

Nursery Fields

WEST BERSTED

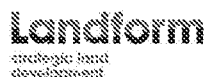
Design & Access Statement
November 2020

Landform
strategic land
development



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Landform works in partnership with landowners, local authorities and other stakeholders to deliver land for housing. The company has a successful track record of gaining planning consent, even for the most complex sites.

This success comes from always putting a high priority on meeting local needs and taking the impact of new development into account. In this way value is increased for everyone, not just the developers.

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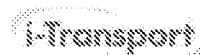
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THE SITE

WEST BERSTED

BOGNOR REGIS

Preface

This Design and Access Statement has been prepared on behalf of Landform in support of an Outline Planning Application submitted for 14.07 ha of land off Chalcraft Lane, West Bersted.

This document presents the vision for the site, design principles and concepts that have been applied to the development. It illustrates the evolution of the proposals following the detailed analysis of the opportunities and constraints the site presents and technical assessments undertaken.

This document supports an Outline Planning Application (OPA) seeking permission to provide:

- Residential development of up to 225 units (incl. 30% affordable housing)
- Associated infrastructure
- Improved vehicular and pedestrian/ cycle access
- Improved connections with the existing network of Public Rights of Way
- Formal and informal public open space
- Green infrastructure (incl. community orchard)
- Financial contributions towards on site community infrastructure

Landform and the team have been working closely with the public authorities to ensure delivery of a scheme that is both consistent and fully compatible with the surrounding area and which meets residents' needs.



Nursery Fields Location Plan - drawing number 01304_Location Plan__S_II_P1

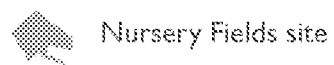
The Vision

The new neighbourhood at Nursery Fields forms part of a wider strategic mixed use allocation 'West of Bersted', enabling future residents to become part of a wider neighbourhood and benefit from its local facilities in the future.

The aim of the proposed development is to be fully integrated with the surrounding area: walking and cycling will be encouraged through a network of new and improved paths that will connect with the existing community, and also to the new local centre and primary school to be provided as part of the wider scheme.

The new neighbourhood will also benefit from its close proximity to existing public transport services and the employment area at Chalcroft Nursery.

The diagram on the adjacent page illustrates how the proposed development at Nursery Fields has been designed to be compatible with the proposals for Land at West Bersted.



Nursery Fields site

Travel times to Strategic Greenspace

Within 400m from centre of site



Approx. 5 minutes walking



Less than 2 minutes cycling

Travel times to future local centre and primary school

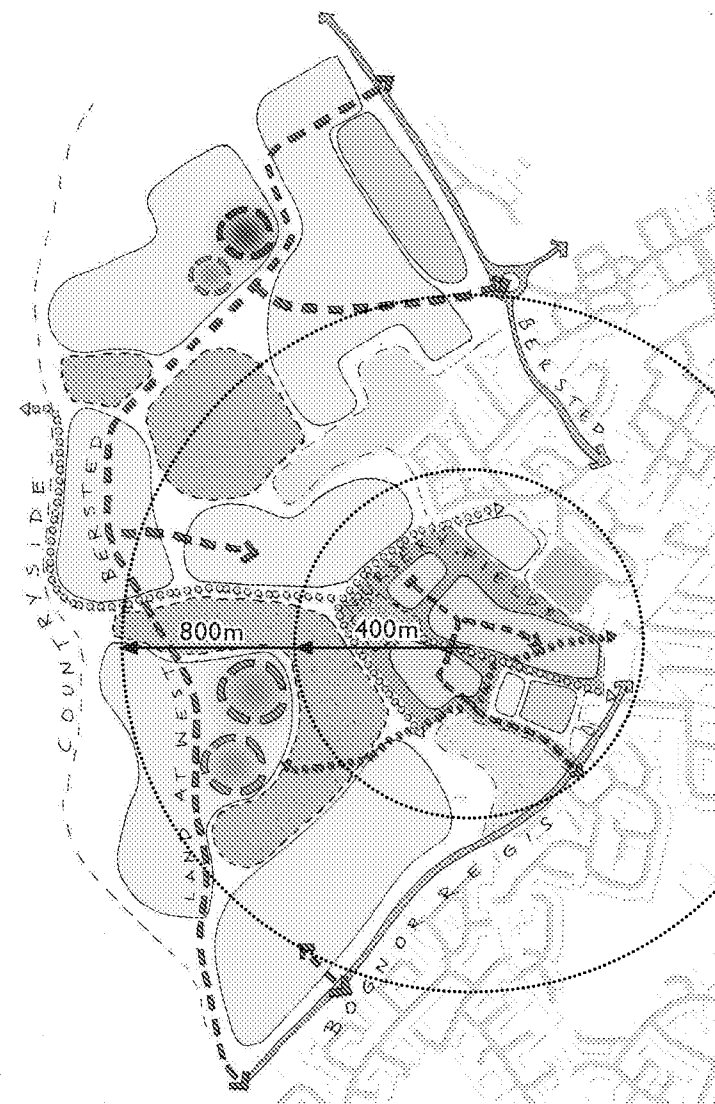
Within 800m from centre of site



Approx. 10 minutes walking



Less than 4 minutes cycling



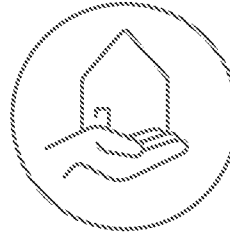


The Vision

Our aim is to create a neighbourhood fully integrated with the surrounding area and that provides a mix of spaces that benefits all who live here and visit.

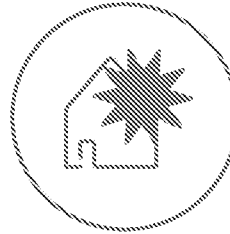
Nursery Fields will:

- Create a variety of typologies, sizes and tenure of homes
- Bring forward new infrastructure to benefit the existing and new community
- Respond appropriately to existing neighbouring development
- Enhance its landscape setting
- Encourage active living with integrated walking, cycling and running trails



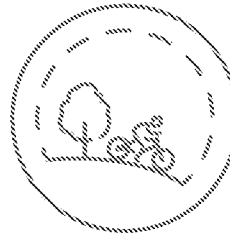
Community benefits & integration

The new neighbourhood will support existing and new businesses in the area, and will improve connections with the existing community, plus the new local centre and primary school to be provided as part of the wider scheme.



New Homes

The residential proposal will create a balanced community for all to enjoy, with homes in a variety of sizes and tenures to meet the needs and aspirations of people at different stages of their lives.



Healthy lifestyle

Walking and cycling will be encouraged through a network of new and improved existing paths that will connect with the surrounding area, and will promote outdoor activity for all with a variety of places and spaces for interaction or quiet contemplation.



Green infrastructure

Provide a wide variety of well connected, linked spaces throughout the site, integrating existing and proposed landscape features, drainage features, green buffers and play areas.



Background



BACKGROUND

Wider Context

West Bersted is a suburb of Bognor Regis - a seaside resort town, and civil parish in the Arun district of West Sussex on the south coast of England.

Together with Shripney, West Bersted lies in the Bersted civil parish. At approximately 3km away, Bognor Regis is the closest town. Other nearby towns include Littlehampton (circa 15km) to the east, and Selsey (circa 18km) to the south-west. The closest city is Chichester (circa 9km) to the north-west connected via the A259.

Bognor Regis is the closest railway station with connections to Littlehampton, Chichester; further west to Portsmouth, Southampton and beyond; further east to Brighton; and further north into London.

Gatwick Airport is the nearest international airport, which is approximately an hour by car from North Bersted, and has a regular train service that runs from the airport to Bognor Regis.



Planning Context

NATIONAL PLANNING POLICY FRAMEWORK

The latest version of the National Planning Policy Framework (the “NPPF”) was published in February 2019 and supersedes previous national planning guidance. The NPPF sets out the Government’s approach to planning matters and is a material consideration in the determination of planning applications.

At the heart of the NPPF remains a presumption in favour of sustainable development (paragraph 11). The presumption in favour of sustainable development which is set out in the framework indicates that where this test is met, applications should be approved without delay. This paragraph goes on to state that:

For decision taking this means:

- c. Approving development proposals that accord with an up-to-date development plan without delay; or
- d. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

- ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

The NPPF makes clear that planning applications that accord with an up-to-date development plan should be approved without delay.

LOCAL PLANNING POLICY

The statutory development plan for the Site comprises the West Sussex Waste Local Plan 2014, the Joint Minerals Local Plan 2018, the Arun Local Plan 2011-2031 (July 2018) and any relevant ‘made’ Neighbourhood Plans.

Under the Arun Local Plan, 2011-2031, the Site forms part of the strategic allocation SD3 ‘West of Bersted’ which, as a whole, is allocated to provide at least 2,500 dwellings, along with the following infrastructure requirements:

- a. Provide a new three-form entry primary school and nursery places,
- b. Provide a new 3G pitch facility to serve the west of the District,
- c. Incorporate two new sports pitches and facilities,

- d. Provide a Community Hub, which includes:
 - a. Shops
 - b. Provision for new healthcare facilities to serve West of Bersted and Pagham South and North (SD 1 & 2)
 - c. Provide a new Tier 7 library facility,
- e. Provide a road/pedestrian/cycle link between the A259 and Chalcroft Lane including facilitating the cycle route to Pagham and enhancing the A259 cycle route,
- f. Improvements to the A259 between Bersted and Drayton,
- g. Ensure no detrimental impact to Pagham Harbour SPA, through compliance with ENV DM2 (Pagham Harbour) and its supporting text,
- h. Incorporate planned new employment provision,
- i. Where possible, provide linkages and accessible pedestrian and cycle routes to Bognor Regis town centre; and
- j. A comprehensive strategy for surface water management will be developed in line with the specific recommendations for this locality in the Arun Strategic Surface Water Management Study.

The Bersted Neighbourhood Plan was ‘made’ in November 2014. Within the Neighbourhood Plan, the Site is allocated for community orchard and allotments.

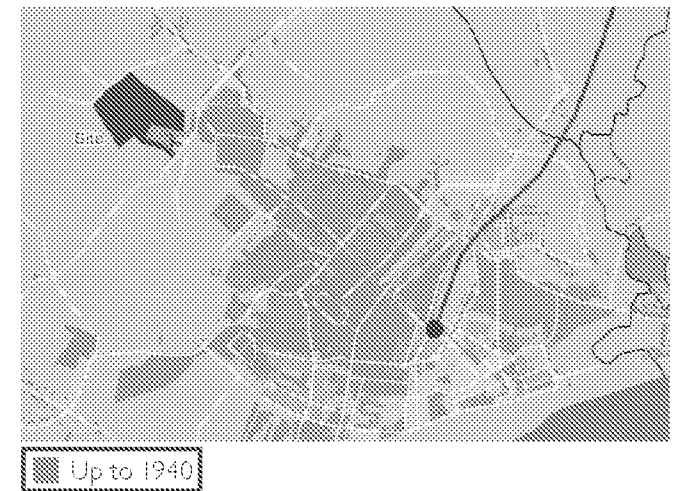
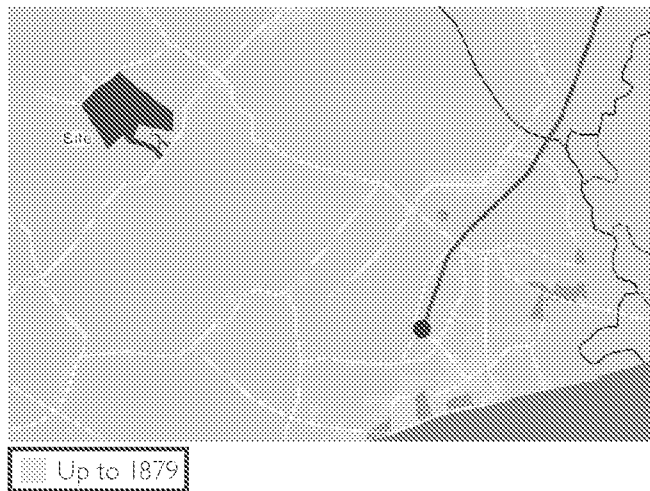
BACKGROUND

Historical Growth

Bognor is one of the oldest recorded Anglo-Saxon place names in Sussex. It was originally named just 'Bognor', being a fishing village until the 18th century, when it was converted into a seaside resort by Sir Richard Hotham. A factor underpinning the growth of the resort was its rail station opening in 1864 on what was a sandy, undeveloped coastline. Consequently, small numbers of wealthy Victorian figures established large homes in the area. The map from 1879 shows the railway but the town was still concentrated along the coastal edge.

By 1914, the town has grown northwards around the railway station and further north along the railway. Bognor has also extended westwards along what is now named Aldwick Road. A small amount of development is seen eastwards along The Esplanade.

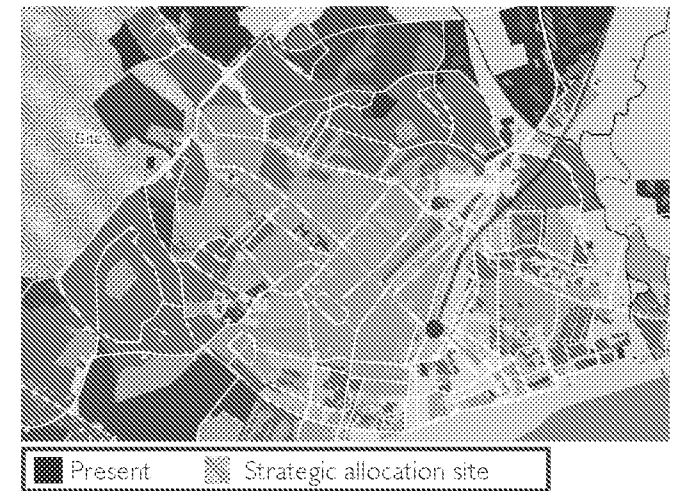
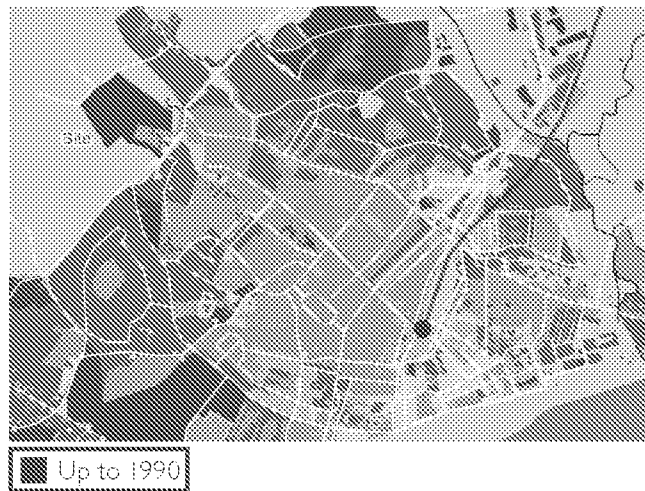
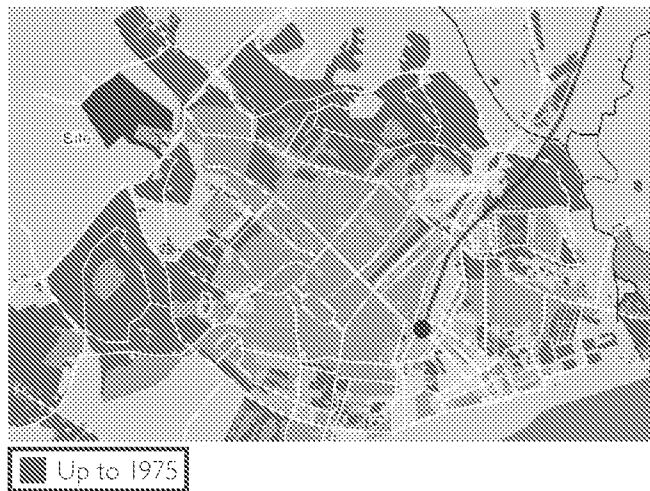
In the period up to 1940, the town more than doubled in size. The town grew in a north-westerly direction up to Chalcraft Lane. Development continued westwards towards Aldwick. Small pockets of development along Chichester Road also occurred during this period.



In the three decades between 1950 and 1980, significant residential development took place to the west and north of the town extending west of Chichester Road up to the proposed site along New Barn Lane.

Since then, mostly in-fill development has taken place, predominantly redeveloping land on brownfield sites that had formerly been used for commercial businesses. The map of 1990 shows smaller in-fill development within the town and substantial development to the north along Rowan Way.

Since the 1990s, a substantial amount of residential development has occurred in the north of the town and some industrial uses to the north-east. More recently, the area has been expanding towards the north-east and west, with the sites within the strategic allocation 'West of Bersted' for further growth and development.



BACKGROUND

Connectivity

Over the years, the area has developed organically, bringing with it an array of local amenities-- from schools and surgeries, to retail and recreational facilities.

The site is also well located for connections by road, rail and bus.

ROAD NETWORK

The site is located off Chalcraft Lane, to the back of Chalcraft Nursery and Jubilee Recreation Ground. Chalcraft Lane links with the B2259 Chichester Road to the east and the B2166 Lower Bognor Road to the West. Both routes link to the town of Bognor Regis to the south.

RAIL

Bognor Regis Railway Station is located approximately 2.5km from the centre of the site and provides rail services operated by Southern.

There are train services to London approximately every 30 minutes with a journey time of approximately 1 hour 45 minutes. There are also services to Portsmouth, Southampton, Worthing and Brighton -- these involve a change at Barnham.

BUS

At present, the closest bus stops to the site are located on the B2259 along Chichester Road, circa 800m from the centre of the site. These stops are served by the two regular bus services: Route U7 (between Bognor Regis and Chichester) and Route 700 (between Littlehampton, Bognor Regis, and Chichester).

The Coastliner 700, also known as the West Sussex 'flagship' service provides a convenient means of travel to key destinations including Chichester and Littlehampton and provides a realistic alternative to using the car to travel to these destinations given the direct and frequent nature of the service.

Travel to Bognor Regis Train Station



7 minutes by car



10 minutes by bike



40 minutes by foot



Walk 9 min /
700 bus 7 min to station

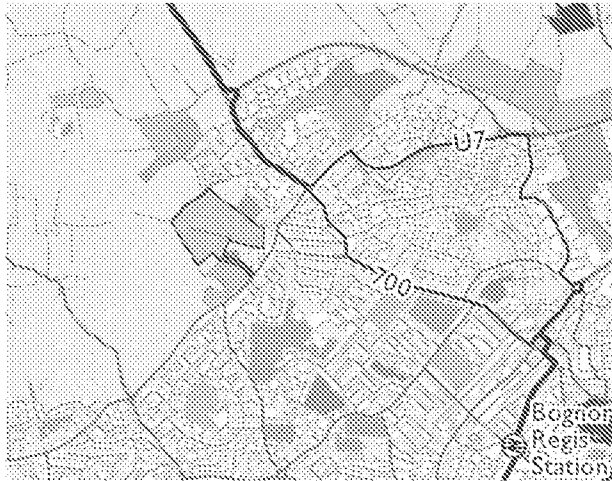


Walk 9 min /
U7 bus 8 min to station

Trains from Bognor Regis Train Station



Chichester	20min
Littlehampton	21min
Portsmouth	1 hr
Southampton	1 hr 20 min
Brighton	1 hr
London	1 hr 45 min



Local bus network

Key

-  Application site
-  Bus Route 700
-  Bus Route U7



Local street network

Key

-  Application site
-  A roads
-  B roads
-  Local roads

Connectivity

PEDESTRIAN AND CYCLE MOVEMENT

A sustrans cycle route runs to the east of the site. The site is well placed to take advantage of the existing cycle route, and allows for easily accessible cycle links to major areas of employment, shopping and schools.

The pedestrian network within the vicinity forms a viable and well used option for travel within the surrounding area of North Bersted and Bognor Regis.

Public Footpath 136 bisects the site providing a connection to Chalcraft Lane and to the wider network of Public Rights of Way.

Footpath 137 runs along the western boundary of the site and connects to Chalcraft Lane to the west of Chalcraft Lane cemetery.

Footpath 134 runs along the northern boundary and provides a connection to B2259 Chichester Road via Newbarn Lane and to the Sustrans cycle route.

Both footpaths 137 and 134 will enable future direct connection to the proposed facilities delivered within the strategic allocation 'West of Bersted', such as the new local centre, and primary school and many others.



Public Footpath 137



Signage for local cycle routes



Local pedestrian and cycle network.

BACKGROUND

Local Amenities

The site lies between a landscape of fields to the west and built form to the east. Over the years, the area has developed organically, bringing with it an array of local amenity— from schools and surgeries, to retail and recreational facilities.

NURSERIES AND SCHOOLS

The closest nurseries to the site are Happytime Pre-School (an independent venture operating out of the old school on North Bersted Street) and Stepping Stones, which is located near the Southway Primary School and Regis Secondary School — these are located within a kilometre of the site. The site is also very close to childcare facilities such as Dream, Butterbees and Sing and Sign — a place for early communication development.

Further north of the site is Bartons Primary School, and, slightly further afield, Bersted Green, South Bersted, Nyewood and Edward Bryant Primary Schools. There are several independent and alternative schools within the wider context.

HEALTH AND MEDICAL SERVICES

The nearest hospital to the site is the Bognor Regis War Memorial Hospital, located at the junction of the A259 and the B2259. The Chalcraft Hall Care Home is directly adjacent to the application site. The site can be served by a few surgeries such as the Bersted Green Surgery (Durlston Drive), West Mead Doctors Surgery (Queens Field) and Maywood Surgery (Hawthorn

Road). The Knights Dental Surgery is located within walking distance to the site along Central Avenue.

SHOPS, SERVICES & TOURISM

The nearest commercial facility is Chalcraft Nursery, presently seeking to expand its commercial offer. The site is within walking distance of two main parades of shops. Durlston Drive has a limited selection of shops, but benefits from a post office within the convenience store. The other is the Royal Parade which is the main shopping area with supermarkets, convenience stores, a post office, a range of takeaway outlets, a bakery and a chemist. North Bersted has a number of places of worship. The nearest to the site are Open Heart Church, Grace Church and the Holy Cross along North Bersted Street.

Holiday accommodation and touring caravan parks are also in proximity to the site. The most notable are Copthorne Caravans and the Rowan Park Caravan and Motorhome Club Site.

ENTERPRISE & EMPLOYMENT

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. The out-of-town retail parks of Bognor Regis are within the Parish of Bersted, located on its eastern boundary. The town's two

largest supermarkets (Tesco and Sainsbury's) are also located on the edge of Bersted on either side of the A29, amongst various retail stores, restaurants and distribution services.

RECREATIONAL FACILITIES

The local area offers a range of green pockets for leisure, play and sports. The Jubilee Recreation Ground situated alongside Bersted Parish Centre is the closest sports provision to the application site. Exercise equipment has been provided here which is popular with adults and children alike. The Arena Sports Centre sits within a kilometre of the site, and is associated with The Regis School, which has over 1400 students.

