



# Bersted Neighbourhood Plan

Evidence Base  
Plan Period 2014-2029

Published April 2014

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Note: Further evidence and background material can be found on our web site

**[www.bersted-pc.gov.uk](http://www.bersted-pc.gov.uk)**

# **BERSTED PARISH COUNCIL BERSTED NEIGHBOURHOOD DEVELOPMENT PLAN**

## **TERMS OF REFERENCE STEERING GROUPS**

### **1. Purpose and Mission Statement**

The purpose of the Council and the Steering Group is to find interested local parties who will become involved in working together to produce a community led plan. This may involve the following:

Individual residents, representatives of business, sports and leisure related organisations, schools, the medical profession, outside organisations with an interest in Bersted, and the police.

The Steering Group will help to oversee a process (in conjunction with the working groups) that will result in the preparation of a draft Plan for Bersted in order to:

“Preserve and enhance the quality of life, environmental attributes, economic growth and special characteristics of the neighbourhood through the empowerment of local people and communities”

The result, if the Neighbourhood Development Plan is adopted, will require that all planning authorities take due regard of the plan when considering any future planning proposals that affect Bersted.

### **2. Process**

The process will be:

- inclusive – offering the opportunity to participate for everyone who lives or works in Bersted.
- comprehensive – identifying all the important aspects of life in Bersted for which we need to plan for the future
- positive – bringing forward proposals which will improve the quality of life in Bersted.

### **3. Tasks**

The Steering Group will:

- 3.1 Prepare an outline process for producing the Neighbourhood Plan
- 3.2 Promote the process of preparing the Neighbourhood Plan to participation and the submission of views and ideas.
- 3.3 Organise meetings and appoint sub-groups to gather views and consult on ideas.
- 3.4 Assess existing evidence about the needs and aspirations of Bersted.
- 3.5 Liaise with relevant organisations to secure their input in the process.

- 3.6 Analyse the views, ideas and proposals received during the planning process and use them to prepare a draft Plan.
- 3.7 Keep the Parish Council's main Council fully informed of progress.
- 3.8 Produce a spending and expenses review for Parish Council approval and keep the Parish Council's Main Council informed of budgetary requirements.

#### **4. Chairman**

- 4.1 The Committee shall elect a Chairman and Deputy Chairman from their number.
- 4.2 If the Chairman is not present, the Deputy Chairman shall take the meeting. If neither is present, members shall elect a Chairman for meeting from amongst their number

#### **5. Meetings**

1. Meetings will be held regularly
2. There will be a meeting of the Steering and Working Groups after every monthly Planning Committee meeting
3. Minutes from meetings will be presented on a monthly basis to Council for approval.
4. The appointment of a secretary who will be responsible for:
  - liaison with the office of the Parish Clerk
  - the arrangement of Working Group meetings and venues
  - arrangement for the supply of papers, information and other materials required, and
  - all meeting notes and minutes, to provide a sound record of information considered, rationale for decisions made and a record of those involved.

#### **6. Consultation**

Subject to review and approval options identified by the Steering Group will be put out for public consultation and feedback through local questionnaires and other consultative methods.

Depending on responses the information will be absorbed into a draft plan.

The draft will be shared with Arun DC

#### **TERMS OF REFERENCE WORKING GROUPS**

It is essential that all the Working Groups maintain an open mind, operate professionally and do not predetermine views or make proposals without first undertaking fully the necessary research, review and full discussion.

#### **Size & Membership of Working Group**

Subject to Steering Group approval it is proposed initially that a number of Working Groups should be established, to address the specific aspects of: *For example:*

1. Housing needs & development
2. Local business & employment opportunities
3. Public amenities, sports and leisure facilities
4. Infrastructure including flooding issues, local roads, transport & parking
5. Education, Health & medical facilities
6. Integration of Bersted Park and Willows Edge.
7. Sustainability
8. Promotion, marketing and leafleting.

### **Working Groups**

To be effective it is proposed that:

the target size & composition of each Working Group should *be around 4*, including 1 current parish or district councillor in each.

individuals may participate in more than one Working Group if they have the time each working group should elect their own chairman, vice-chairman and a secretary

no individual may chair more than one Working Group

the secretary of each Working Group will be responsible for :

- liaison with the Steering Group and office of the Parish Clerk
- the arrangement of Working Group meetings and venues
- arrangement for the supply of papers, information and other materials required, and
- all meeting notes and minutes, to provide a sound record of information considered, rationale for decisions made and a record of those involved.

Each Working Group should co-ordinate and undertake the following steps within the scope of the specific aspects they have been established to consider:

- 1 defining the dimensions and elements that should be addressed
- 2 defining and research the information necessary
- 3 reviewing the information obtained
- 4 identifying priorities by discussing and defining what is important

- 5 discussing and formulating ideas for change & improvement
- 6 and evaluate possible options and their respective merits/demerits
- 7 and evaluate the environmental, social and economic impact of each option
- 8 propose/recommend to the Steering Group which options should be discarded or merit taking further to a stage of public consultation
- 9 feedback from public consultations on proposed options and to make revised recommendations accordingly to the Steering Group

**Documents reviewed in the process:**

ADC Local Plan 2003

ADC Leisure Strategy 2012

Arun Draft Local Plan Consultation Draft (2012)

Community Profile for Bersted

ADC Play Strategy 2011-2016

Building for Life 12

Community Flood Risk Assessment

Code for Sustainable Homes

ADC SPG - Buildings or Structures of Character 2005

Listed Buildings

Arun District Council Energy Efficiency Strategy 2014-2017

West Sussex County Council Better Connected Broadband Delivery Plan

SHLAA site appraisals

West Sussex Local Flood Risk Management Strategy report 2012

## ADC Play Strategy 2011-2016 - Extract detailing data relating to Bersted Play sites

**Key District Site** – a site recognised as high priority in terms of attracting both large numbers of residents and visitors. Provides good facilities for a broad age range, sufficient seating and has associated facilities toilets, café nearby.

**Key local site** – a site recognised as high priority in terms of local provision. Provides a good range of facilities for preferably younger or older children, with adequate seating.

**Future non priority site** – at present provides a reasonable level of play provision for either young or older children, but is unlikely to attract/justify future funding given the prominence of other local facilities. In future, will be retained as informal play space and where possible natural landscaping/features added. Children encouraged to bring their own toys in to the area. Generally these sites are surrounded by high density housing, so use as community space also encouraged.

**Non priority site** – current low play value/use site with equipment that will generally require removal in near future. No investment to be directed at the site. Will be retained as informal play space and where possible natural landscaping/features added. Children encouraged to bring their own toys in to the area and use as a community space also encouraged. Generally these sites are surrounded by high density housing.

**Propose Key local site** – a site not managed/owned by Arun, that has an important role to play in local provision and where a commitment should be made by the managing authority to provide a good facility and invest in the space where required. Normally associated community facilities close by.

Table 1

Site	Deprived ward	Owner	U16's	U16 as % of pop	similar or better within 1 minutes walk	Decision	Reasoning
Maple Gardens North	Y	ADCH	1833	21.7	Yes	NON PRIORITY SITE	Very basic adventure trail, Berghested to provide main facility on estate
Maple Gardens South	Y	ADCH	1833	21.7	Yes	NON PRIORITY SITE	Serves a small number of houses, currently poor quality, Berghestede will be key site on the estate
Jubilee	Y	P	1833	21.7	N/A	Proposed Key Local Site	Assoc. community facilities. Parish Site



Site	Deprived ward	Owner	U16's	U16 as % of pop	similar or better within 1 minutes walk	Decision	Reasoning
Holly Court	Y	ADCH	1833	21.7	Yes	NON PRIORITY SITE	serves small number of houses, basic quality, Berghestede will be key site on estate
Fir Tree Way	Y	ADCH	1833	21.7	YES	Future Non Priority Site	Informal kick about site
Berghestede Games Court	Y	ADCH	1833	21.7	N/A	Key Local Site	Popularity, located around main reception areas, requires investment

Map extract from the West Sussex Local Flood Risk Management Strategy report 2012 showing the number of properties at risk from surface water flooding vs rivers and sea.

### Bognor Regis & Felpham Wet Spot



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**Legend**

- Surface Water Flood Map  
1 in 200 yr rainfall event
- Rivers and Sea Flood Map  
1 in 100 year river event,  
1 in 200 year sea event

**River obstructions**

- ARTIFICIAL
- NATURAL
- UNKNOWN

**River network**

- Primary River
- Secondary River
- Tertiary River
- DS of High Water Mark
- DS of Seaward Extension
- Lake / Reservoir
- Canal
- Extended Culvert (> 50m)
- Canal Tunnel
- Underground River (inferred)
- Underground River (local knowledge)

Numbers of properties at risk from surface water vs. rivers and sea



## **History of North Bersted and its Parish**

In 681 Caedwalla, King of Wessex, gave Wilfred, Bishop of Selsey, lands at Pagham, North Bersted and Shripney. The Bishop later gave them "to the Church of Canterbury to be held forever". Overlordship of Bersted continued in the hands of the Archbishop of Canterbury until 1542 when Cranmer exchanged the manors of Bersted and Shripney with King Henry VIII for lands in Canterbury. The manors were temporarily reunited with the See of Canterbury when Queen Mary gave them to Cardinal Pole in 1556 as a personal gift and only during his lifetime.

The Archbishop's Manor is definitely called North Bersted in 1397 and it was by this title that it was exchanged to the Crown in 1542. After this it was settled on Charles Prince of Wales in 1617 and it remained in possession of the Crown until 1628 when Charles I granted it to Edward Ditchfield. Thereafter the lands were divided and passed into private ownership or ownership of the Church Commissioners.

Although the Archbishop's Manor was called North Bersted it was essentially a hamlet of farms, farm houses and agricultural dwellings within the Parish of South Bersted which was granted Parish rights in 1200 and its church consecrated in 1400. A mission room was opened at Cross Cottage, North Bersted in August 1881 and in July 1894 a mission church was erected in North Bersted as a Chapel of Ease to the church of St. Mary Magdalene, South Bersted.

Parishes continued to be administered by parochial church councils until the 1894 Local Government Act which created parish councils and excluded the Church from formal participation. First elections were held in October 1894 and the first meeting of the Bersted Parish Council was held on 1 January 1895. Nine Councillors were elected to serve a population of 333 (1891 census) and the 1931 census noted a population of 494. A large amount of building took place in the 1930's and 1940's (including the Royal Parade in 1932) such that the 1951 census recorded a population of 1034. Since then the population growth has been extremely rapid as a result of the building of large, sometimes ugly, estates. The 1981 census recorded a population of 5148 which by 2010 had grown still further to 8615 making Bersted one of the largest Parishes in the County.

This extremely rapid growth has brought many problems for the parishioners such as: - serious traffic congestion, flooding problems, insufficient employment, inadequate open air sports facilities and areas of deprivation and social problems as a result of poorly planned estates. This plan addresses these problems and offers solutions.

## Geology, Geography and Flooding

The Parish of Bersted lies on the coastal plain at the south western edge of the Weald. The boundary to the east approximates to the north-south running A29 and the west-east aligned A259 dissects the Parish. It forms the north western edge of Bognor Regis and the western edge of Arun District Council. Beyond the Parish to the west is the Strategic Gap between Bognor and Chichester and the fields to the north beyond Shripney act as a buffer zone between Bognor and the villages of Aldingbourne, Westergate and Eastergate.

The geology for the most part is aeolian deposits or loess laid down during the glacial and interglacial periods during the last 1.8 million years. This material, traditionally called Brickearth, has been modified by fluvial and solifluction process and now drapes the pre-existing topography and earlier deposits to a depth of between 3.5 and 2 metres. These earlier deposits include a layer of peat which comes close to the surface in the vicinity of Chalcroft Lane cemetery, and requires this area to be constantly pumped to maintain a low enough water level to permit burials.

Nevertheless, the resulting soil in many areas of the Parish is highly prized Grade 1, 2 or 3A agricultural land. The preponderance of intensively cultivated fields growing salad crops as well as the more traditional field crops is a testament both to the soil and the summer sunshine record of the area. The Parish contains less and less of this quality land with a large area of farmland currently disappearing under the Willows Edge and Bersted Park development and the threat of another swathe of land disappearing should other proposals come forward. All this at a time when sustainability appears to be high on the political agenda both locally and nationally.

The Parish slopes very gently from the south, seven metres OD in the Lower Bognor Road, to the north, three metres OD in North Bersted Street. As a result the surface drainage streams, known locally as "rifes", that ultimately flow into Aldingbourne Rife, flow away from the sea in the first instance down the natural slope. Developments over the last hundred years have seen a number of rifes and ditches filled in and/or culverted which has added to the flood hazard within the Parish.

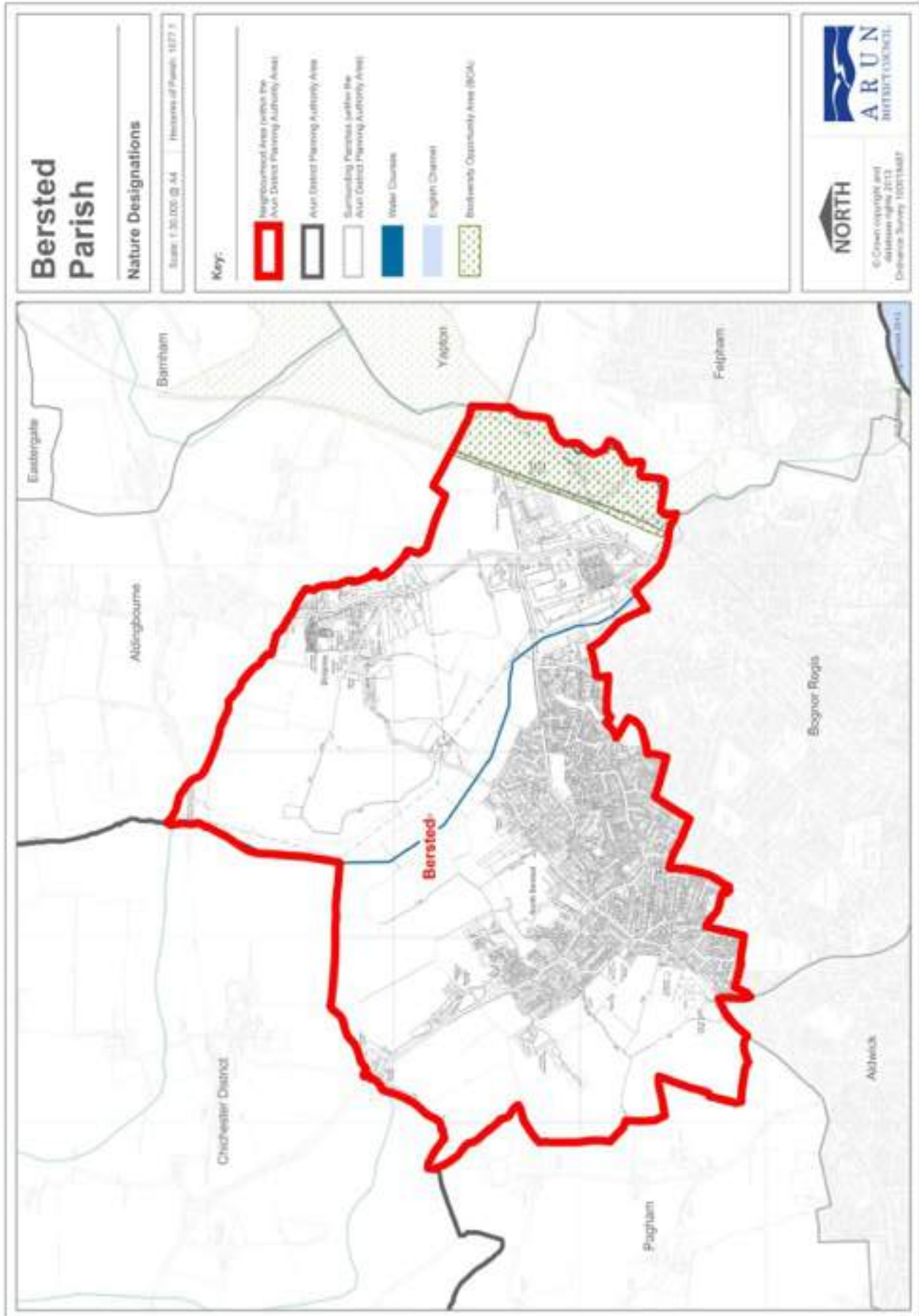
The rifes are spring fed but their height above the water table means that summer flows are negligible. However the water table can rise rapidly, as much as several metres under extreme conditions. This problem is exacerbated by the nature of the surface material. Within Bersted the silty clay overlies a layer that is predominantly clay in nature and so largely impermeable under wet conditions. A combination of these geological and meteorological conditions can and does give rise to extensive rife and groundwater flooding. This in turn leads to extreme difficulty in negotiating local main roads and the problems of drains and sewers being unable to cope leading to in-house back up. This became even more evident when a flood survey was conducted within the Parish during 2011 to inform the strategic flood assessment for the County Council with many houses across the Parish reporting incidents of sewage back up in toilets during periods of heavy rainfall.

Full details and evidence were provided to West Sussex County Council which is now responsible for coordinating flooding and drainage matters and copies are available for inspection in the Neighbourhood Plan library held by the District Council.

This type of flooding incident is the result of the inability of the current surface water disposal system to cope with anything other than “normal” conditions. There is an acknowledged lack of capacity following years of rural and urban development. This can only get worse with the added pressure of increased short term summer and longer term winter precipitation as an ongoing impact of increasing climate change. The problem is exacerbated, as already mentioned, by the loss of some watercourses which reduces the floodplain capacity. Groundwater flows reaching the surface then run off thus surcharging the sewer system leading to back up. The low lying nature of the Parish and the lack of any significant natural gradient also contribute to this problem as does the sluice gate control at the outfall of the Aldingbourne Rife at Felpham during periods of high precipitation and spring tides.

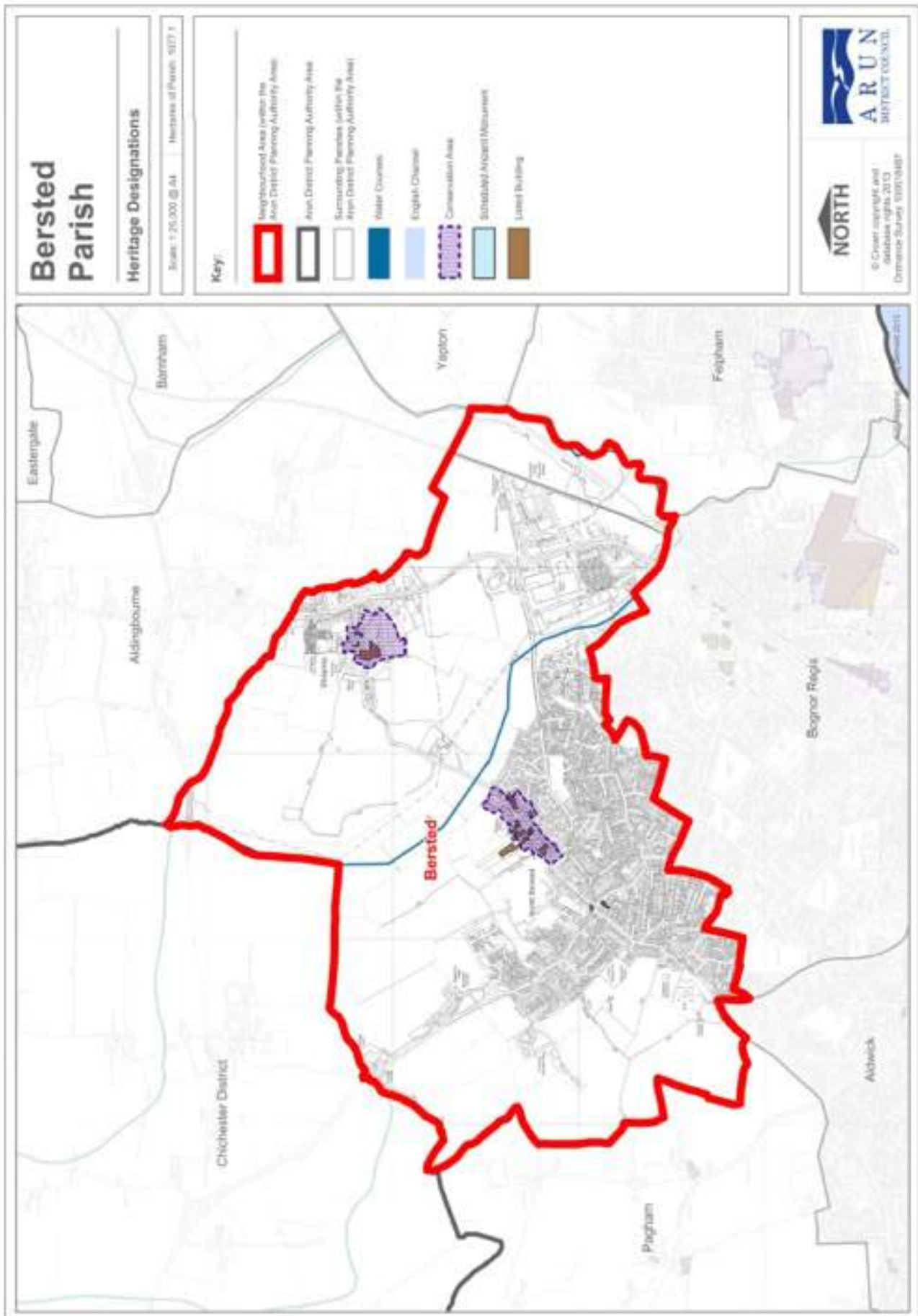
A further contributory issue is the need for the system of waste water disposal to rely on pumping stations as a result of the topography of the area. The inability of these pumping stations to cope with exceptional flows and/or the mechanical failure of them can lead and has led to rapid sewer flooding and domestic back up. The current flood zone maps provided by the Environment Agency only indicate those areas liable to flood as a result of river or sea incursions. As a result the incidence of sewer flooding and the impacts thereof remains largely anecdotal and needs further investigation at a more local level than the current modelling systems permit. Figures published by HMG, in PPS 25, do suggest guidelines and sensitivity ranges for assessing the potential for sewer flooding but these do not necessarily take in to account the peculiar circumstances experienced in Bersted Parish.

# Nature Designations





# Heritage Designations



## Listed Building Descriptions

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### 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

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### 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

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### 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

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### 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

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### 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

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### 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

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### 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

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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

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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

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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.

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109 North Bersted Street North Bersted

(DOE ref: 24/476) also known as Philotts 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

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(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

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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

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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

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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

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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

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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

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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

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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



## Extract from Building for Life 12

Building for Life 12 is the industry standard, endorsed by Government, for well designed homes and neighbourhoods. Schemes that have achieved 12 out of 12 'green' will be eligible for 'Building for Life Diamond' status as exemplars giving developers and local authorities the opportunity to acknowledge and promote good design.

## Integrating into the neighbourhood

### 1 Connections

Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones; whilst also respecting existing buildings and land uses along the boundaries of the development site?

### 2 Facilities and services

Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?

### 3 Public transport

Does the scheme have good access to public transport to help reduce car dependency?

### 4 Meeting local housing requirements

Does the development have a mix of housing types and tenures that suit local requirements?

## Creating a place

### 5 Character

Does the scheme create a place with a locally inspired or otherwise distinctive character?

### 6 Working with the site and its context

Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?

### 7 Creating well defined streets and spaces

Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?

### 8 Easy to find your way around

Is the scheme designed to make it easy to find your way around?

## Street & Home

### 9 Streets for all

Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?

### 10 Car parking

Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?

### 11 Public and private spaces

Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?

### 12 External storage and amenity space

Is there adequate external storage space for bins and recycling as well as vehicles and cycles?

## **Open Public Events 2014**

Open events were held:

Saturday, 22 March 10-11.30am Royal Oak Public House (Pink Pub)

Thursday, 27 March 2-3.30pm Bersted Green Learning Centre, Hazel Road

Wednesday, 2 April 6.30-8pm Newtown Social Centre, Newtown Avenue

Thursday, 3 April 7-8.30pm Robin Hood Public House, Shripney Road

Tuesday, 15 April 4.30-6.30pm Community Centre, Chalcraft Lane

## **Comments written at open events**

Would love a hydrotherapy pool incorporated at leisure centre

Better communication- Let people know about new social club – No one knew

Find land for allotments in Bersted

Community Centre on Barton Road School staffed by unemployed instead of houses

Benches at end of Jubilee Field –an important social centre

Keep patch green by Meadow Way without playground –everyone faces on to it

Map of Bersted with assets / doctors Social Clubs etc Local Nature Reserve for local residents especially new ones

Please let people know when new Community Centre opens- and where is Bersted Brooks Nature Reserve

Shared history of Bersted – Roman Origins- Would this unify parts of Bersted. – Look into findings of archeological dig

Please protect green field

Sewers on Charles Church estate – Flooding due to sewers

Keep patch of green by Meadow Way without playground – Everyone faces on to it

Secure area for dogs off lead

The disabled at home who use the internet as their main/only means of contacting friends

Dropped kerbs impossible for mobility scooters and prams – Durlston Drive

Storm drains full of greenery and rubbish Needs Parish project

Concerned regarding proposals for Bucksham Avenue – Proposals have been too much for existing road

Existing road ( Bucksham Avenue) suffers from surface water flooding, foul water flooding and high ? from flood plain. Views of residents should be sought.





<b>Bersted Parish Council</b>			
<b>Bersted Neighbourhood Development Plan – BDNP</b>			
<b>Agree</b>	<b>Question</b>	<b>Disagree</b>	
19	Preserve local character, buildings and features	0	
21	Maintain the gap between our Parish and land to the North	0	
21	Have no development without addressing flooding and drainage issues	0	
19	Protect trees and heritage assets	0	
20	Have no large scale or excessive development	0	
18	Support renewable energy schemes	0	
19	Support Independent living	0	
20	Seek funding from developers to fund additional health care facilities	0	
21	Protect existing and increase leisure facilities	0	
24	Protect local green and open spaces	0	
19	Provide some allotments for local residents	0	
14	Support sustainable growth and employment in local shops and businesses	0	
14	Retain existing employment sites	0	
14	Support and promote recreation and tourism activities	0	
13	Improve on line access for commercial users	0	
13	Allocate land at Bartons School site for 20 homes	2	
13	Allocate land at the former Rising Sun PH site for 5 homes	3	
19	Ensure all development is energy efficient, sustainable and does not cause flood/ drainage issues	0	
18	Enforce design standards and reinforce character of the Parish	0	
19	Housing to meet local needs first	0	
9	Maintain footpaths and cycleways	0	
9	Increase the network of pedestrian and cycle routes	0	
9	Encourage better planning of public transport and unproved signage to local facilities	0	

Full survey responses can be found on the Bersted Parish Council web site.



## **Trees Estate**

### **DRAFT Brief for estate improvements produced by CABE/Design Council (see submission plan page 10 relates)**

#### **Summary and Aims**

The Trees Estate has a number of problems that together have a detrimental affect on the well-being of residents living in its 245 homes. In particular the estate is dominated by hard landscaping which is in a poor condition, mainly used for vehicles and parking, making an unsatisfactory environment for those on foot, especially for young people, elderly and disabled people. As part of the process of developing the Bersted Neighbourhood Plan the need for improvements to the Trees has been highlighted and, following workshops with members of the Parish Council's Neighbourhood Plan Sub committee, a Vision for the estate has been articulated and the need for an overall plan to guide improvement work has been identified.

The aim of the plan is to:

- demonstrate how the Vision can be realised,
- embed proposals for the estate in the emerging Neighbourhood Plan,
- ensure that the needs and aspirations of residents can be articulated,
- bring together those responsible for the different parts of the estate, including the adjacent open green space, to ensure that improvements are carried out in a holistic manner with the joining together of budgets, and joint working between those responsible for the different parts of the estate,
- establish costs for different elements of work required,
- provide a document, that is supported by residents and the landowners of the estate: Arun District Council (ADC) Housing and Open Spaces, and West Sussex County Council (WSSC), that can be used to raise funds to implement work,
- suggest a prioritised programme of work, with short, medium and long term objectives,
- guide all improvements planned for the estate to ensure that they add value to each other and contribute to the overall Vision in a co-ordinated manner,
- ensure that the estate is better integrated with the rest of Bersted

This brief is intended to define the scope of work required in generating a plan for the area and to guide the appointment of a designer/design team to carry out the work, it identifies issues to be addressed and skills required.

## **Background and Opportunity**

The Trees Estate was built in 1976 and provides 245 homes, mainly in two storey terraced houses and three storey blocks of flats, with a small number of bungalows; it has high levels of deprivation and includes a number of families with children. Most of the flats are owned by Arun District Council although many have been sold under the 'right to buy'. West Sussex County Council owns, and is responsible for, the internal roads on the estate although the hard landscaping referred to above is owned by both ADC and WSCC. The estate area includes a number of green areas, some of which have a few trees, others are grass verges or spaces, one of which includes a toddlers' play area. Generally these areas are of poor quality although the adjacent area of open green space, between the houses and Stoneage Close, is a great asset with much potential; it includes a playground, games court and adult exercise equipment; and is an integral part of the area to be covered by the plan, see map. The external spaces of the estate, the roads, hard and soft landscaping, and the open space are the main concern of the proposed plan but the quality of these spaces is affected by the adjacent buildings. This is noticeable where recent painting has had a major impact on the appearance of buildings, ensuring that all the buildings will be brought up to a similar standard is an overarching objective, linked to this is the need to find ways to make use of the garage areas under some of the flats; at the moment most are empty and have a negative impact on the spaces around them.

Over the years the estate has had a number of piecemeal interventions to ameliorate specific problems, but overall it remains in poor condition and provides a 'grey and colourless' environment for its residents. The Neighbourhood Plan process provides a unique opportunity to focus on the needs, and potential, of the estate and work towards long term change that will impact on residents' quality of life, their sense of well being, neighbourliness and safety. The workshops that have already taken place have helped identify issues to be considered when improving estates and shown what can be achieved with a holistic approach, based on an estate plan; they have also provided an opportunity for preliminary mapping of the estate to

highlight issues and opportunities. The map below schematically highlights some of the issues to be addressed; it shows:

- the boundary of the area to be covered (in red), minus a small section in the south west of the area
- the extensive green area to the west of the housing which is the estate's greatest asset
- the prevalence of hard landscaped areas used for vehicular movement and parking,
- areas of poor quality grass that provides limited value,
- green areas with some trees,
- the blank walls and undercroft parking areas that have a negative impact on the open areas around them
- some of the well-used paths through the green area as well as paths that come to an end at its edge.



## **The Vision**

To ensure that the estate reflects its name, is characterised by the quality of its tree planting and provides a safe and attractive environment for residents of all ages and abilities to meet, play, walk, sit and engage in outdoor activities - a place that lifts the spirits.

## **Project Brief**

The aim of this brief is to ensure that all elements of the estate are considered together to realise the Vision.

### *General concepts and aims*

The area around people's homes, and safe access to attractive green space, is particularly important in areas where not all houses have private gardens, and where large numbers of people are at home much of the day, elderly people, children and their carers, and disabled people.

These areas need to be designed to feel safe, free from vehicles and obstacles by front doors, to provide safe access to open spaces, schools shops and facilities, enhance neighbourliness, create a positive sense of belonging and encourage people to make use of the outside areas, in comfort, to relax or be active.

Children play around their front doors as well as in designated play areas; the whole area therefore needs to be safe and playable, encouraging children and young people to access the facilities in the open green area, offering variety, sensory richness and opportunities for discovery.

Places feel safe when there are people around and providing opportunities for people to relax and walk safely through the area, with direct access to facilities, is important and needs to be supported by a network of paths and pavements, or shared surfaces, throughout the area. Consideration might be given to re-designing the internal roads as a Home Zone.

**Ease of maintenance and robustness are importance considerations.**

The open green area has different requirements from the housing area but both need to be considered together to ensure that residents can get best value from the green area, and that access issues are considered in conjunction with the estate.

Specific issues to be addressed:

### **The estate**

The dominance of hard landscaping and lack of colour

Disorganised car parking

Lack of clear, attractive and accessible pavements

Discontinuous path network

Degraded verges

Under used parking areas, in particular the undercrofts to the maisonettes, alternative uses need to be considered along with the interface between these area and the open spaces around them

Lack of trees, no reflection of the names of roads and their potential to give the estate character

Enhanced planting, gardens and places to sit

Creating a safe and playful environment

Unused grass areas in poor condition, consideration of alternative uses, including tree planting/orchards

Measures to mitigate the negative impact of blank walls and fencing

Painting of the flats, garages, including doors, and undercrofts - where painting has recently taken place it is noticeable what a lift it can give, but it needs to be continuous

Bin areas and arrangements for waste and recycling, for the flats in particular

Enhanced entrances to the estate, contributing to creating a sense of place

Left over spaces, ie drying areas

Improved signage and removal of clutter

### **The open green area**

Discontinuous network of paths, improving the network of paths to create walks

Lack of opportunities to sit

Enhanced planting, including trees

Improved opportunities for play, informally on the grass, paths and topography as well as on equipment

Planting - trees and flowers

Opportunities for sitting

Enhanced entrances and visual links

Improved access and path network to encourage more people to walk, consideration of a 'green chain' linking the area to Bersted Green and Bersted Brooks.

These issues are all connected and need to be considered together as they impact on each other. An overall plan, that is agreed by all landowners and residents, provides an opportunity for these issues to be considered together, but also for different departments and councils to work together, to pool resources and to deliver co-ordinated improvements.

All proposals need to be realistic, deliverable and considered in conjunction with opportunities for funding through the three councils, the Neighbourhood Planning process and other funding streams, including the Lottery; they should raise aspirations but not encourage unrealistic expectations. As an approved document part of its purpose will be to support funding applications.

### **Costings and phasing**

The work in the plan needs to be itemised, costed and prioritised in conjunction with plans for raising funding. It is unlikely that it will be possible to implement all at once, or from one source of funding, so breaking the work down into manageable sections, with costs, will be essential. Lead officers should also be identified.

### **Engaging with residents and officers**

Working with residents and officers is an essential part of the process of developing the plan to ensure that what is proposed is realistic, responds to residents' needs and is supported by the landowners. Key stages in the development of the design need to be identified and agreed by officers and key representatives of the residents' association, before moving on to the next stage. A joint officer and resident Steering Group will guide this process. Once a draft

plan is complete wider engagement, with an opportunity for all residents to comment, should be organised, and proposals amended if required.

**Skills required**

Landscape architecture, including roads, architecture, cost estimating; visual and verbal communication skills.

## **Stroud Green Estate**

**DRAFT Brief for estate improvements by CABE/Design Council (see submission plan page 10 relates)**

### **Summary and Aims**

The Stroud Green Estate consists of 320 houses and bungalows that were built in 1966, mainly in small two storey terraces or as semi detached houses or bungalows. Over the years parking has become chaotic. The original parking courts are in a very poor condition and most residents now park in front of their homes and/or on the street, damaging the verges; the parking courts are largely empty contributing to making the area feel run down and neglected. The Neighbourhood Plan provides an opportunity to find alternative uses for the garage courts while also reconfiguring the roads and verges to provide for more orderly parking and a safer environment. Following workshops with members of the Parish Council's Neighbourhood Plan Sub committee, a Vision for the estate has been articulated and the need for an overall plan has been identified. The plan would contribute to ensuring that the opportunity to use the garage courts more effectively is directly linked to improving the overall environment around residents' homes.

The aim of the plan is to:

- demonstrate how the Vision can be realised,
- ensure that the needs and aspirations of residents can be articulated,
- identify options for the estate including improved facilities for parking, the elimination of semi derelict and mainly void parking courts, potential for new homes, improvements to the roads to make them safer, more attractive and provide for more orderly parking, improved green areas and the provision of a new communal garden with opportunities for play.
- carry out feasibility work for different options,
- clarify ownership of the different parts of the estate
- provide a document which is supported by residents and the landowners, including Arun District Council (ADC), West Sussex County Council (WSCC), the Parish Council and two Registered Social Landlords (RSLs) that own property on the estate, and that can be used to guide the implementation of work. The document should also include a prioritised programme of work, with short, medium and long term objectives,



This brief is intended to define the scope of work required in generating a plan for the area and to guide the appointment of a designer/design team to carry out the work, identifying issues to be addressed and skills required.

## **Background and Opportunity**

The Stroud Green Estate contains 320 homes the majority of which are two storey houses in short terraces although some are semi detached or bungalows; it was built around a series of cul de sacs and is isolated from the rest of Bersted. Most of the houses are privately owned although a significant number belong to two Registered Social Landlords. All the houses have private gardens and apart from generous verges there is no public open space and no opportunities for children's play or informal resting and meeting places. Embedded within the estate are 8 parking courts of varying sizes, some with garages; they are all in a semi derelict condition, and underused; as such they contribute to the area feeling unsafe as they are poorly overlooked and attract anti- social behaviour.

Since the estate was built the number of cars per household has increased and instead of using the parking courts cars are parked, in a disorganised fashion, on the roads and verges in front of homes. This has resulted in verges have become degraded, impeding sight lines and obstructing pedestrian movement. The Neighbourhood Plan process provides a unique opportunity to link development of underused and semi derelict land with improvements to the estate as a whole. Workshops that have already taken place have identified where the problems are and the potential to use land more effectively while also improving the roads and providing some quality open space. This is shown on the map below which schematically highlights:

- the boundary of the area to be covered
- the parking courts
- valued green verges
- areas verges used inappropriately for parking



## The Vision

To create a safe, attractive and neighbourly environment for residents of all ages and abilities by productively using the land occupied by the underused garage courts and redesigning the streets to accommodate parking in an orderly fashion.

## Project Brief

The aim of this brief is to ensure that the vision can be realised through investigating options to use land occupied by the parking courts more productively, linking this with improved facilities for parking on the roads and verges while also improving safety, planting and creating opportunities for play.

### General concepts and aims

The area around people's homes, and safe access to attractive green space, is particularly important in areas where large numbers of people are at home much of the day, elderly people, children and their carers, and disabled people. These areas need to provide opportunities for seating and playing, both formally and informally.

Areas that are underused and in poor condition contribute to places not feeling safe and attract anti social behaviour, consideration needs to be given to appropriate uses for such areas that will lead to their being well used and maintained.

**Ease of maintenance and robustness are importance considerations.**

**Specific issues to be addressed:**

- Disorganised car parking
- Semi derelict and underused garage courts
- Options for the use of each site, including the possible need to retain some improved facilities for parking and storage
- Parking on pavements and verges restricting sight lines and creating an obstruction
- Assessment of the need for parking and designs to integrate this into the design of the roads and verges, along with measures to make the roads feel safer and more pedestrian friendly
- Not opportunities for play
- Poor access to school, path feels unwelcoming and unsafe
- No informal meeting points
- No safe crossing to the open space in the cemetery
- Vehicle speeds
- The potential to create some attractive quality open space with planting, places to sit and opportunities for children of all ages to play. The garage area and wider verge on the south of Stroud Green Drive if combined together by removing the wall, and designed in conjunction with road improvements, has the potential to be considered for such use. This would require consideration to be given to integrating The Pump House and Sub station into the proposals.
- Cost implications of the different options referred to above

- Street tree planting, and measures to slow speeds and create a safe environment for children.

These issues are all connected and need to be considered together. Generating an overall plan, that is agreed by all landowners and residents, provides an opportunity for these issues to be considered together and for different organisations, departments and councils to work together.

All proposals need to be realistic, deliverable and considered in conjunction with opportunities for funding.

### **Land Ownership**

The roads are owned and managed by WSCC. Ownership needs to be established for the garage courts; part of this process will be to identify the longer term needs and desires of garage owners, making alternative arrangements for them if required, and ensuring that proposals have their support.

### **Costings and phasing**

The work in the plan needs to be itemised, costed and prioritised. It may not be possible to implement everything at once, so breaking the work down into manageable sections, suggesting an order of priority and identifying who will lead will be essential.

### **Engaging with residents and officers**

Working with residents, landowners, including council officers, is an essential part of the process of developing the plan to ensure that what is proposed is realistic, responds to residents' needs and is supported by the landowners. Key stages in the development of the design need to be identified and agreed by officers, and key residents' representatives, before moving on to the next stage. A resident Steering Group, with officer support will be established to guide this process. Wider engagement, with an opportunity for all residents to comment, should be organised, once draft proposals have been developed, with subsequent amendments if required.

**Skills required**

Experience in feasibility work and layout, architecture, landscape architecture, including roads, cost estimating, visual and verbal communication skills.