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# Site Context and Analysis

The following pages outline the existing context of the site within West Sussex, the local area, and the immediate neighbourhood.

Located between the coast and Bognor Regis to the south, and the cathedral city of Chichester and South Downs National Park to the north, North Bersted is a suburban neighbourhood just within the settlement boundary of the Bognor Regis area.

The site is just south of the North Bersted Bypass and a short bus or car journey to the nearest railway station.



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## 2.1 Site location



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# Site location

## Bognor Regis

The seaside resort of Bognor Regis was developed by Sir Richard Hotham in the late eighteenth century and saw rapid growth after the railway development in 1864. The once local villages of Felpham, Aldwick, North, and South Bersted are now suburbs of Bognor; the main beach is less than ten minutes by car from the site.

## Neighbourhood

The nearest local shops and services are a short walk from the site fronting Central Avenue and Chichester Road.

## Royal Oak Public House

The Royal Oak Pub is Grade II listed and dates to the seventeenth century with later additions. Its pink painted frontage and crossroads location make it a distinctive local landmark to the north-west of the site.

## Holy Cross Church

The mission Church of the Holy Cross has a flint frontage and was built in 1904. It is located opposite the Grade II pair of early nineteenth-century cobble and brick cottages at 373 and 375 Chichester Road.



Bognor Regis Beach



Central Avenue local shops



The Royal Oak Pub



Holy Cross Church



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# 2.2 Strategic context

North Bersted, together with the village of Shripney north of the bypass, make up the civil parish of Bersted in the Arun District of West Sussex. The village itself is now connected to the settlement area of Bognor Regis with primarily post-war suburban housing development.

The North Bersted Conservation area was designated in February 1975 and sits just north of the site between Rowan Way and the North Bersted Bypass. It includes a number of listed buildings along North Bersted Street which characterise the area's links with farming and agriculture with examples of 16th, 17th and 18th Century farmhouses.

Meadow Way Open Space immediately to the west of the site is surrounded by existing housing and identified in the Bersted Neighbourhood Development Plan as a valued green area.

The nearest listed buildings are a pair of cottages and Holy Cross Church on Chichester Road, both Grade II.

Legend

★ Listed Buildings

○ Site Boundary

■ Conservation Area

● Schools

■ Existing Open Space

■ Watercourse



Area map to show strategic context

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## 2.3 Immediate site location

### Situation

Assessed as 'semi-urban', the former Bartons Infant School site is located in the heart of North Bersted, to the north of Bognor Regis and close to the North Bersted bypass. The overall site area is 0.66 ha (1.63 acres).

### Local green space

The nearest public open green space is Bersted Green and Play Park and is situated eight minutes' walk to the east. The Arena Sports Centre is 18 minutes' walk due south and Jubilee Recreation Ground 11 minutes' walk west.

### Local amenities

There are local shops within walking distance along Chichester Road to the west and the new Bartons Primary School is less than a mile directly north-west towards the Bypass.

### Site boundaries

There is a stream, Aldingbourne Rife, to the east of the site boundary providing a green backdrop to access from the west off Romney Broadwalk. The north and south site perimeter is bounded by existing housing with back gardens backing up to existing fences.



The site and immediate neighbourhood



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