



# **Bersted Neighbourhood Development Plan 2014-2029**

Pre-Submission Plan

# 1. Foreword

The Parish of Bersted is one of the largest in the district and wraps around the north-western 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 villages 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.

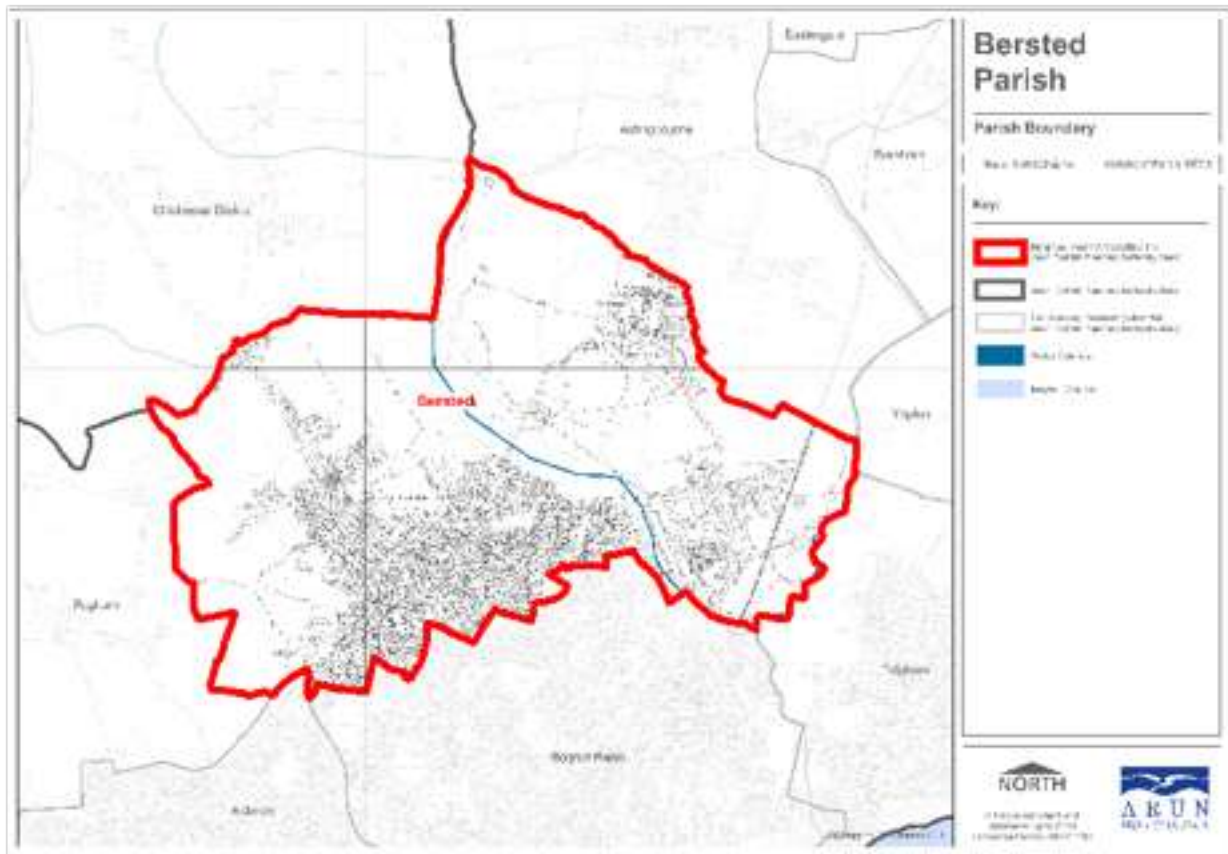
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## 2 Introduction

- 2.1** 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.
- 2.2** 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 National Planning Policy Framework (NPPF), the West Sussex Structure Plan and the Arun District Council (ADC) Local Plan, as required by the Localism Act.
- 2.3** 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](http://www.bersted-pc.gov.uk)
- 2.4** 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.

### How the Neighbourhood Plan fits into the Planning System

- 2.5** 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 NPPF and local policy, in our case the ADC Local Plan.
- 2.6** Neighbourhood Plans must be in line with European Regulations on strategic environmental assessment and habitat regulations. *A Sustainability Appraisal (SA) of the Plan has been undertaken/is not required, and has been important in shaping the policies. (to be completed after ADC decision)*
- 2.7** 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.



Plan A : The Bersted NDP Area

## What is the Neighbourhood Plan

**2.8** 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

**2.9** This Plan is divided into three 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
- the future vision for Bersted

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

### **Section 3: The Evidence Base**

- 2.10** The entire document forms the Neighbourhood Development Plan for Bersted.
- 2.11** The background information that has helped in producing the Plan is known as the Evidence Base. A summary document is available on the Parish Council web site. This provides an overview of key parts of the Evidence Base, as well as explaining what options were considered for the future of Bersted.

## 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.

#### Parish Key Statistics (taken from the Rural Community Profile produced by AiRS and based upon the 2011 Census)

Subject	Figure	Average	National average
Population	8,495		
Households	3,630		
Young residents, 0-19 (TOTAL)	1,995	23.5%	
Children, 0-4 (pre-school)	535	6.3%	
Children, 5-9 (primary age)	475	5.6%	
Children, 10-14 (secondary age)	475	5.6%	

<b>Subject</b>	<b>Figure</b>	<b>Average</b>	<b>National average</b>
Children, 15-19	510	6.0%	
Over 65's	1,640	19.3%	16.3%
Over 80's (included in over 65's)	435	5.1%	
Working Age Residents 20-64	4,870	57.3%	
Housing and Council Tax Benefit claimants	793	21.9%	20.6%
Economically active residents (age 16-74)	4,480	73.1%	69.9%
Economically inactive residents (age 16-74)	1,646	26.9%	30.1%
Largest employment sector - retail	910	22% of those in employment	
2nd largest - health and social work	630	15% of those in employment	
3rd largest - construction	630	15% of those in employment	
Residents with a degree	1,080	15.6%	27.4%
People in professional/managerial occupations	1,110	26.3%	41.1%
Housing that is owner occupied	2,754	75.9%	64.1%
Households with no cars	690	19.0%	25.8%
Households with one car	1,670	46.0%	42.2%
Households with 2 or more cars	1,270	35.0%	32.1%
Caravans/Mobile Homes	135	3.5%	0.4%
Flats	530	15.0%	22.1%



Subject	Figure	Average	National average
Terraced Housing	1,090	29.1%	24.5%
Semi-detached Housing	1,405	37.3%	30.7%
Detached Housing	600	16.0%	22.3%

## 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 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 facilities.
- 2.1.3 *Add sections here about each distinct area such as Trees, Stroud Green, Shripney, Bersted Green*

### 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 Most 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.

### 2.3 Environment and Habitats

#### Agricultural land

- 2.3.1 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 2014 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 Eastern boundary of the Arun DC area.

### **Bersted Brooks Local Nature Reserve**

- 2.3.2 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 with help and advice from the District Council to 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.

### **The Willow Pond**

- 2.3.3 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 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.

### **The Spinney**

- 2.3.4 The Spinney on North Bersted Street 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.

## **3.0 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 settlements 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.

## **4. Getting Around**

### **4.1.1 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 and according to the 1991 census there were 5,900 (out of 8495) 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. (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 MV 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 and eventually linking 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

### **Public Transport Links**

#### **4.1.2 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.

#### 4.1.3 **Bus**

There are three bus services providing connections from North Bersted to Bognor Regis town centre :

- The 700 service (east/west) – this service also connects with Chichester, Portsmouth and Brighton. The frequency varies depending upon the time of day between 15 minutes and hourly.
- The Star 1 service connects almost all areas of the Parish (check this) with Bognor Regis town centre. Again the frequency depends upon the time of day but for the most part it is approximately every 15 minutes. Its route runs clockwise and anti-clockwise alternately.
- The Star 2 service connecting Stroud Green and West Meads to Bognor Regis town centre.
- The 66 service (north/south operated by Stagecoach which does run through the hamlet of Shripney but hours are limited (state).
- There is also a dedicated service which operates between Bognor Regis campus and the Chichester campus of the university and another dedicated service taking pupils to and from the Bishop Luffa School in Chichester.

#### 4.1.4 **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.

#### 4.1.5 **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.

## **5. Community, Leisure and Wellbeing**

### **5.1 Play and Sports Provision**

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 are proving popular with adults and children alike.

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.

### **5.2 Schools**

5.2.1 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.

5.2.2 There is only one primary school located within the Parish boundary, currently Bartons Infant School will be relocated to land between Bersted Park and North Bersted Street. It will be upgraded to a full primary school due to open in September 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.

5.2.3 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.

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

### **5.3 Medical Services**

- 5.3.1 There are no hospitals within the Parish. The nearest major hospital, St Richards, is at Chichester but there is a minor hospital, the War Memorial, at Bognor Regis at the junction of the A259 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.

- 5.3.2 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 to 15,000 patients. There are 11,700 registered patients ( Jan 2014 ).

The practice forms part of a wider area Clinical Commissioning Group which will perform some of the duties of a primary care trust. 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 Primary Care Trust (PCT) to upgrade existing facilities rather than create new ones.

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

### **5.4 Shops, Services and Tourism**

- 5.4.1 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.

- 5.4.2 Bersted has two main parades of shops, 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 limited range of retail offerings which includes two convenience stores, one including 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.

- 5.4.3 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.

- 5.4.3 There is one church, 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.
- 5.4.4 The community only has one remaining Public House, The Royal Oak or Pink Pub.
- 5.4.5 There is also the Robin Hood Public House and Premier Inn Hotel and a selection of small guest houses and B and B's provide accommodation for the many tourists that visit the region each year.
- 5.4.6 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.

## **6 Enterprise and Employment**

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

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%.

- 6.2 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.



### 3 Vision Statement and Core Objectives

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

#### The Vision Statement

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

#### 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 to the north and west
- promote and support safe travel for all.
- foster and promote a thriving community with plentiful opportunities for people young and old for education, leisure, health care, training and employment.
- to be an attractive, well ordered and vibrant community in which residents, visitors and businesses can thrive.
- to be a distinctive, vital and thriving community where its identity, heritage and aspirations for the future are valued, protected and promoted.
- ensure that the community is supported by an effective infrastructure particularly in relation to drainage and flood protection

3.1 Looking at these principles in more detail, achieving the vision means:

**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 seek 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.

**Fostering a well ordered and vibrant community :** 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.

**Bersted must retain its heritage and identity:** Bersted is a parish of many parts each with its own identity, heritage and community which must be respected and enhanced.

## The Core Objectives

3.2 The Core Objectives are grouped under five headings:

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

3.3 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	Getting Around
<p>Main comments raised by local people during the consultation include:</p> <ul style="list-style-type: none"> <li>• maintain strategic gap between Bersted and Chichester</li> <li>• prevent flooding and improve drainage</li> <li>• extension of and improvement to footpaths and access to the countryside</li> <li>• Greenfield and open spaces should be protected</li> <li>• historical features should be protected</li> </ul>	<p>Main comments raised by local people during the consultation include:</p> <ul style="list-style-type: none"> <li>• safe cycleways and cycling</li> <li>• speed restrictions</li> <li>• traffic impact reduction</li> <li>• reduce congestion/transport to and from schools</li> <li>• provide new footways and cycleways</li> <li>• reduce out commuting</li> </ul>

Environment and Sustainability	Getting Around
<p>Objectives:</p> <ul style="list-style-type: none"> <li>• Work with the relevant bodies to address flooding and drainage issues</li> <li>• Encourage energy efficient and sustainable development</li> <li>• Seek to improve footpaths and protect and increase access to greenfield and open spaces</li> <li>• Protect the character of the villages</li> <li>• Preserve features that are important to the villages historical and archaeological heritage</li> <li>• maintain the strategic gap</li> </ul>	<p>Objectives:</p> <ul style="list-style-type: none"> <li>• Improve footpaths and cycleways</li> <li>• Promote the use of walking and cycling routes</li> <li>• Present a substantiated case to the appropriate authorities for improvements to traffic management, speed and public transport</li> </ul>
Housing and Design Quality	Housing and Design Quality
<p>Main comments raised by local people during the consultation include:</p> <ul style="list-style-type: none"> <li>• provide housing to meet local needs</li> <li>• maintain distinctive boundaries</li> <li>• prevent flooding and drainage issues</li> <li>• design development so that it is sympathetic to the character of its surroundings</li> </ul>	<p>Objectives:</p> <ul style="list-style-type: none"> <li>• Create a design guide for future development</li> <li>• Work with the relevant bodies and local community to address flooding and drainage issues</li> <li>• Development should be sympathetic to the character of its surroundings</li> <li>• Encourage energy efficient and sustainable development</li> <li>• Allow development to meet strategic allocation</li> </ul>

Community, Leisure and Wellbeing	Enterprise and Employment
<p>Main comments raised by local people during the consultation include:</p> <ul style="list-style-type: none"> <li>• value of the green spaces</li> <li>• need for high quality play provision</li> <li>• plan for an ageing population</li> <li>• adequate provision of school places</li> </ul>	<p>Main comments raised by local people during the consultation include:</p> <ul style="list-style-type: none"> <li>• Encourage small business start ups</li> <li>• Improve broadband links/homeworking opportunities</li> <li>• Promote tourism</li> <li>• Seek new opportunities for employment</li> </ul>

Community, Leisure and Wellbeing	Enterprise and Employment
<p>Objectives:</p> <ul style="list-style-type: none"> <li>• Plan for an ageing community</li> <li>• Develop opportunities for participation in sport and leisure activities</li> <li>• Liaise with statutory providers to enhance health care provision, particularly addressing shortages</li> <li>• Lobby for high levels of emergency service cover and community policing</li> <li>• Liaise with WSCC to ensure adequate places for local children at village schools</li> <li>• Seek opportunities to increase play provision</li> </ul>	<p>Objectives:</p> <ul style="list-style-type: none"> <li>• Ensure car parking in the Parish supports the viability of the shops, businesses and tourism</li> <li>• Support Bersted's shops</li> <li>• Improve broadband links</li> <li>• Safeguard and develop the range of services available to residents to meet their daily needs</li> <li>• support opportunities for increased employment within the Parish, Bognor Regis, Littlehampton and Chichester.</li> </ul>

## 4. The Future Vision for Bersted

4.1 The Plan provides the overall future vision for Bersted. This plans for:

- additional homes.
- promotion and retention of business & retail.
- retention and improvement of heritage, leisure and recreational provision
- new and improved open spaces.
- supporting local people.

### **Additional Homes**

4.2 The identification of land/site(s) for possible future housing sites based on housing need, location, appropriateness and availability. This not necessarily to be purely residential but a mix of affordable and sheltered accommodation based on the needs of the residents of Bersted.

### **Promotion and retention of business and retail**

4.3 to ensure the continued usage of local shops and businesses.

### **Retention and improvement of heritage, leisure and recreational provision**

4.4 to ensure that the Parish remains a good place to live, visit, work and play.

4.5 to preserve buildings and features that are important to the historical and archaeological heritage of the Parish.

### **New and improved connections in and around the parish**

4.6 the future vision identifies the potential to improve existing roads and pavements, pedestrian and/or cycle routes, as well as providing new ones. These include:

- road traffic mitigation schemes
- improving existing cycle and pedestrian footpaths
- provide enhanced pedestrian and cycle paths
- ensuring adequate bus services in the Parish and with surrounding areas

### **New and improved open spaces**

- enhancing current provision and maintenance of these
- improving and extending current play and playground provision in the Parish

## **Supporting Local People**

- ensuring adequate educational provision for children and adults in Bersted.
- enhancing links between schools and business
- promoting the adequate provision of health and wellbeing provision for a growing community
- encouraging and empowering the local community to bring forward ideas to the Parish Council that can improve the areas in which they live

## **Monitoring and Review**

- 4.7 The Bersted Neighbourhood Plan will be monitored by Arun DC on an annual basis and formally reviewed on a five year cycle or to coincide with the review of the Arun Local Plan if this cycle is different.

## Section 2 : Neighbourhood Plan Policies

### 5 Introduction to Policies

5.1 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

5.2 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

#### 5.3 The Presumption in Favour of Sustainable Development

2.2.1 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 Neighbourhood Development Plan are out of date or silent unless:

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

Bersted Parish Council will take a positive approach to its consideration of development. The Council and the local planning authorities will seek to work with applicants and other stakeholders to encourage the formulation of development proposals that can be approved. (Conformity Reference: NPPF, para 14)

This policy incorporates the key principle from the National Planning Policy Framework (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.



## 6. Environment and Sustainability

Objective	Policy Index
Establish a protocol by which design is measured	ES1: New development must contribute to local character by creating a sense of place appropriate to its location
Work with relevant bodies to address flooding and drainage issues	ES2: Applications for new development must address flooding and drainage issues ES3: New dwellings - Code for Sustainable Homes
Development shall reinforce the character of Bersted	ES4: No development of the Strategic Gap/ Green Infrastructure Corridor ES5: Retain buildings and structures of character ES6: Conservation Area will be promoted ES7: Building style must be appropriate to the historic context ES8: Trees will be protected
Encourage energy efficient and sustainable development	ES9: Increasing the energy efficiency of our buildings ES10: Support for renewable energy schemes

**Objective :** Ensure that new development is well designed, sustainable and reinforces the character of Bersted whilst ensuring that drainage issues are addressed. by setting standards by which planning applications will be measured it is intended that the character of the parish will be maintained whilst allowing for growth and alteration. by imposing strict regulation on any new development it is intended that the current drainage issues will not be exacerbated.

**Policy ES1: New development must contribute to local character by creating a sense of place appropriate to its location.**

All new development within Bersted will be of a high quality design and will be expected to conform to the principles set out in Building for Life 12 and to demonstrate the quality of their schemes, through full and thorough assessment. All development should secure 12 out of 12 Greens. (See Appendix xx)

6.1 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.

**Policy ES2: Applications for new development must address flooding and drainage issues.**

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

- Development, other than minor domestic or commercial extensions, will not be supported until completion of the Surface Water Management Plan for Lidsey Catchment and the Aldingbourne and Barnham Rife Strategy.
- No development shall commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority.
- 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. No development shall commence until full details of the maintenance and management of the SUDs system is set out in a site-specific maintenance manual and has been submitted to and approved in writing by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturers' recommended design life. Upon completed construction of the SUDs System, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.
- No development shall commence until full details of the proposed foul water drainage scheme, to include details of its routing, design, and subsequent management/maintenance, have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the foul water drainage scheme has been implemented in accordance with the approved details.
- The opening up of watercourses and their banks for recreation and amenity use is supported. There is a presumption against culverting and the constricting of watercourses and their immediate environs.

6.2 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.

6.3 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.

- 6.4 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: New dwellings - Code for Sustainable Homes**

In line with Level 5 of the Code for Sustainable Homes (DCLG), all new dwellings will be designed to have a predicted water discharge of no more than 80 litres of water per person per day.

- 6.5 The Code for Sustainable Homes is the national standard for the design and construction of homes. It includes measures to reduce surface water runoff and prevent flooding. Given the recent history in Bersted which has seen many homes blighted by flooding the application of the highest level of compliance is justified. ( See 8.15 and Appendix ...)

### **Policy ES4: No development of the Strategic Gap/Green Infrastructure Corridor**

Development within the Strategic Gap is not considered to be appropriate development.

- 6.6 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 agree 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 ES5: Retain buildings and structures of character**

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

81 and 83 North Bersted Street

113 North Bersted Street

Rookwood, North Bersted Street

The Stables, North Bersted Street

Development proposals will be expected to retain and enhance their local distinctiveness and removal of part or all of them will not be permitted. If it can be demonstrated that they cannot be put to a beneficial use or re-use and are no longer viable then alternative proposals may be considered.

- 6.7 The parish has a number of buildings of architectural or historic interest but also has three 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.

The Parish Council will work with Arun DC to determine if additional protection is required for these assets.

**Policy ES6: Conservation Areas will be promoted**

Proposals within or affecting the setting of the Conservation Areas will be dealt with in accordance with ADC Draft Local Plan policy DM31.

6.8 The Bersted Conservation Areas are important to the parish and its local history.

**Policy ES7: Building style must be appropriate to the historic context.**

Ideally the design of new buildings should reflect the design principles of their time so that the richness of varied character continues and is extended into the future. However, the quality of design must ensure that new buildings 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.

6.9 The historic character of Bersted is rich and varied, which reflects the incremental development of the area over time.

6.10 Bersted has 19 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. (Appendix of Listed Buildings)

**Policy ES8: Trees will be protected**

Development that damages or results in the loss of ancient trees or trees of arboricultural and amenity value will not be permitted. Development proposals must be designed to retain 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.

6.11 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.

**Policy ES9: Increasing the energy efficiency of our buildings.**

All new housing development with the exception of the conversion of listed historic buildings should have a minimum energy efficiency standard equivalent to Level 5 of the Code for Sustainable Homes (DCLG 2006) rising to Level 6 by 2016.

Where an existing building is extended or refurbished, or there is a change of use, where technically feasible the renovated part of the building must meet the following standards:

- Use of high quality, thermally efficient building materials
- Use of double glazing (at a minimum)
- Installation of cavity wall and loft insulation (where relevant)
- Improve the average household SAP rating by a grade (e.g. from E to D)

In all cases, consideration should also be given to upgrading the whole property to meet higher energy efficiency standards.

Where an extension increases the property size by more than 30%, on-site energy generation from renewable sources should be incorporated into the site where feasible. The retrofit of heritage properties/assets is encouraged to reduce energy demand and to generate renewable energy where appropriate, providing it safeguards historic characteristics and development is done with the engagement and (where required) permissions of relevant conservation bodies.

- 6.12 The Government has an ambitious target of reducing the UK's CO<sub>2</sub> emissions by 80% by 2050, and the National Planning Policy Framework says that 'local planning authorities should...actively support energy efficiency improvements to existing buildings'. We have a responsibility to contribute towards meeting the national CO<sub>2</sub> target, and increasing the energy efficiency of our existing buildings is central to this.
- 6.13 The Code for Sustainable Homes is the national standard for the design and construction of homes. It includes measures to improve energy efficiency which is in line with the aims of the Arun District Council Energy Efficiency Strategy 2009-2013 which contains a requirement for Level 6 to be adopted from 2016 onwards and which recognises the possible impact on coastal locations from rising sea levels.

### **Policy ES10: Support for renewable energy schemes**

Planning permission will be supported for energy generating infrastructure using renewable or low carbon energy sources to serve individual properties or groups of properties 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 and design of the energy generating infrastructure 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; and
  - A scheme is agreed with the local planning authority to remove the energy generating infrastructure as soon as reasonably practicable once it is no longer used for energy generation.
- 6.14 The Arun DC Energy Efficiency Strategy 2009-2013 actively encourages the use of renewable energy schemes and the Parish Council supports this approach.
- 6.15 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.



## 7. Getting Around

Objective	Policy Index
Promote the use of walking and cycling routes and improve footways, footpaths and cycleways	GA1: Create a strategy for improving the network of pedestrian and cycle connections.
Engender support from the responsible bodies for improvements in the maintenance and signing of footpaths and cycle ways	GA2: Developer contributions and CIL monies may be required to support provision of new and improved footpaths, footways and cycleways
Present a substantiated case to the appropriate authorities for improvements to traffic management, speed control and public transport	GA3: Encourage better planning of public transport and improved signage GA4: Traffic calming and shared space features

**Objective:** To reduce traffic impact on the local community and its heritage assets and increase the number of journeys undertaken by walking, cycling and public transport.

**Policy GA1: Create a strategy for improving the network of pedestrian and cycle connections.**

Support will be given to proposals which increase or improve the network of cycleways and footpaths. All new building developments (other than extensions to existing properties) must provide new or improved cycleways and footpaths.

- 7.1 Residents expressed strong views about traffic issues, highlighting problems with speeding and the risks to pedestrian and cyclist safety. The view was expressed that opportunities to encourage cycling and walking should be pursued along with measures to improve safety for all road users.

**Policy GA2: Developer contributions required to support provision of new and improved footpaths, footways and cycleways.**

Developer contributions and CIL monies may be sought from developments in Bersted to improve footpaths, footways and cycleways and links between Bersted, Bognor Regis and the wider area.

- 7.2 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 GA3: Encourage better signage and better planning of public transport**

Support will be given to developments that provide improved publicity and signage relating to the promotion of Bersted's facilities provided that they enhance their surroundings, and do not reduce the visual and environmental amenity of their surroundings.

- 7.3 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 GA4: Traffic calming and shared space features**

Traffic calming and shared space features will be supported and required from new development where appropriate.

- 7.4 Traffic speed, congestion and safety are all major concerns for residents



## 8. Enterprise and Employment

Policy 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: Support business expansion EE2: Retain existing employment land in employment use EE3: Encourage a diverse range of uses in the village by supporting new office, workshop and light industrial uses EE4: Retain primary retail frontages
Ensure car parking in the village supports the viability of the shops, businesses and tourism	EE5: Retain Car Parking
Market the area as an attractive destination by developing publications and website information	EE6: Support and promote recreation and tourism activities
Improve broadband links	EE7: New development to provide high quality communications infrastructure

### Objective : Support Bersted's Shops and Businesses

These policies are intended to raise the profile of employment and enterprise within the parishes, thus helping to enhance employment opportunities and nurture, retain and grow locally based commerce. They seek to encourage a vibrant and enlarged local economy based around the key activities of horticulture, tourism, convenience retailing and service provision for the community. They support businesses to work together and engage with their community with the goal of helping them all develop, promote and secure their own futures.

#### Policy EE1: Support 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.

- 8.1 Encouraging business to remain in Bersted is important given the limited amount of employment opportunities. Proposals to upgrade or extend should be encouraged.

## **Policy EE2: Retain existing employment land in employment use**

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. This may only be reconsidered if the existing use can be shown to no longer be economically viable typically because the site has been marketed at a reasonable price for at least a year for that and any other suitable employment or service trade uses and no interest in acquisition has been expressed.

- 8.2 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 by supporting new office, workshop and light industrial uses.**

Change of use to Class B1 Light Industrial use or development for Class B1 purposes will be supported where the impact on surrounding residential and community amenity is acceptable and other policy considerations are complied with. Where permission to change to General Industrial use (B2) and distribution and storage(B8) use is required, this will not normally be permitted. New development of B2 and B8 uses will also not normally be permitted.

- 8.3 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: Retain primary retail frontages**

Change of use from retail (A1) to financial and professional (A2) and from retail (A1) to food and drink (A3,4 and 5) uses at ground level will be supported:

- provided it can be demonstrated that it satisfies an identified community need and its establishment would enhance the parishes “convenience and destination appeal” or demonstrate tangible community benefit in accordance with Local Plan policy SP6
- a shop window display frontage in keeping with the character of the area is maintained.

- 8.4 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.

### **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.

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

### **EE6: Support and promote recreational and tourism activities**

Development proposals for recreational and tourism activities and facilities will be supported provided that :

- the siting, scale and design has strong regard to the local character, historic and natural assets of the surrounding area, and
- the design and materials are in keeping with the local style and reinforce local distinctiveness and a strong sense of place.

- 8.6 Tourism is important to the local economy with static and touring caravan sites playing a part in the sustainability of local businesses. Proposals that seek to encourage tourism will be supported. The Plan seeks to encourage and support retailers and other commercial interests in the parish to participate in an appropriate trade organisation to co- ordinate retail operations and to jointly market local facilities to local customers and visitors.

### **Policy EE7: New development to provide high quality communications infrastructure.**

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

- 8.7 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.

## 9 Community, Leisure and Wellbeing

Objective	Policy Index
Plan for an ageing population	CLW1: Support independent living
Build a network of support with statutory and voluntary providers to enhance health care provision, particularly addressing shortages	CLW2: Contributions required from developers of new housing to fund additional healthcare facilities
Develop opportunities for participation in sport and leisure activities	CLW3: Protect existing and increase leisure opportunities CLW4: Provide allotment space
Register Assets of Community Value	CLW5: Retain Assets of Community Value
Designate Local Green Spaces	CLW6: Protect Local Green Spaces
Protect Local Open Space	CLW7: Protect Local Open Space

**Objective:** The Plan seeks to ensure that there are adequate medical, educational and recreational facilities for both young and old and to secure the long term future of community facilities that make the parish special.

### **Policy CLW1: Support independent living**

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.

9.1 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: Applications for new health care facilities will be supported and developer contributions may be sought.**

Developers of proposed housing and of windfall sites may be expected to provide contributions to fund additional healthcare facilities

9.2 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: Protect existing and increase leisure opportunities**

Existing recreational space including school playing fields, outdoor sport and recreational land should not be built on. 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.

- 9.3 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: Provide allotment space**

Allotment space must be provided within the development sites set out in the Proposals Map and additional space provided within all future developments of over 20 houses.

- 9.4 There is currently no allotment provision within the parish and a waiting list of around xxx households. 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.

#### **Policy CLW5: Retain Assets of Community Value**

Proposals that will enhance the viability and/or community value of the properties shown as 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, or the ongoing delivery of the community value of the asset, is no longer economically viable. Typically this would mean the site has been marketed at a reasonable price for at least a year for that and any other suitable employment or service trade uses and no interest in acquisition has been expressed.

See Appendix xxxx for list

- 9.5 The buildings shown as Assets of Community Value are recognised as significant in the economic and social viability of the village. The public house is 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.

#### **Policy CLW6: Protect Local Green Spaces**

The Parish Council has designated areas shown in Appendix D as Local Green Space in accordance with paras 76-77 of the National Planning Policy Framework. Proposals for redevelopment of land identified as Local Green Space will not be supported.

- 9.6 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: Protect Local Open Spaces**

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

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

## 10 Housing and Design Quality

Objective	Policy Index
Meet locally assessed housing need	HDQ1: Allocate land for up to 25 homes on land identified on the Housing Proposals Map HDQ2: Local connection
Integrate new housing	HDQ3: Integrate allocated sites HDQ4: Integrate windfall sites HDQ5: Provide a mix of housing types HDQ6: Provide new facilities HDQ7: Design new development to be of high quality HDQ8: Provide good quality private outdoor space HDQ9: Design in the 'forgotten elements' from the start of the design process HDQ10: New development must demonstrate how it will reinforce the character of the parish. HDQ11: New development will provide adequate onsite car parking.
Maintain the built up area boundary	HDQ12: No new development outside the defined built up area boundary

**Objective:** Provide housing as required by the Arun District Council Local Plan  
The allocation set down by Arun District Council (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 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: Allocate land for up to 25 homes on land identified on the Housing Proposals Map**

Permission will be granted for up to 25 new homes in Bersted on land identified in the Proposals Map provided that the development meets the requirements of the policies set out in this plan and the emerging Arun District Council Local Plan. The sites proposed are:

- Land at the former Rising Sun PH allocated for up to 5 new homes

- Land at Bartons Infant School allocated for up to 25 dwellings to include elderly persons bungalows (Bartons Infant School is due to close once a replacement primary school is completed within the Bersted Park development. WSCC who own the site has indicated their agreement to the land being used for housing)

## **HDQ2: Local Connection**

Affordable houses in the parish shall only be occupied by persons (and their dependents) whose housing needs are not met by the market and who have a local connection to the parish.

Local Connection is defined as:

1. The applicant or their partner are living in the Parish and have lived in the Parish permanently for at least 5 years immediately prior to the application date, or have lived permanently in the Parish for 10 years out of the last 15 years.
2. The applicant or their partner needs to be in the Parish to give or receive support from or for a close relative (parents, adult children, brother and/or sister). The family member must be a permanent resident in the Parish and have lived in the parish permanently for at least 10 years immediately prior to the application date.

**Note:** Parish is defined as Bersted in the first instance but will be extended to include Bognor Regis if insufficient applicants come forward from Bersted.

10.2 The allocation of affordable housing has a significant effect on the shape and nature of local communities and the imposition of the Local Connection policy will help to ensure that our young people have a chance to stay in the parish.

## **HDQ3: Integrate allocated sites**

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

10.1 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.

## **HDQ4: Integrate 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.

10.3 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.

## **HDQ5: Provide a mix of housing types**

New housing sites must provide a mix of housing types including, where appropriate, homes for the elderly.

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

#### **HDQ6: Provide new facilities**

New housing development will be expected to provide contributions to community facilities as set out in the policies.

10.5 Developers of new residential development, including windfalls, will be expected to make financial contributions towards new and/or improved infrastructure.

#### **HDQ7: Design new development to be of high quality**

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.

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

#### **HDQ8: Provide good quality private outdoor space**

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

10.7 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.

#### **HDQ9: Design in the 'forgotten' elements from the start of the design process**

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

10.8 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 the County Council'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. 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.

**HDQ10: New development must demonstrate how it will reinforce the character of the parish.**

Where a Design and Access Statement is required developers must demonstrate how their proposed development reinforces the character of the parish and the character of the area and how the proposals follow the policies set out in this Plan as well as other local and national policies.

- 10.9 The policies set out in this plan aim to ensure that the character of the parish is maintained and not lost to poorly designed and badly integrated development.

**Policy HDQ11: New development to provide car parking sufficient to meet current and future needs.**

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. Development which remove off road parking spaces will not be supported unless alternative provision is made which increases or maintains the number of parking spaces.

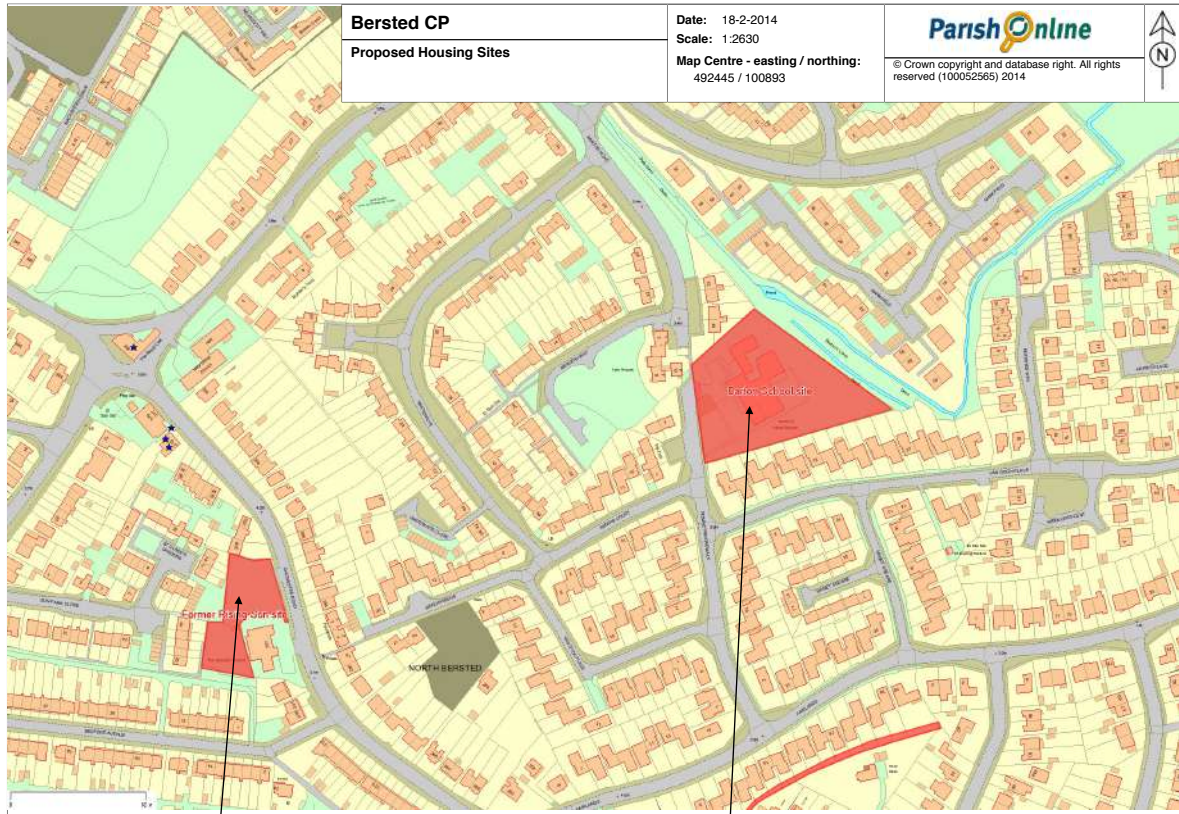
- 10.10 Parking in Bersted is a constant issue with traffic flows interrupted, blocked driveways and parking on pavements. New development must seek to ensure that these problems are not exacerbated.

**HDQ12: New development outside of the defined built up area boundary will not be supported.**

Outside of the built-up area boundaries, development or redevelopment will not be supported unless it is consistent with other policies in this Plan.

- 10.10 The boundary sets the distinction between the built form of Bersted and the surrounding countryside and will protect the countryside from unnecessary development.

# Proposals Map - land allocated for housing



Land at Former Rising Sun PH

Land at Bartons Primary School