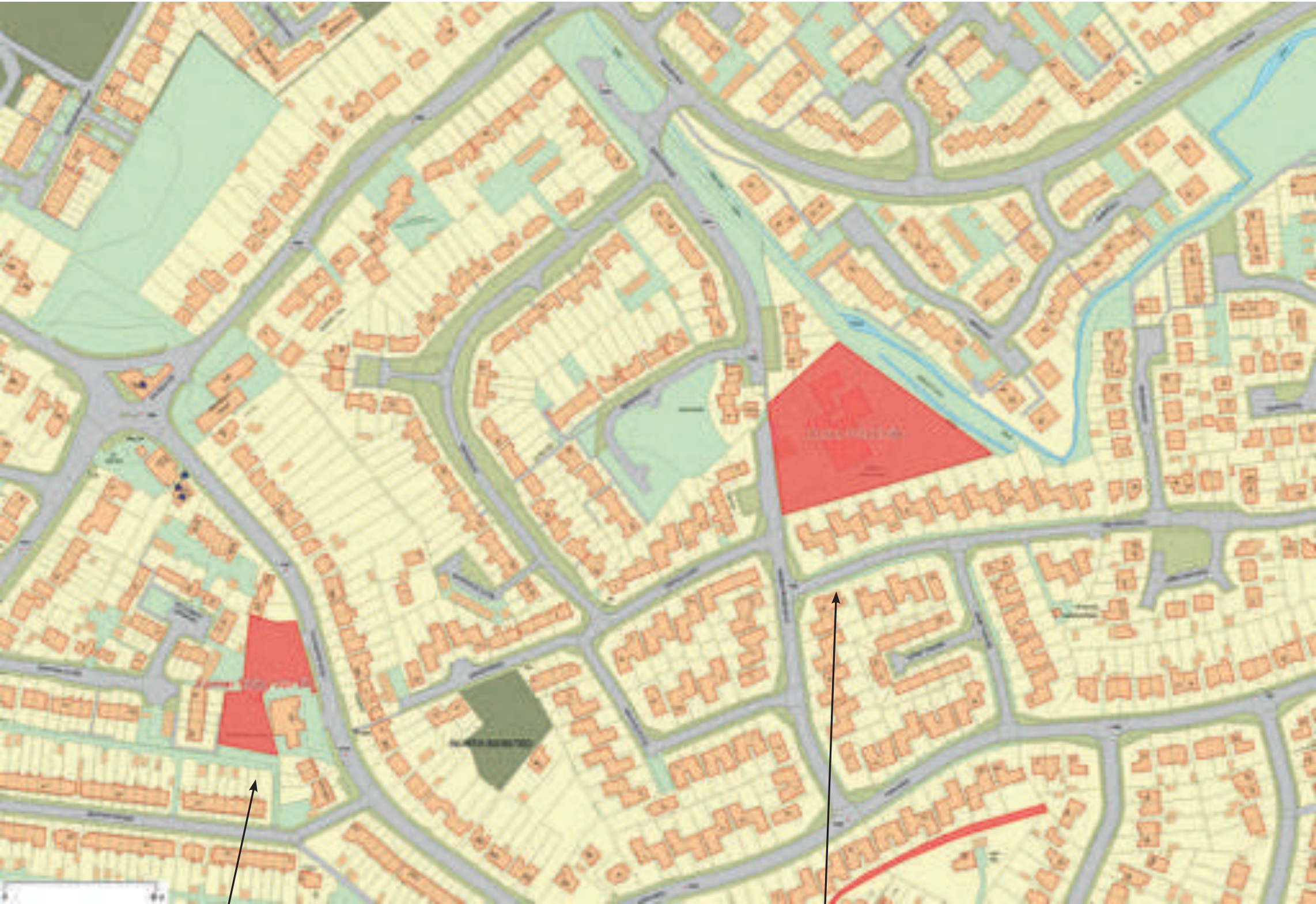
- Bin stores and recycling facilities should be designed to screen bins from public view, whilst being easily accessible for residents. Bin stores must be placed in a position that meets ADC and WSCC's standards.
- Meter boxes need not be standard white units: consider a bespoke approach that fits in with the materials used for the remainder of the building and position them to be unobtrusive.
- Carefully position flues and ventilation ducts, ensuring they are as unobtrusive as possible. Use good quality grilles that fit in with the approach to materials for the building as a whole.
- Ensure that gutters and pipes fit into the overall design approach to the building and aim to minimise their visual impact.

HDQ8: Car parking

Proposals for new development will have adequate onsite parking to meet current and future needs at a minimum rate of two spaces per dwelling unless alternative and accessible car parking arrangements can be made which do not add to on-street congestion. Developments which remove off road parking spaces will not be supported unless alternative provision is made which increases or maintains the number of parking spaces.

- 5.5.9 Parking in Bersted is a constant issue with traffic flows interrupted, blocked driveways and parking on pavements. New development must seek to ensure that these problems are not exacerbated.

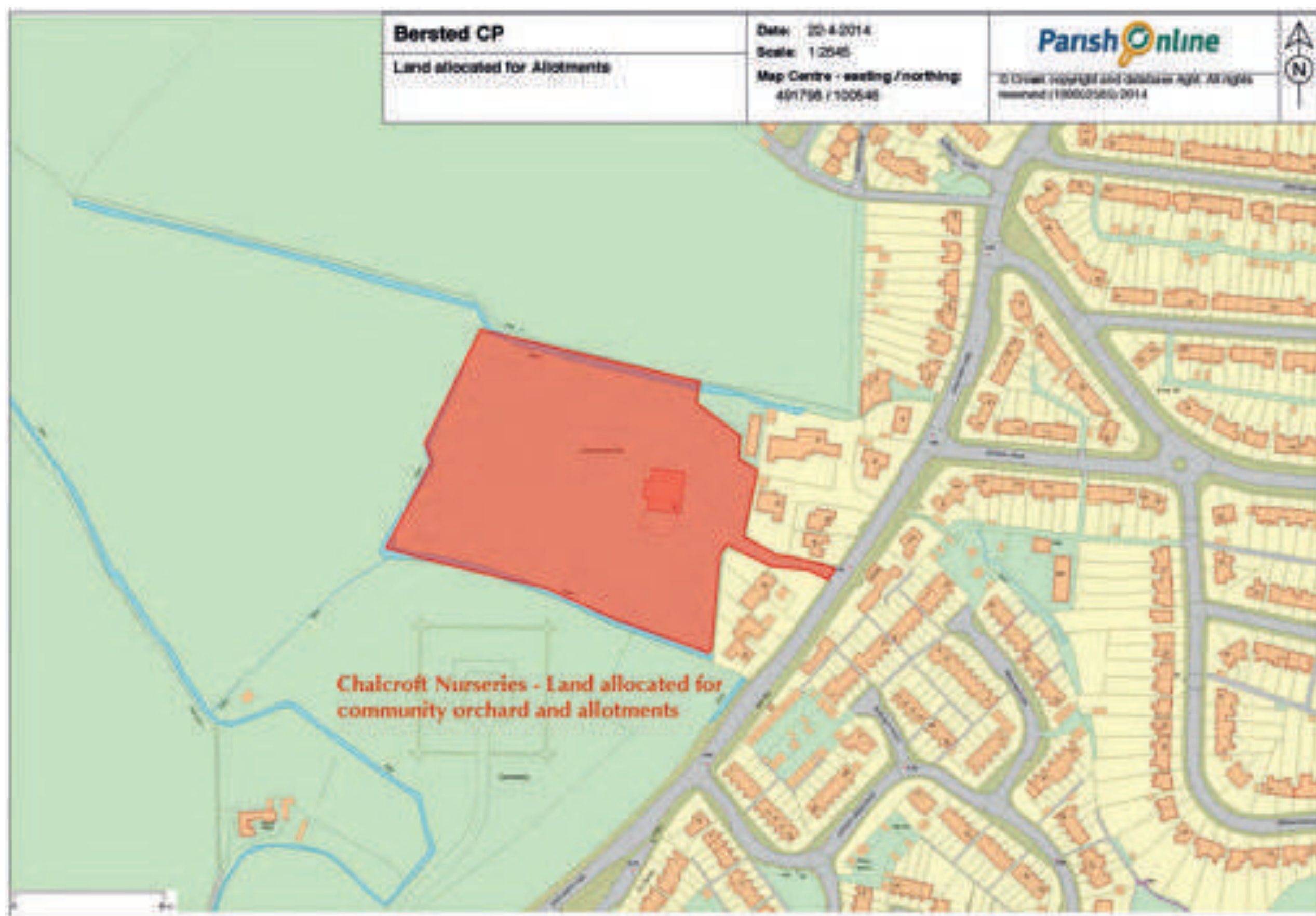
Proposals Map - land allocated for housing



Land at Former Rising Sun PH

Land at Bartons Primary School

Proposals Map - land allocated for Community Orchard and Allotments at Chalcraft Lane



Appendix A - Assets of Community Value

The following two properties have been put forward to ADC for inclusion on the Assets of Community Value register.

Durlston Drive Post Office
Chichester Road Post Office

Appendix B - Local Green Spaces

Numbers relate to areas on the map.

1. Bersted Brooks Local Nature Reserve

Bersted Brooks was declared a Local Nature Reserve in June 2010. It is an area of meadows, reed beds and ditches, permanent and temporary ponds and an extensive floodplain woodland.

This is designated a Local Green Space due to its significant recreational value, tranquility and richness of its wildlife.

2. Bersted Park Community Centre Sports Pitch

This new public use recreational land is situated next to the 700 new homes and offers a recreational space for those homes and the wider Bersted community. This is designated Local Green Space due to its proximity to the community and recreational value.

3. The Willow Pond

The Willow Pond on North Bersted Street was historically a winter pond (i.e. rainwater is its only water source) which cattle would drink from when they came from the fields alongside Berry Lane to the milking parlour at Manor Farm alongside North Bersted Street. The area behind the Willow Pond alongside Berry Lane is being preserved as an open and undeveloped area as recommended by English Heritage and the Local Plan Inquiry Inspector.

This is designated a Local Green Space due to its significant recreational value, tranquility and richness of its wildlife.

4. Land south of Rowan Way

Open space surrounded by housing used by locals as a place to walk, play, exercise and dog walk. This is designated a Local Green Space due to its proximity to the community and significant recreational value.

5. Jubilee Field and Playground

Public use sports field and playground owned and maintained by the Parish Council. This is designated a Local Green Space due to its proximity to the community and significant recreational value.

6. Shearwater Drive/Ravens Way Open Space

Open space surrounded by housing and used by locals for play, exercise, walking and dog walking. This is designated a Local Green Space due to its proximity to the community and significant recreational value.

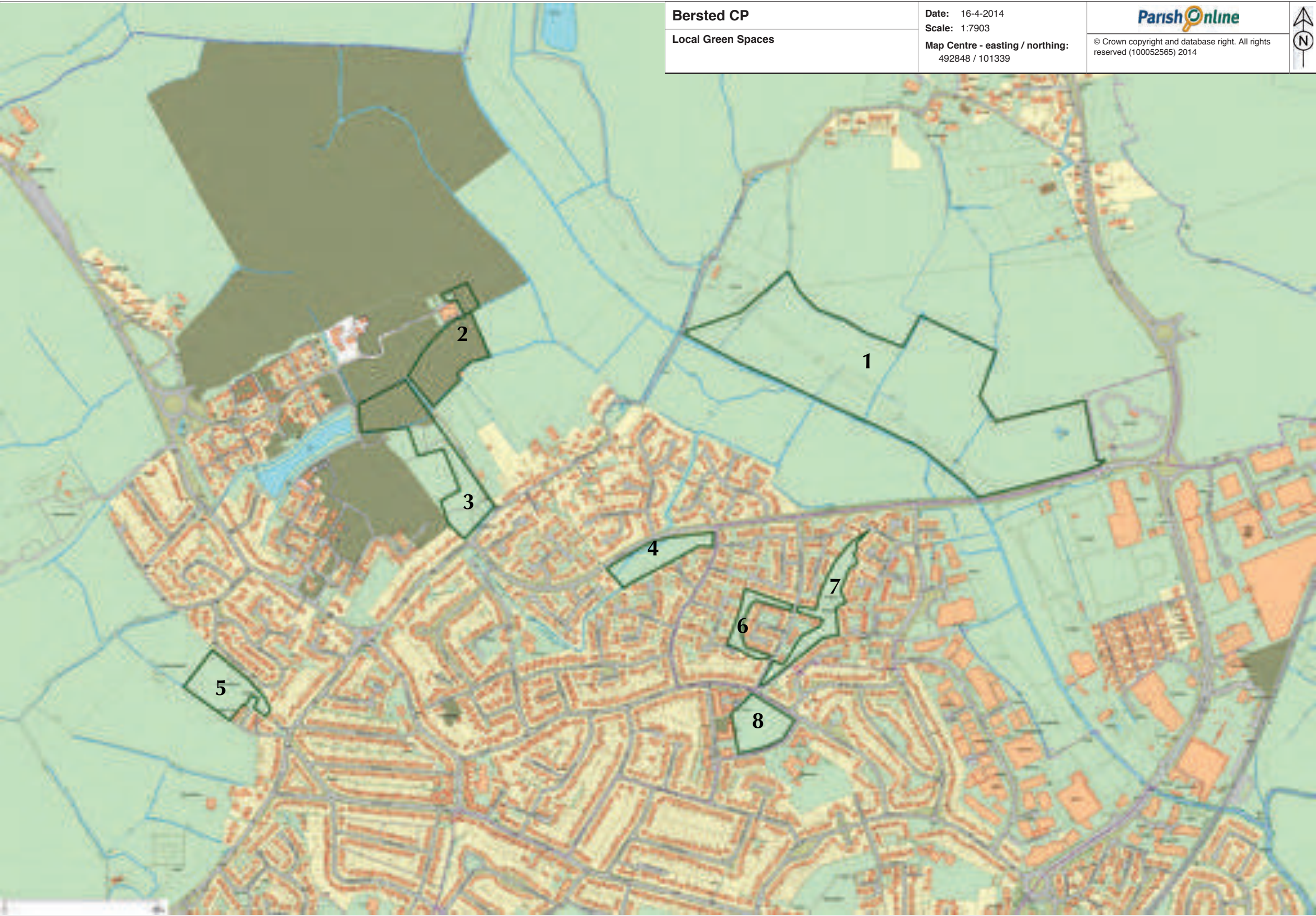
7. Berghestede Open Space and Playground

Large tract of land used as a formal play space including basketball courts. The removal of play equipment by ADC from many other sites will make this the most dominant play area serving a large number of residents. This is designated a Local Green Space due to its proximity to the community and significant recreational value.

8. Laburnum Grove Play Area

Public use play area comprising of football pitches and green open spaces used for recreational purposes. This is designated a Local Green Space due to its proximity to the community and significant recreational value.

Local Green Spaces



Appendix C - Local Open Spaces

Numbers relate to areas on the map.

1. Land west of Jubilee Playing Field

This piece of open land bordered by a footpath is not open to public access but the footpath and adjoining playing fields are well used by the community and this land contributes to the open feel of the area and the connection with the countryside. It is designated as an Open Space in the emerging 2014 Local Plan.

2. Meadow Way Open Space

Area of land surrounded by housing that is used and valued by residents for exercise, play, walking and dog walking. It should be designated a Local Open Space.

3. Fir Tree Way Green Space

Land described by ADC in its Play Strategy as an 'informal kick about site located around main reception areas'. The site is a future non priority site which is unlikely to attract future funding. It is however an area of valuable play space for residents and should be designated as Local Open Space.

4. Maple Gardens North and South Green Spaces

Land described by ADC in its Play Strategy as a future non priority site which is unlikely to attract future funding. Both areas are however valuable recreational and play space for residents and should be designated as Local Open Space.

5. Laurel Grove Green Space

Small area of green space that contributes to the open feel of the housing and is a valuable play/recreational area which should be designated as Local Open Space.

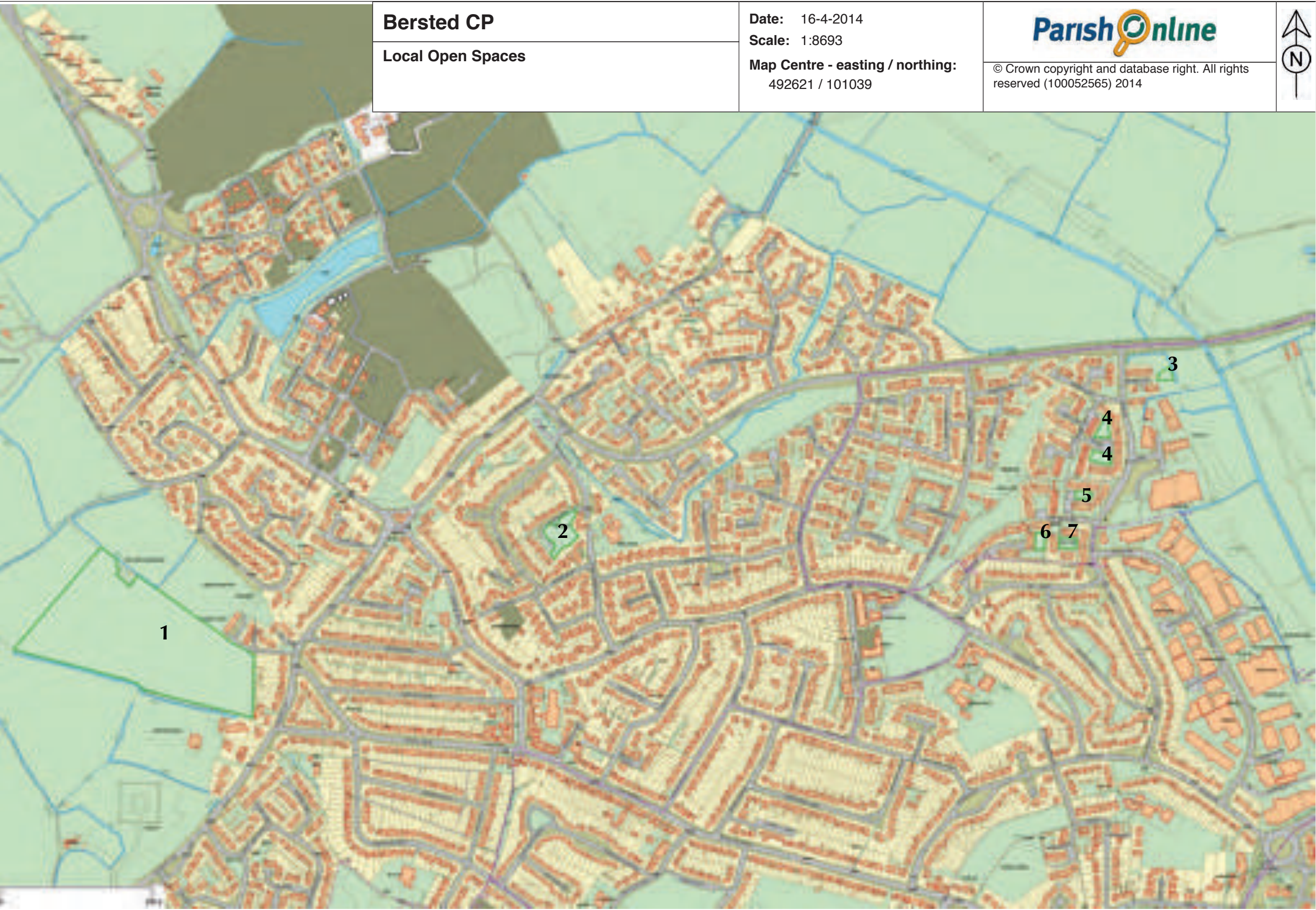
6. Oak Close Green Space

Small area of green space that contributes to the open feel of the housing and is a valuable play/ recreational area which should be designated as Local Open Space.

7. Holly Court Green Space

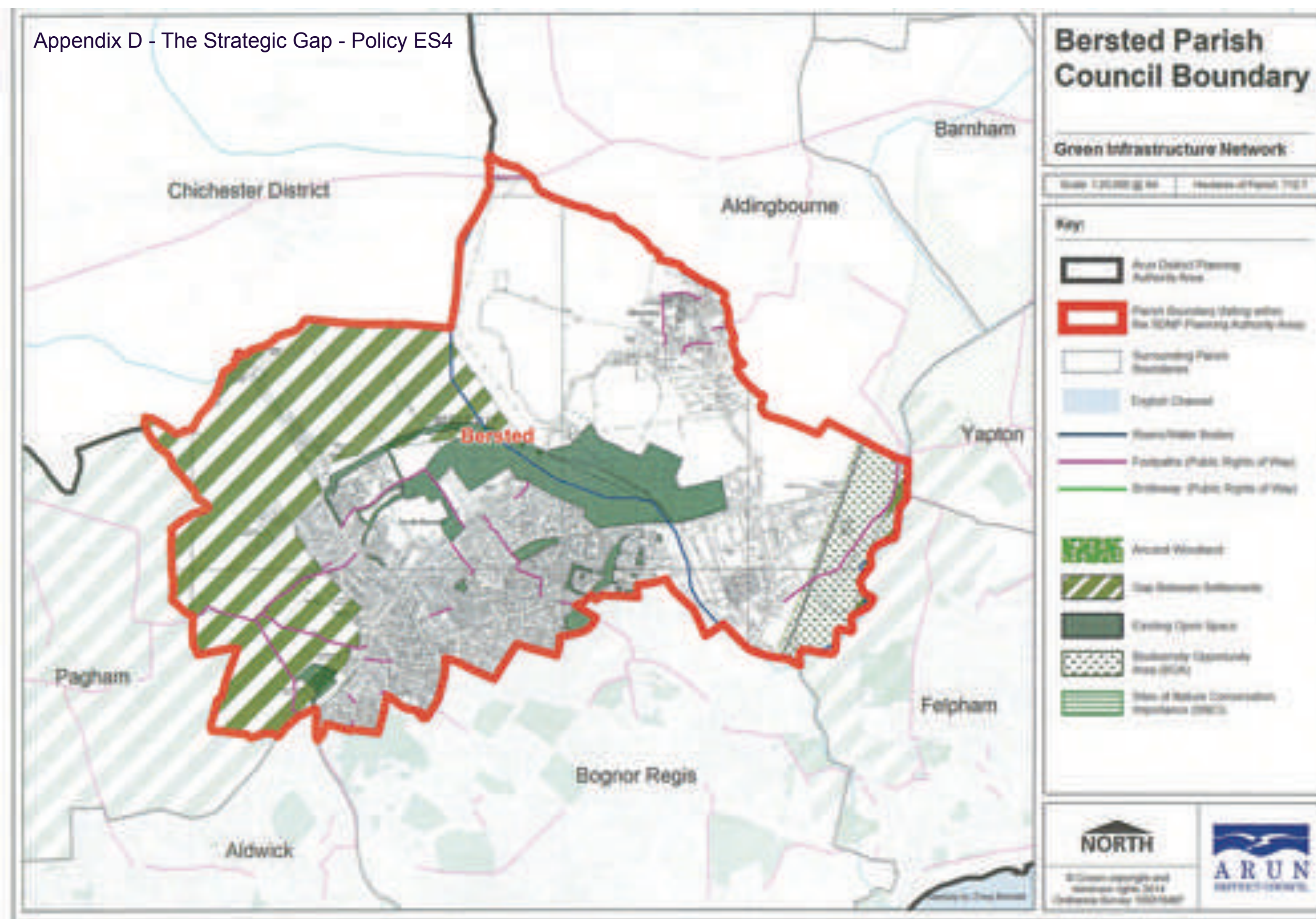
Small area of green space that contributes to the open feel of the housing and is a valuable play/recreational area which should be designated as Local Open Space.

Local Open Spaces



Appendix D - The Strategic Gap - Policy ES4

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Appendix E - Listed Building Descriptions

Spinney Cottage (Shripney Lane) Shripney Lane Bersted
(DOE ref: 14/480) Cottage to the north west and in the ground of Rambler Cottage C18. Two storeys. Two windows. Faced with ironstone rubble and flints with red brick dressings and quoins. Hipped thatched roof. Casement windows.
LB2

Rambler Cottage (Shripney Lane) Shripney Lane Bersted
(DOE ref: 14/479) Rambler Cottage Once two cottages, now one house. Dated 1699. Two storeys. three windows. Faced with squared knapped flints with red brick dressings, quoins and stringcourse. Hipped thatched roof. Casement windows. Doorway with brick pediment containing the date 1699 and the initials "T.G." in the tympanum. (Formerly listed as Rambler Cottage and Shripney Cottage)
LB2

The Pottery (formerly The Studio) Shripney Lane Shripney Lane Bersted
(DOE ref: 14/482) Studio Barn Originally a barn, converted into a studio-house. C18. One storey. Flints. Hipped thatched roof. The central wagon entrance has been converted into a large studio window.
LB2

Shripney House (Shripney Lane) Shripney Lane Bersted
(DOE ref: 14/481) Shripney House C18 or earlier. Two storeys. Five windows. The main part of the house has been refaced with rough plaster, now colour-washed khaki. The east end is a C19 addition in red brick with a gabled bay. Tiled roof. Modern casement windows.
LB2

Shripney Manor (Shripney Lane) Shripney Lane Bersted
(DOE ref: 14/478) Shripney Manor (formerly listed as Shripney Manor House) Late C17 or early C18. Two storeys. Six windows. Front plastered, sides faced with flints and red brick. Tiled roof. Sash windows with glazing bars. Doorway with pediment- shaped hood. The west front has a shaped Dutch gable with pediment over.
LB2

80 North Bersted Street The Priory Bersted Street
(DOE ref: 24/472) Also known as The Priory and The Elms One building. L-shaped C18 building. Two storeys. Three windows facing east, four windows facing north. East front faced with roughcast, north front flints, one painted. Tiled roof. Some glazing bars intact. The Elms has a doorway in reeded architrave surround.
LB2

78 North Bersted Street North Bersted
(DOE ref: 24/472) Also known as The Priory and The Elms One building. L-shaped C18 building. Two storeys. Three windows facing east, four windows facing north. East front faced with roughcast, north front flints, once painted. Tiled roof. Some glazing bars intact. The Elms has a doorway in reeded architrave surround.
LB2

74/76 North Bersted Street (Dove Cottage) North Bersted
(DOE ref 24/471) 74/76 North Bersted Street Early C19. Two storeys. Two windows. Faced with flints with red brick dressings and quoins. Hipped thatched roof with pentice to north east. Casement windows.

LB2

Rookery Farmhouse North Bersted Street Bersted
(DOE ref:24/470) Rookery Farmhouse C17. Two storeys and attic. Four windows. Three hipped dormers. Faced with ironstone rubble with red brick dressings and quoins. Tiled roof. Casement windows, those on ground floor enlarged and with brick dripstones over. Modern brick porch.

LB2

107 North Bersted Street North Bersted
(DOE ref: 24/476) also known as Philpotts Cottages One building. C18 or earlier. Two storeys. Four windows. Faced with flints and stone rubble with brick dressings and quoins, all once painted. Hipped thatched roof. Casement windows, some with brick hoodmoulds. Round-headed brick doorway with hoodmould. Cross-shaped iron ties.

109 North Bersted Street North Bersted
(DOE ref: 24/476) also known as Philpotts Cottages One building. C18 or earlier. Two storeys. Four windows. Faced with flints and stone rubble with brick dressing and quoins, all once painted. Hipped thatched roof. Casement windows, some with brick hoodmould. Cross-shaped iron ties.

LB2

(DOE ref: 24/475) also known as The Chase Formerly two houses, of which the south west one was called Orchan. Now one house. C18. Two storeys. Four windows. Stuccoed. Hipped thatched roof. Glazing bars missing.

LB2

Green Farm 95 North Bersted Street North Bersted
(DOE ref: 24/473) also known as Green Farmhouse C18 or earlier. Two storeys. Three windows. Probably faced with flints originally, now stuccoed. Hipped thatched roof with two "eyebrows" and the central portion swept down to form a roof over the porch. Four sash windows with vertical glazing bars only. Other windows casements.

LB2

Homing Cottage 62 North Bersted Street Bersted
DOE ref: 24/467 Homing Cottage C15 timber-framed cottage of very unusual character. The whole front is close-studded, the studs being very heavy and curved outwards at the top end so that the whole upper part of the front appears coved. Plaster infilling. Thatched roof, hipped at north end, with two "eyebrows". Casement windows on first floor. Sash windows without glazing bars on ground floor. Two storeys. Two windows.

LBS

64 North Bersted Street North Bersted

(DOE ref: 24/468) also known as Appletree Cottage C18 or earlier. One storey and attic. Three windows. Faced with flints with brick dressings and quoins, all now painted. Thatched roof with two "eyebrows". Casement windows. Porch with brick pillars and thatched roof.

LB2

The Manor House 50 North Bersted Street Bersted

(DOE ref: 14/466) also known as 50 North Bersted Street Early C19. Two storeys. Three windows. Stuccoed. Hipped slate roof Glazing bars intact. Iron verandah on ground floor with tent-shaped canopy. Doorway with rectangular fanlight and door of six fielded panels.

LB2

336 Chichester Road (Royal Oak Public House) Chichester Road Bersted

SU 9200 9/103 Grade II Royal Oak Public House including wall encircling yard at rear Chichester Road An irregular brick building, probably of C18, with later extensions. 2 storeys under steep hipped roof with old tiles. left section of street frontage: 2 casement windows, with door between lower ones, which have cambered heads. Central ridge-chimney. Right section, one window (blind above) and doorway. East side: camber-headed window above, with old metal-framed casement; 2 windows below (right-hand sash with glazing bars) flanking doorway. Wall of brick, random rubble and cobble encircling yard and outbuildings at rear.

LB2

375 Chichester Road North Bersted Bognor Regis

(DOE ref: 9/106) 375 Chichester Road Early C19. 2 storeys. Cobbles with brick reinforcement and modillion eaves cornice. 2 windows to each house, with outer ones, over the doors, blind. All openings camber-headed the windows sashes with glazing bars. 2-span slate roof. Sides and rear rendered. Doe ref: 9/106A Garden wall to north west of 375 Garden wall with No 377 at rear of cobble and brick, probably contemporary with house.

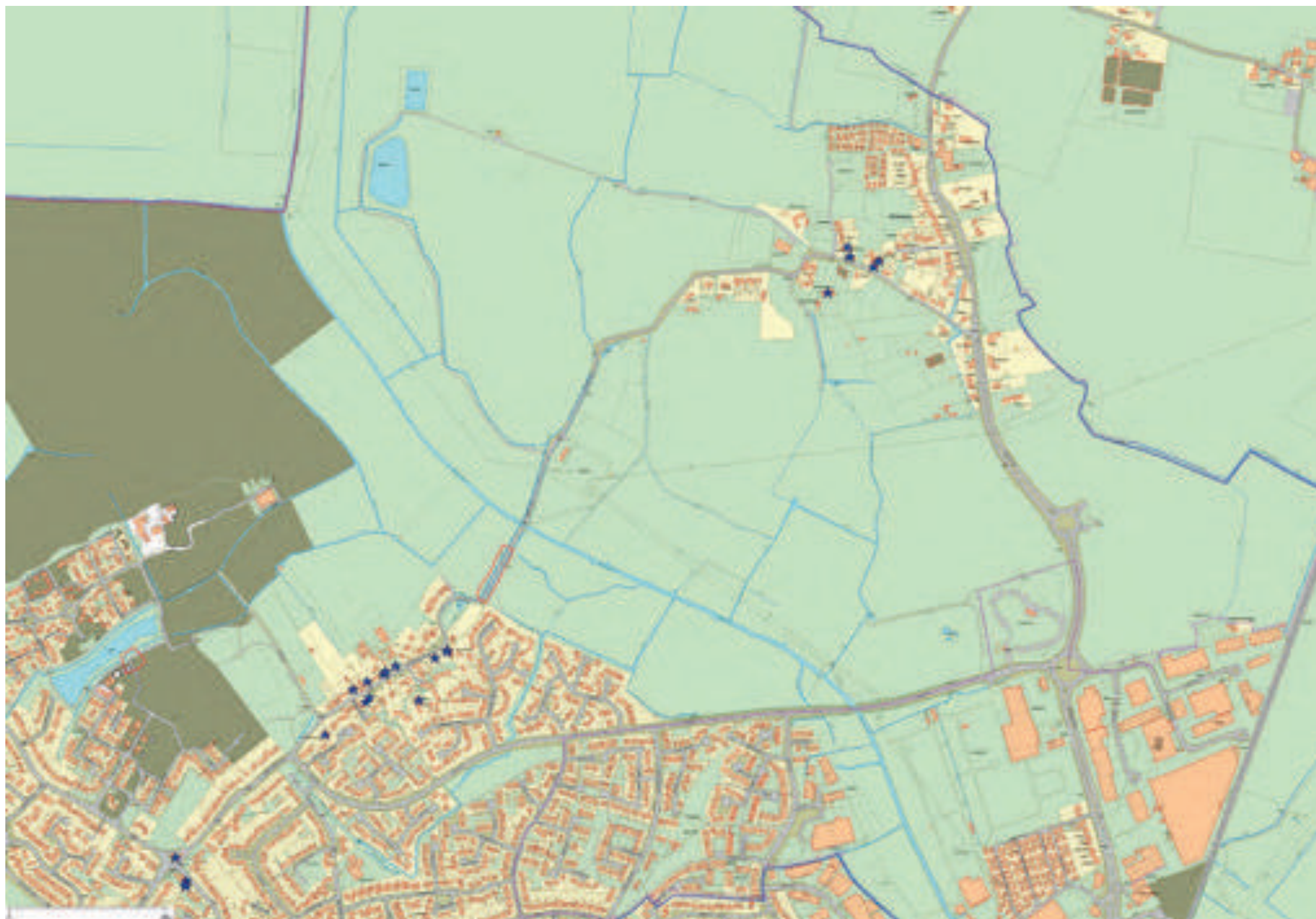
LB2

373 Chichester Road North Bersted Bognor Regis

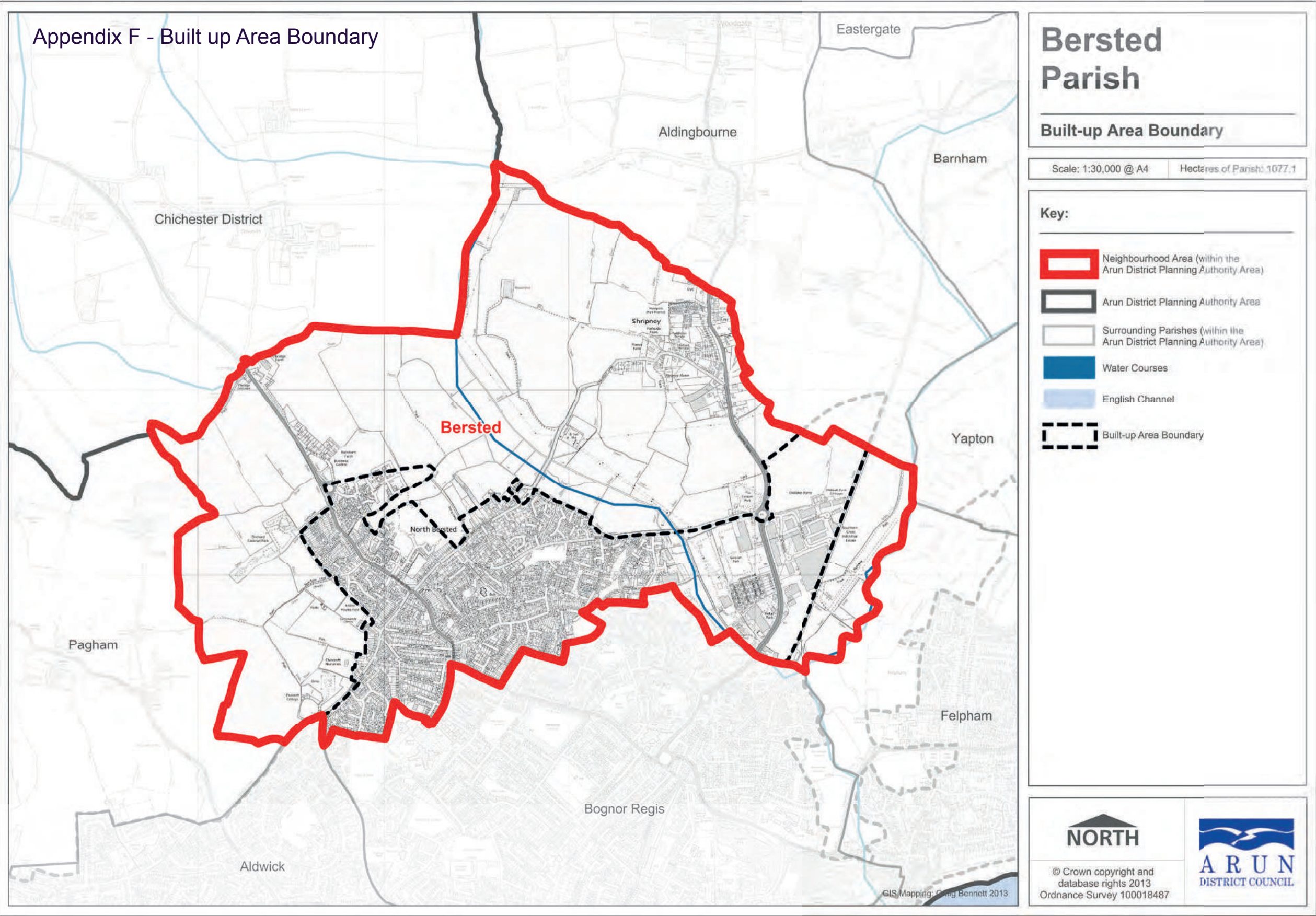
(DOE ref: 9/106) 373 Chichester Road Early C19. 2 storeys. Cobbles with brick reinforcement and modillion eaves cornice. 2 windows to each house, the outer ones, over the doors, blind. All openings camber-headed the windows sashes with glazing bars. 2-span slate roof. Sides and rear rendered.

LB2

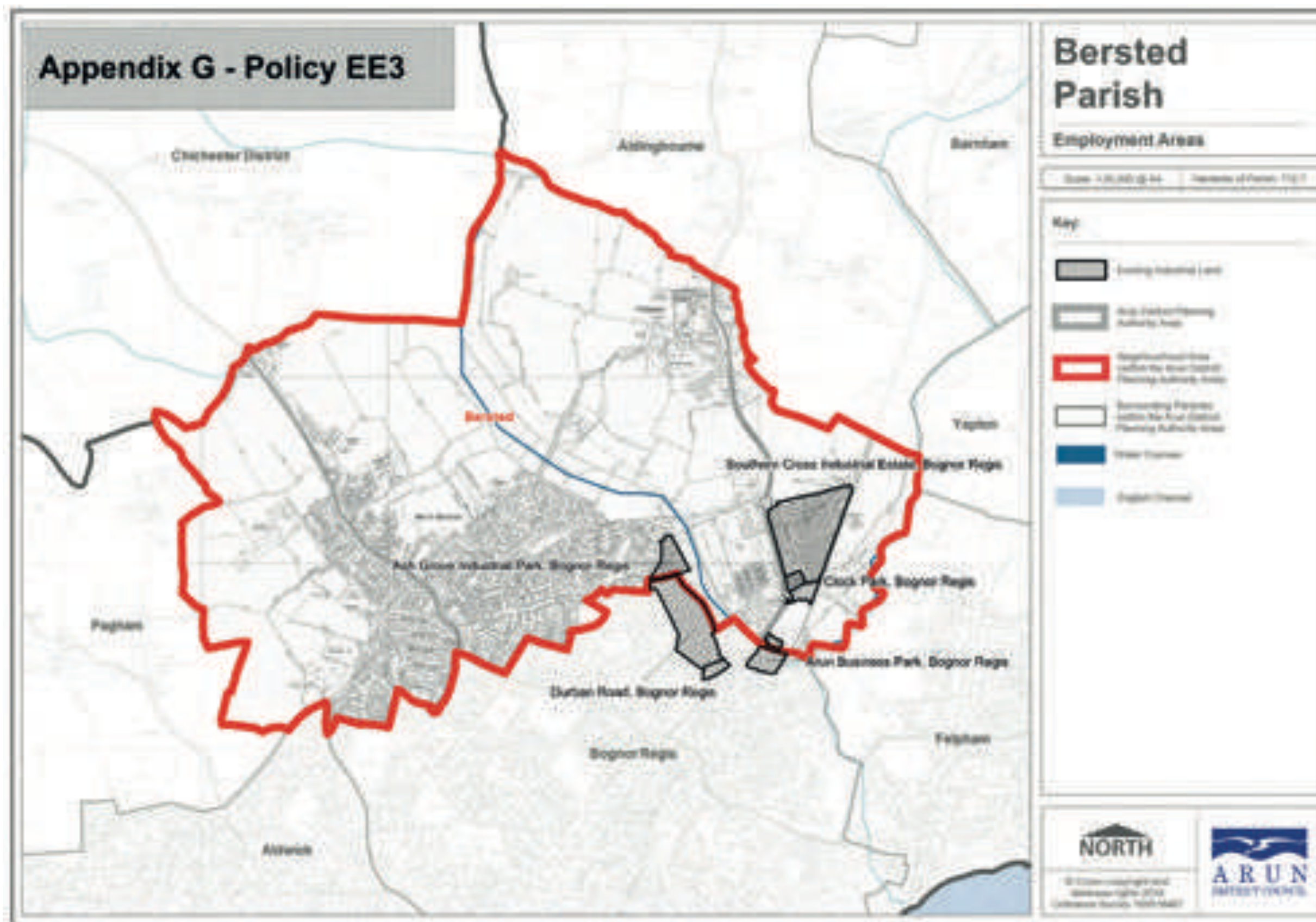
Listed Buildings Map



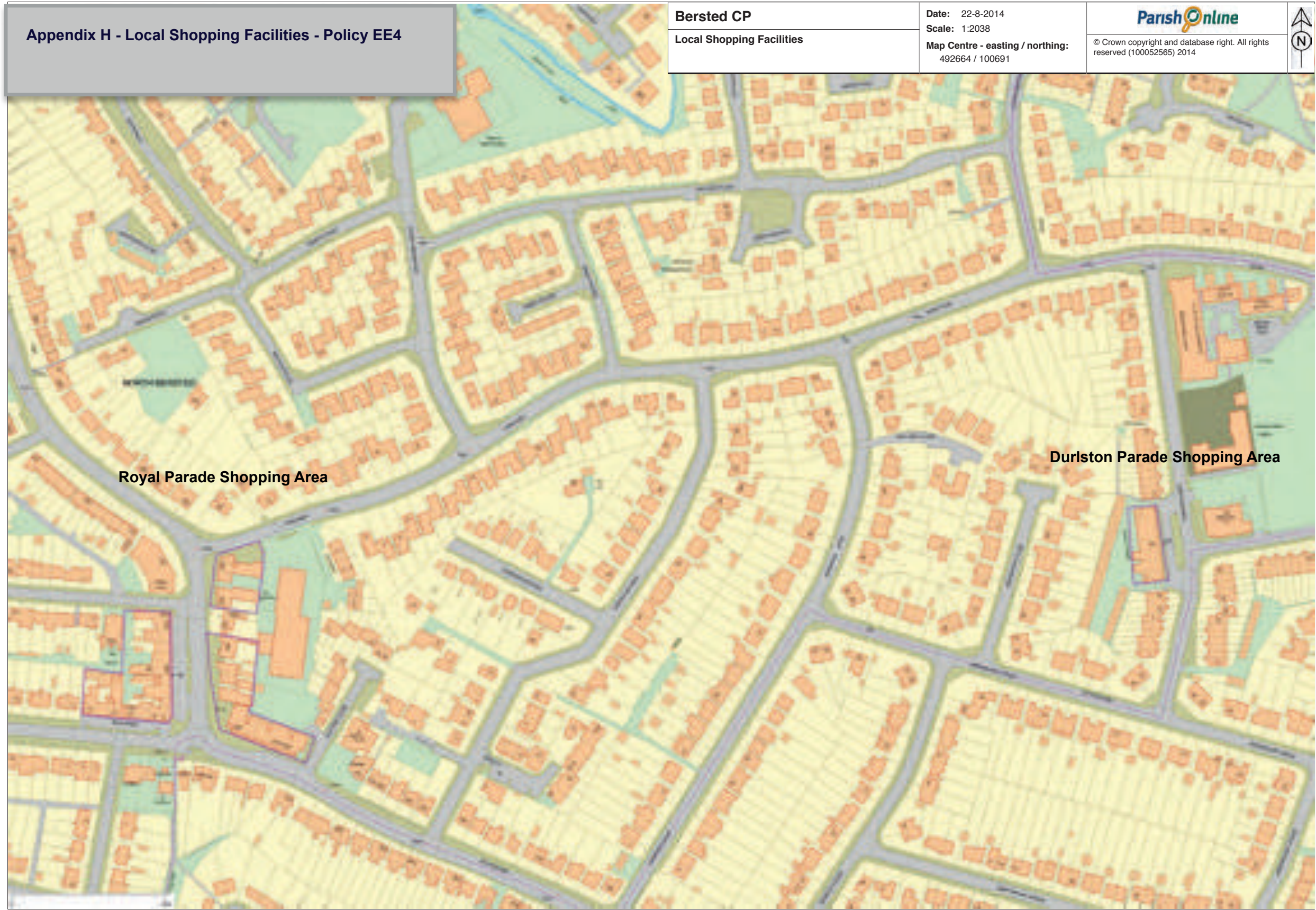
Appendix F - Built up Area Boundary



Appendix G - Policy EE3



Appendix H - Local Shopping Facilities - Policy EE4



Glossary

- **Affordable housing** - Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.
- **Community Infrastructure Levy (CIL)** – a fixed, non-negotiable contribution that must be made by new development.
- **Adopted Local Plan** – the planning policy document adopted by Arun District Council in 2003. This addresses strategic planning matters and the Bersted Neighbourhood Plan, as required by the National Planning Policy Framework, must be in general conformity with the adopted Local Plan.
- **Building for Life 12** - is the industry standard for the design of new housing developments produced by CABE.
- **Code for Sustainable Homes** - The code for sustainable homes is the national standard for the sustainable design and construction of new homes. It aims to reduce carbon emissions and promote higher standards of sustainable design above the current minimum standards set out by the building regulations.
- **Emerging Local Plan** – the planning policy document being produced by Arun District Council that will eventually supersede the adopted Arun Local Plan.
- **National Planning Policy Framework (NPPF)** – the national planning policy document which sets out the Government’s planning policies for England and how these are expected to be applied.
- **Strategic Housing Land Availability Assessment (SHLAA)** – an evidence base exercise undertaken by all local authorities to determine the amount of land that has theoretical potential for housing development. All sites put forward are considered for their availability, suitability and deliverability for housing. If a site addresses all of these requirements then it is considered to have theoretical potential for housing development; however this does not mean that the site will be brought forward for development or that a planning application will be granted planning permission. All sites for consideration are collated through a ‘Call for Sites’ exercise which invites anyone to put forward land for consideration through the SHLAA process.