

5.0

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5.0 About The Site

5.1 The Wider Context

5.1.1 The Site Location

The Site Allocation is located on the north-west outskirts of Bognor Regis, roughly 3km north-west of Bognor Regis town centre and 6 km from Chichester town centre. The South Downs National Park lies approximately 8 km to the north, with the Chichester Harbour Area of Outstanding Natural Beauty (AONB) approximately 10 km to the west.



Fig 5.1.1 Site Location

5.1 The Wider Context

5.1.2 Transport and Movement

The Site Allocation is bounded by the A259 to the north-east, the B2166 Lower Bognor Road to the south-west and to the south by Chalcraft Lane.

The development on Land at West Bersted provides an opportunity to deliver a neighbourhood spine road to provide a link from the North Bersted Bypass from its junction with the A259, through the allocation to link to the junction of the B2166 Lower Bognor Road with Chalcraft Lane. In addition, off-site improvements to the A259 between Bersted and Drayton will be delivered.

A number of Public Rights of Way (PROW) pass through the Site Allocation (PROW 134, 135, 136 and 137), which provide a direct connection to Newbarn Lane, Winston Crescent and Chalcraft Lane. These paths form part of the local pedestrian network of North Bersted, and enable the movement of pedestrians throughout the local area.

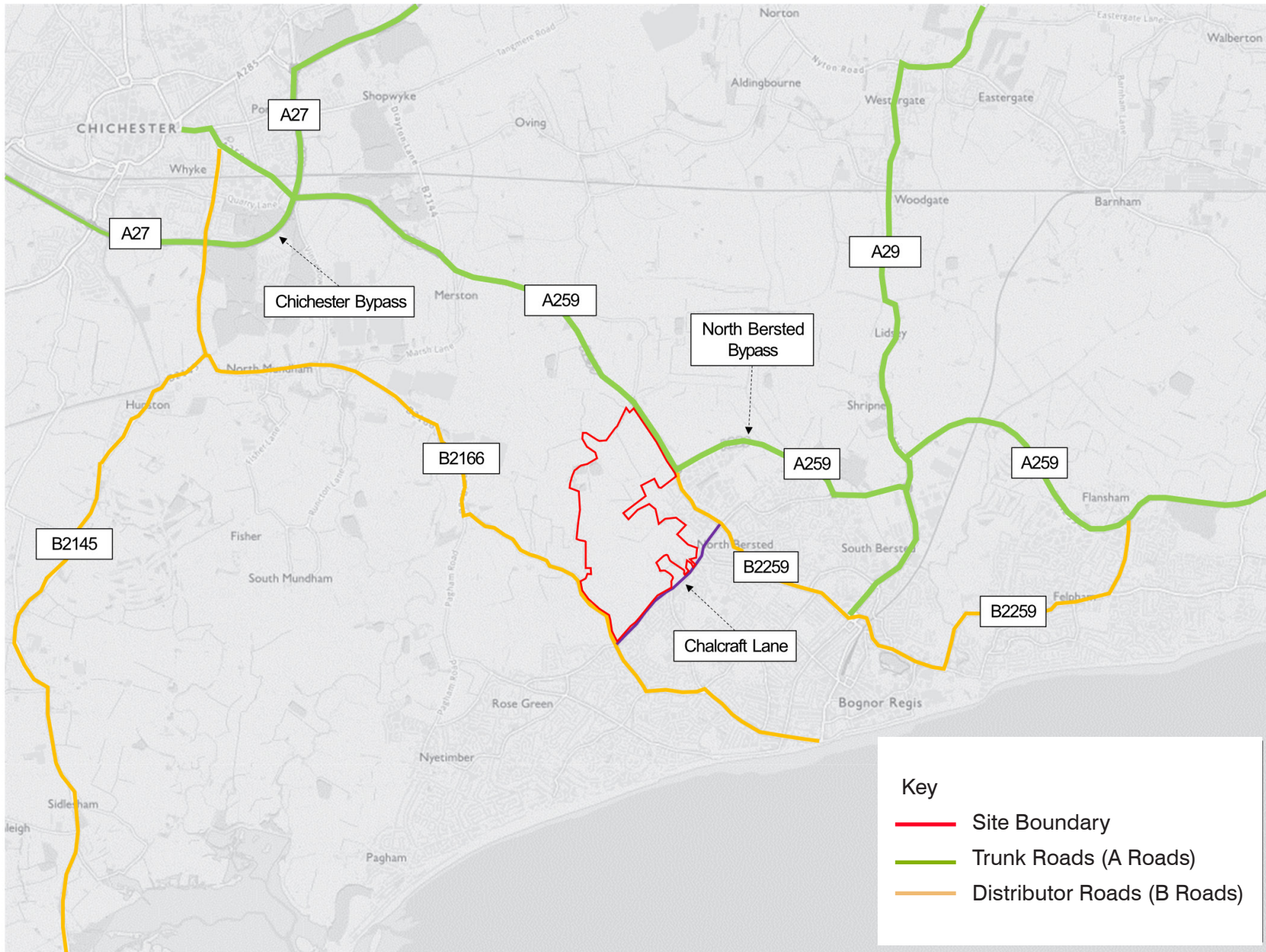


Fig 5.1.2 Highways Network

5.1 The Wider Context

5.1.3 Cycle Connectivity to the Wider Context

Cycle access is to be gained from the A259 Chichester Road, Newbarn Lane, Winston Crescent and Chalcraft Lane. A shared use path is located generally on the eastern side of the A259, which provides a signed route towards Chichester to the north-west and a connection into the wider cycle network of North Bersted.

Newbarn Lane, Winston Crescent and Chalcraft Lane do not provide formal cycle facilities, but given their layout and character they are likely to encourage low vehicular speeds and are considered appropriate for cycling.

Refer to section 7.2.3 for further details of cycle routes and connections within the local context

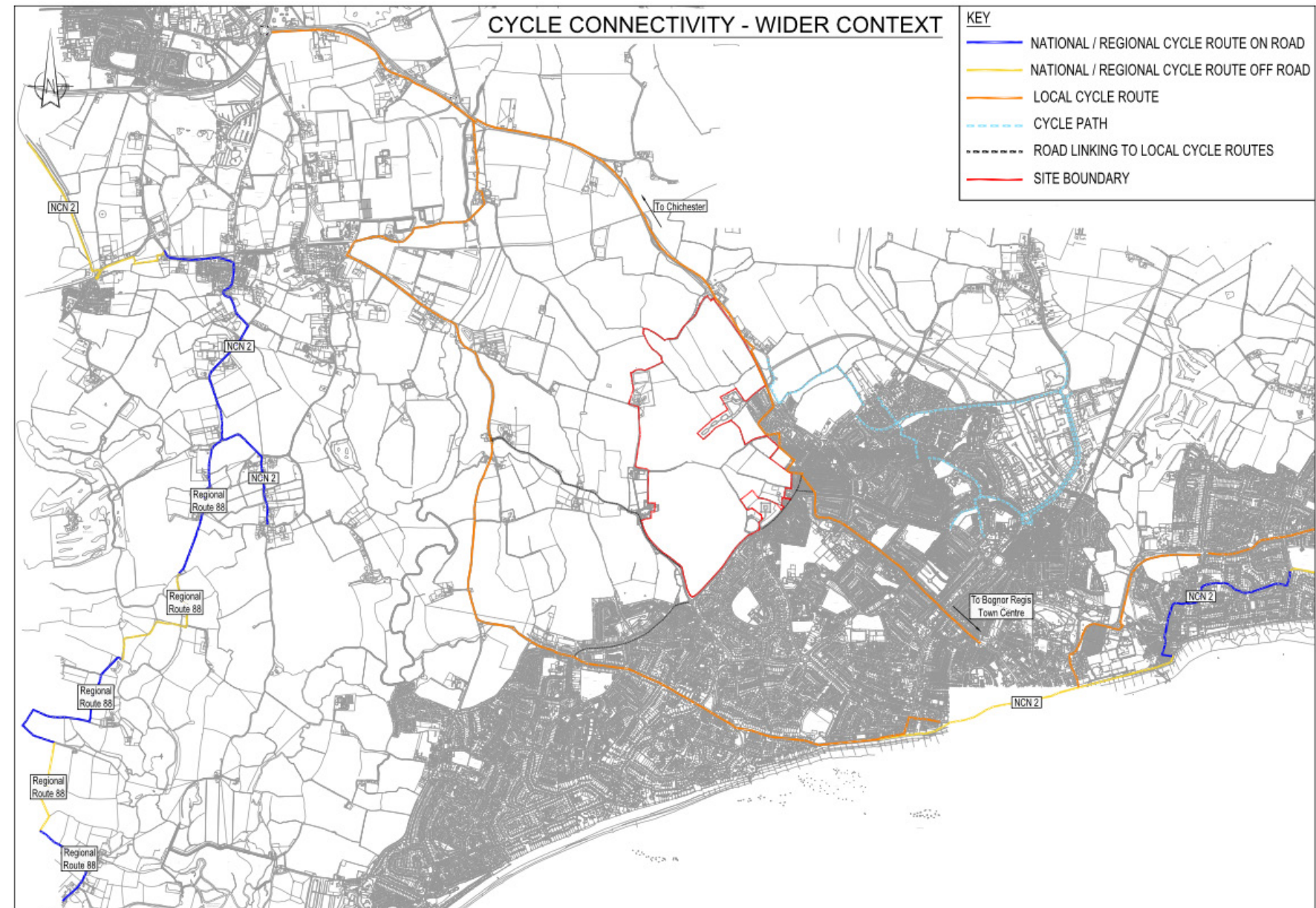


Fig 5.1.3 Cycle Connectivity to the Wider Context

5.1 The Wider Context

5.1.4 Existing Local Amenities

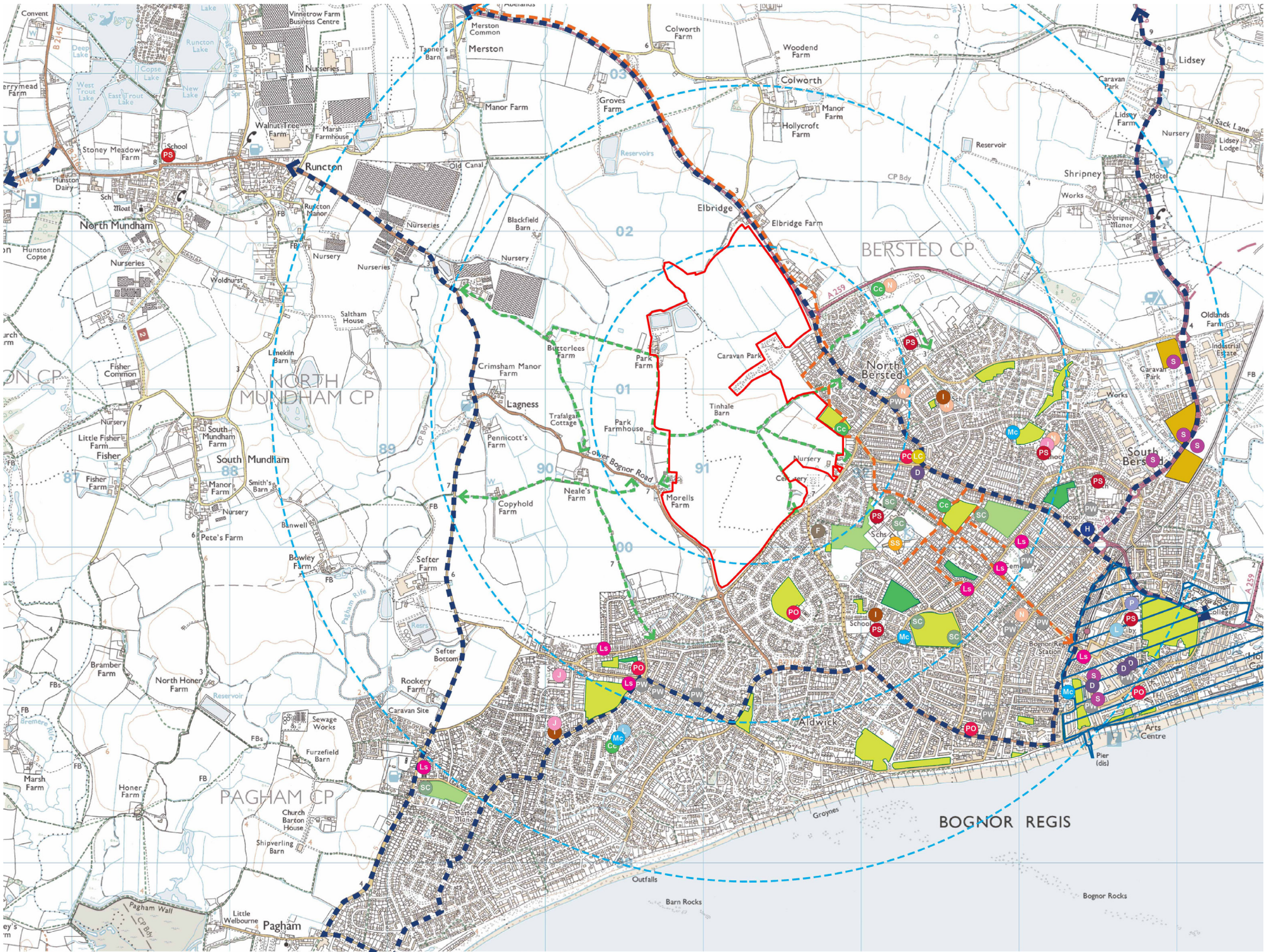
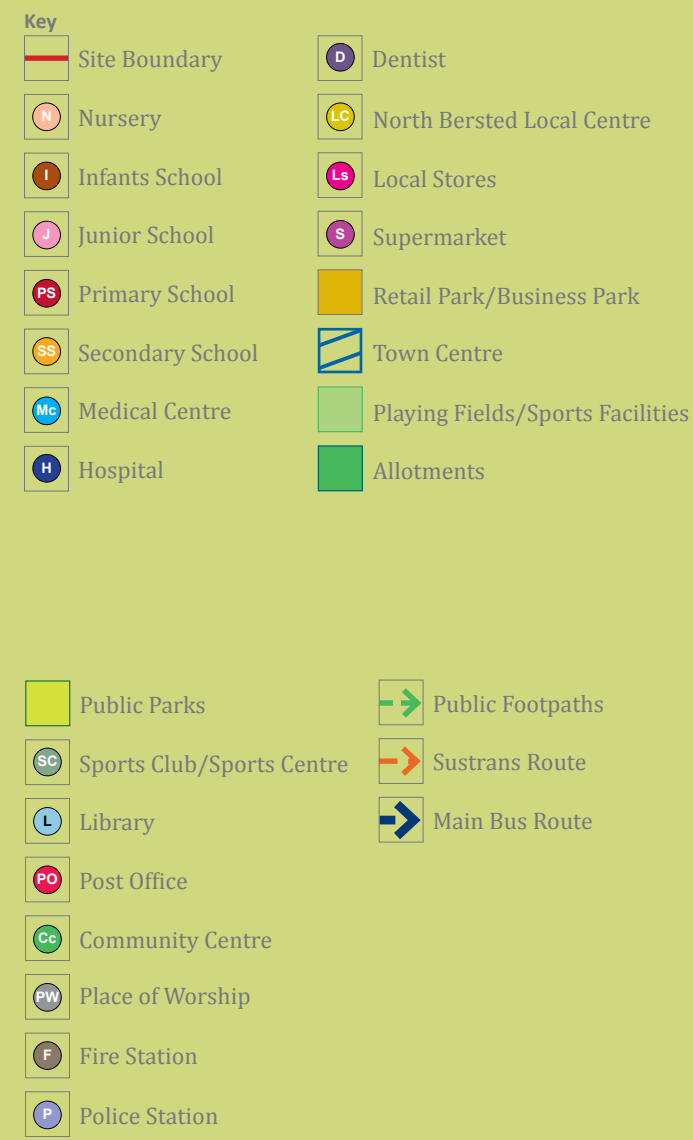


Fig 5.1.4 Existing Local Amenities

5.1 The Wider Context

5.1.5 Existing Local Amenities- Photos



Photo 1. Esso garage, Chichester Road



Photo 2. Tesco Express, Chichester Road



Photo 3. Corner Shop, Chichester Road



Photo 4. Amenities, Brazwick Avenue



Photo 5. Grade II Listed Royal Oak pub



Photo 6. Orchard Caravan Park

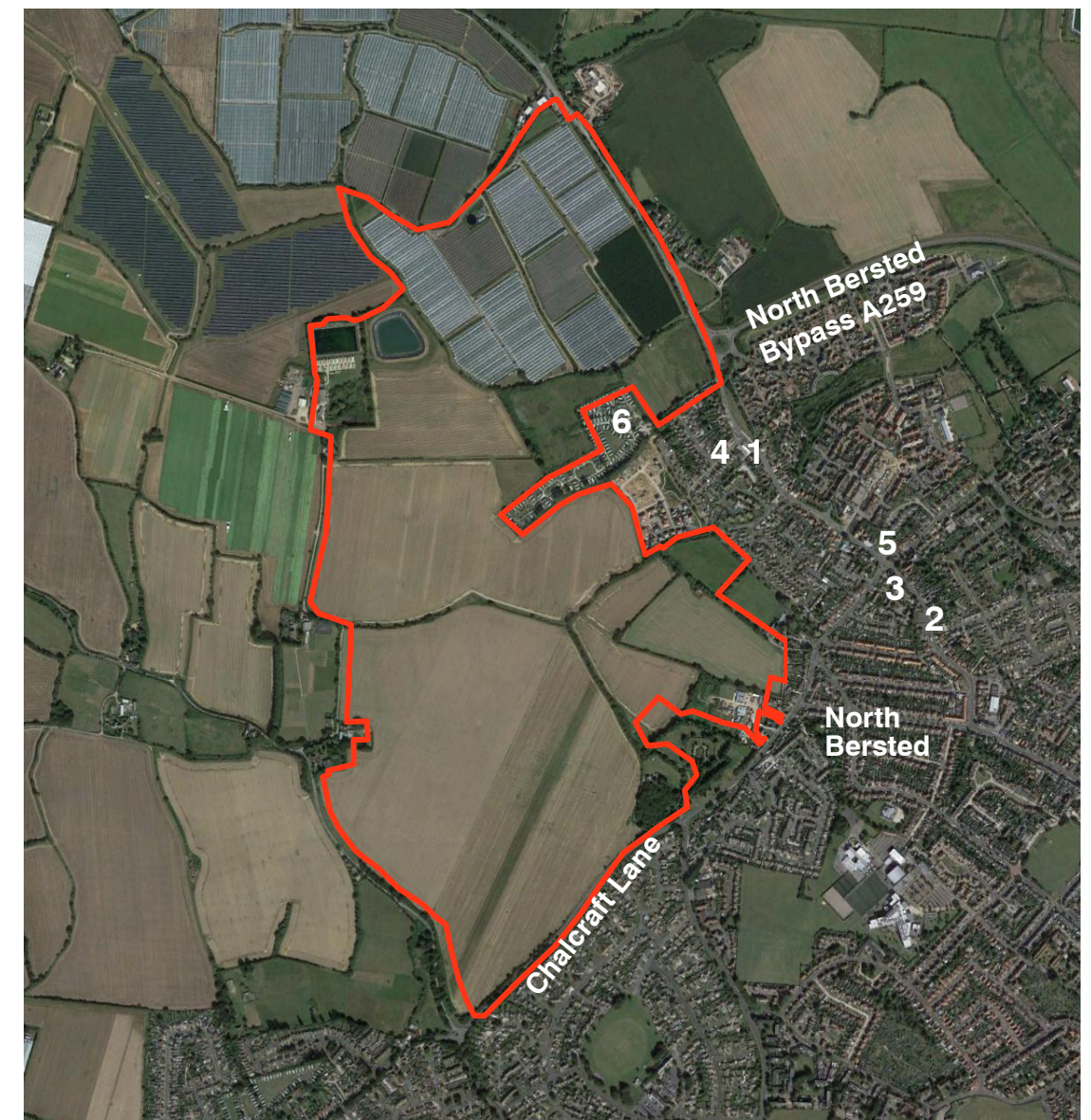


Fig 5.1.5 Key Plan of photograph locations

5.1 The Wider Context

5.1.6 Surrounding Local Character

The Land at West Bersted is mainly flat, arable land bounded by hedge and tree lined edges.

The land to the north and west is primarily agricultural, with wide open fields, clusters of trees and hedges dispersed across significant distances before small clusters of hamlets occur in the landscape.

In contrast, land to the east and south of the allocation has been developed over time with the urban structure of Bognor Regis now bordering the edge. Planning permission for over 100 new houses has been approved on the neighbouring sites and these houses have recently been completed or are in the process of being built by Linden Homes and Bellway Homes. The character of both are traditional suburban housing sites, with semi-detached and detached homes.

Further east of these new houses are bungalows and houses dating to the 1960's, 70's and 80's. They are predominantly light red brick with red tile roofs with white framed glazing and areas of white render or painted brickwork. Further eastwards (east of Chichester Road), is an extensive area of new build housing and apartments by Charles Church and Berkeley Homes.

To the north of the new houses, a number of houses and commercial premises are dispersed along the A259. These are sporadic and in an ad hoc arrangement with little uniform character. They also vary between old and newly built homes with large garden plots behind.

The southern edge bordering Chalcraft Lane is characterised by a high percentage of 1940-60's bungalows that move through to traditional 1930's –1970's two storey domestic suburban housing. The latter of these are characterized by a predominance of white/cream rendered facades or light red brickwork.

Much of Chalcraft Lane fronting onto the open masterplan area is characterized by rear garden fence panels and an impermeable development area limiting path connections to just a couple of roads.

Wide grass mown verges with hedges, garden fences and some mature tree lined streets exists to the western edge of Chalcraft Lane as it merges with the agricultural fields.



Photo 7. Berkeley Homes development



Photo 8. Berkeley Homes development play area



Photo 9. Berkeley Homes development SuDS

5.1 The Wider Context

5.1.6 Surrounding Local Character



Photo 10. Glimpse of The Site from Morells Farm



Photo 11. Rife near Morells Farm



Photo 12. Linden Homes development



Fig 5.1.6 Key Plan of photograph locations



Photo 13. Berkeley Homes development SuDS

5.2 Site Characteristics

5.2.1 Site Overview

The land within the Site Allocation is predominantly rural in character comprising agricultural fields and polytunnels within the north-eastern section. Park Farm and its associated reservoirs are located in the north west corner. Chalcraft Nursery and the adjacent Chalcraft Cemetery are accessed via Chalcraft Lane to the south east. Overall the area measures 2.4 km north to south and is approximately 1.2 km wide at its widest point east to west.

At points within the Site Allocation very long distance views are afforded to Chichester Cathedral and the South Downs to the north

The Site Allocation lies within two parishes – Pagham and Bersted, with the boundary line leading north from Chalcraft Lane. The parish of Oving lies directly to the north, and Aldwick Parish is immediately south of Chalcraft Lane, abutting the southern boundary.



Photo 14. Bersted sign on Chalcraft lane

5.2 Site Characteristics

5.2.2 Site Photos



Photo 1. View from Chalcraft Lane looking north west showing the Downs



Photo 2. View looking north west showing Chichester Cathedral spire



Photo 3. Central rife/ditch running east/west



Photo 4. View of Site boundary and property boundaries to the south along Chalcraft Lane



Photo 5. View across Site looking east/south east

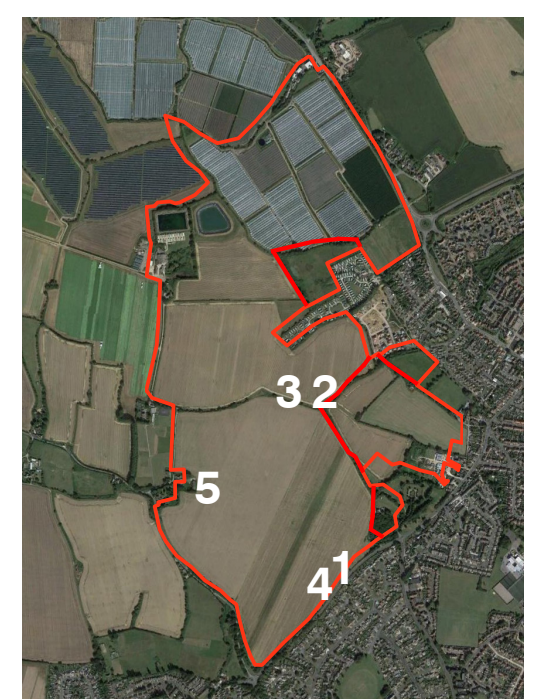


Fig 5.3.2 Key plan of photographs