

Land at West Bersted

Framework Masterplan Endorsed Version | September 2020

18723-SBR-ZZ-XX-RT-A-80204 | Rev 14





Land at West Bersted

Framework Masterplan

Design Report

Endorsed Version

Contents

1.0 Preface	05
2.0 Introduction	07
3.0 Planning Context	13
4.0 Vision and Framework Objectives	17
5.0 About the Site	21
6.0 The Framework Masterplan	39
7.0 Responding to the Framework Objectives	47
8.0 Statement of Engagement	69
9.0 Next steps	71
Appendix 1	73

This page is intentionally left blank

1.0

Preface

1.0 Preface

This Framework Masterplan has been prepared for the Land at West Bersted, which is allocated for development in the Arun District Council Local Plan (2018) for at least 2,500 homes, alongside other social infrastructure, including a new primary school, community facilities, public open space, sports and retail provision.

The Framework Masterplan has been developed in consultation with Arun District Council officers, other landowners and key stakeholders. It was subject to a three-week public consultation in July 2020 and forms the first stage in the planning process ahead of individual applications coming forward across the allocation.

The Framework Masterplan sets the broad design principles to deliver an integrated community which is set within a high-quality landscape and integrates appropriately with the existing settlement. It is intended to guide future planning applications coming forward on this allocated site.

2.0

Introduction

2.1 Background	8
2.2 The Role of the Framework Masterplan	9
2.3 Approvals process	9
2.4 Design Quality.....	11

2.0 Introduction

2.1 Background

This Framework Masterplan has been prepared for the land at West Bersted (the 'Site Allocation') to meet the requirements of the Arun District Local Plan. This document will be used to guide future planning applications within the Site Allocation.

The Framework Masterplan demonstrates how the requirements for the Site Allocation as set out in Policy H SP2a of the Local Plan can be delivered. These requirements include the building of at least 2,500 new homes, employment provision, a new primary school, plus a community hub which will include shops, a library and healthcare facilities. Sports provision in the form of a new 3G pitch and two pitches with associated facilities will be provided as a minimum.

The Framework Masterplan has been developed and brought forward by the two largest landowners, the Church Commissioners for England and Landlink Estates, in collaboration with other landowners within the Site Allocation, and working closely with Arun District Council officers and key stakeholders. It has also been subject to public consultation in July 2020. This engagement process has been integral to the design process informing the Framework Masterplan.



2.1. Site Allocation Aerial View

2.2 The Role of the Framework Masterplan

The Local Plan requires that development proposals within the Strategic Allocation be comprehensively planned and to incorporate a high-quality imaginative design.

This Framework Masterplan defines the broad layout of the Site Allocation and how the requirements in the Local Plan can be translated into a well-designed successful place. This strategic and flexible guide will sit alongside the High-Level Development Principles (see section 3.2 & Appendix 1). These two elements combined will facilitate the delivery of a new, future-proofed neighbourhood that can be readily adapted to respond to changing circumstances should the need arise.

The Framework Masterplan is intended to guide future planning applications within the Site Allocation. It will ensure the land is developed as a coordinated and integrated masterplan, both delivering the requirements of the Local Plan and also creating a vibrant new community.

2.3 Approvals Process

This Framework Masterplan has been subject to a three-week public consultation and has also been informed by input from statutory consultees, wider engagement with local communities and joint working with the Council. It forms the first part of the decision-making process which is set out in Figure 2.3. Additional detail will be provided as the proposals progress to planning applications.

The proposed drawings and plans in this document are at design concept stage and therefore should not be considered to be a precise representation of the scheme to be delivered. Further design evolution and detail will be provided as part of future planning applications.



Fig 2.2.1 View from Chalcraft Lane looking north



Fig 2.2.2 View from centre of Site Allocation looking towards Chichester

2.3.1 Approvals Process

Plan Making

1. Local Plan - The Arun Local Plan (adopted July 2018) sets out the strategic vision, objectives, policies and proposals for development within the District to 2031. It sets a housing requirement of 20,000 new homes to be delivered within the plan period and identifies key strategic sites where these homes will be delivered.

2. Site Allocation - The Site at West Bersted is allocated as a strategic site in the Local Plan under Policy HSP2a. It is required to deliver at least 2,500 dwellings along with key infrastructure to support the new neighbourhood and the existing community. See page 11 for further details of the site-specific requirements.

The Framework Masterplan & Application Process

3. The Framework Masterplan - This provides the key 'design concepts' to ensure high quality design and place making, which in turn will define the character and context of the development proposals.

4. Planning Applications - Land parcels will come forward by a series of separate planning applications. These applications will align with the Framework Masterplan and High-Level Design Principles. Each application will be accompanied by a Design and Access Statement (DAS) which will provide an additional layer of detail from that included in the Framework Masterplan.

It is expected that the Church Commissioners for England and Landlink Estates will submit an outline planning application for the majority of the site Allocation. This will then be followed by reserved matters applications. Other landowners may submit planning applications under a different format, but all will need to accord with the principles established in this Framework Masterplan.

Phased Implementation and Delivery

5. Planning Conditions and Obligations - As part of any planning permission it will be necessary to discharge planning conditions and obligations. This will result in further detailed and technical information in relation to construction activities, delivery and occupation.

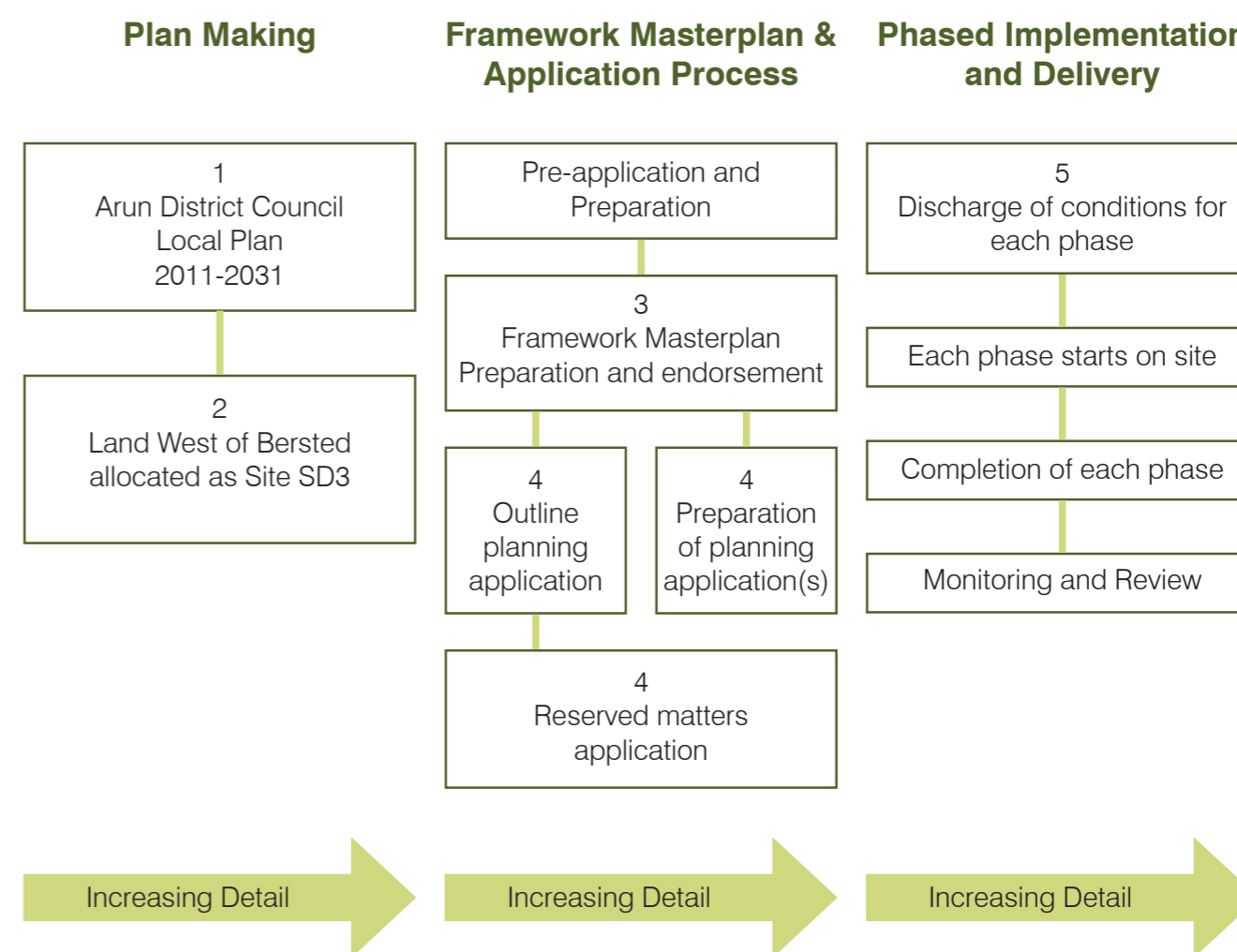


Fig 2.3 Approvals Process

2.4 Design Quality

The NPPF notes that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

In line with the guidance of the NPPF, the purpose of this Masterplan Framework is the first step to ensuring that the new development at West Bersted will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. It sets out the baseline for how the development will be visually attractive as a result of good architecture, layout and appropriate and effective landscaping. New development on the Site should be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

In this context, the National Design Guide addresses the question of how we recognise well-designed places, by outlining and illustrating the Government's priorities for well-designed places in the form of ten characteristics. It notes that well-designed places and buildings come about when there is a clearly expressed 'story' for the design concept and how it has evolved into a design proposal. This explains how the concept influences the layout, form, appearance and details of the proposed development.

The National Design Guide also notes that buildings are an important component of places and proposals for built development and are a focus of the development management system. However, good design involves careful attention to other important components of places. These include:

- the context for places and buildings;
- hard and soft landscape;
- technical infrastructure – transport, utilities, services such as drainage; and
- social infrastructure – social, commercial, leisure uses and activities.

A well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings. It comes about through making the right choices at all levels, including:

- the layout (or masterplan);
- the form and scale of buildings;
- their appearance;
- landscape;
- materials; and
- their detailing.

The Local Plan contains a number of design related policies with the focus being on planning for climate change, conserving natural resources and increasing biodiversity. The strategic objectives for design seek the creation of vibrant, attractive, safe and accessible towns and villages that build upon their unique characters to provide a wide range of uses and which are a focus for quality shopping, entertainment, leisure, tourism and cultural activities. A number the design policies are referred to in the High Level Development Principles (see section 3.2 and Appendix 1). These Principles sit alongside this Framework Masterplan to guide future development on the site and will ensure a high quality development is delivered.

These components of place are set out and explained in this Masterplan Framework. A key feature of this Masterplan Framework is how the development will establish a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit. Matters on appearance, materials and detailing of the buildings will be the subject of further detailed consideration, discussion and consultation at the application stages. The subsequent applications for the Site should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

This page is intentionally left blank

3.0

Planning Context

3.1 Arun Local Plan.....	14
3.2 High Level Development Principles.....	15

3.0 Planning Context

3.1 Arun Local Plan

3.1.1 Policy H SP2

Policy H SP2 of the Arun District Local Plan (2018) requires a Framework Masterplan to be endorsed by the Council ahead of any development proposal being submitted for the Site Allocation. The masterplan should incorporate high quality design and give a sense of place and permeable layout. The Framework Masterplan responds to this requirement and other policies that are of relevance from the Local Plan.

The Site Allocation is allocated to deliver at least 2,500 new residential dwellings alongside the following:

- A new three-form entry primary school and nursery places.
- A new 3G pitch facility.
- Two new sports pitches and facilities.
- A Community Hub which will include shops, a new healthcare facility and a Tier 7 library.
- Improvements to the A259
- New employment provision
- Road/pedestrian/cycle link between the A259 and Chalcraft Lane.
- Ensure no detrimental impact to Pagham Harbour SPA.
- Linkages and accessible pedestrian and cycle routes to Bognor Regis town centre.
- A comprehensive strategy for surface water management

The map opposite shows the Site Allocation labelled as 'Site SD3'

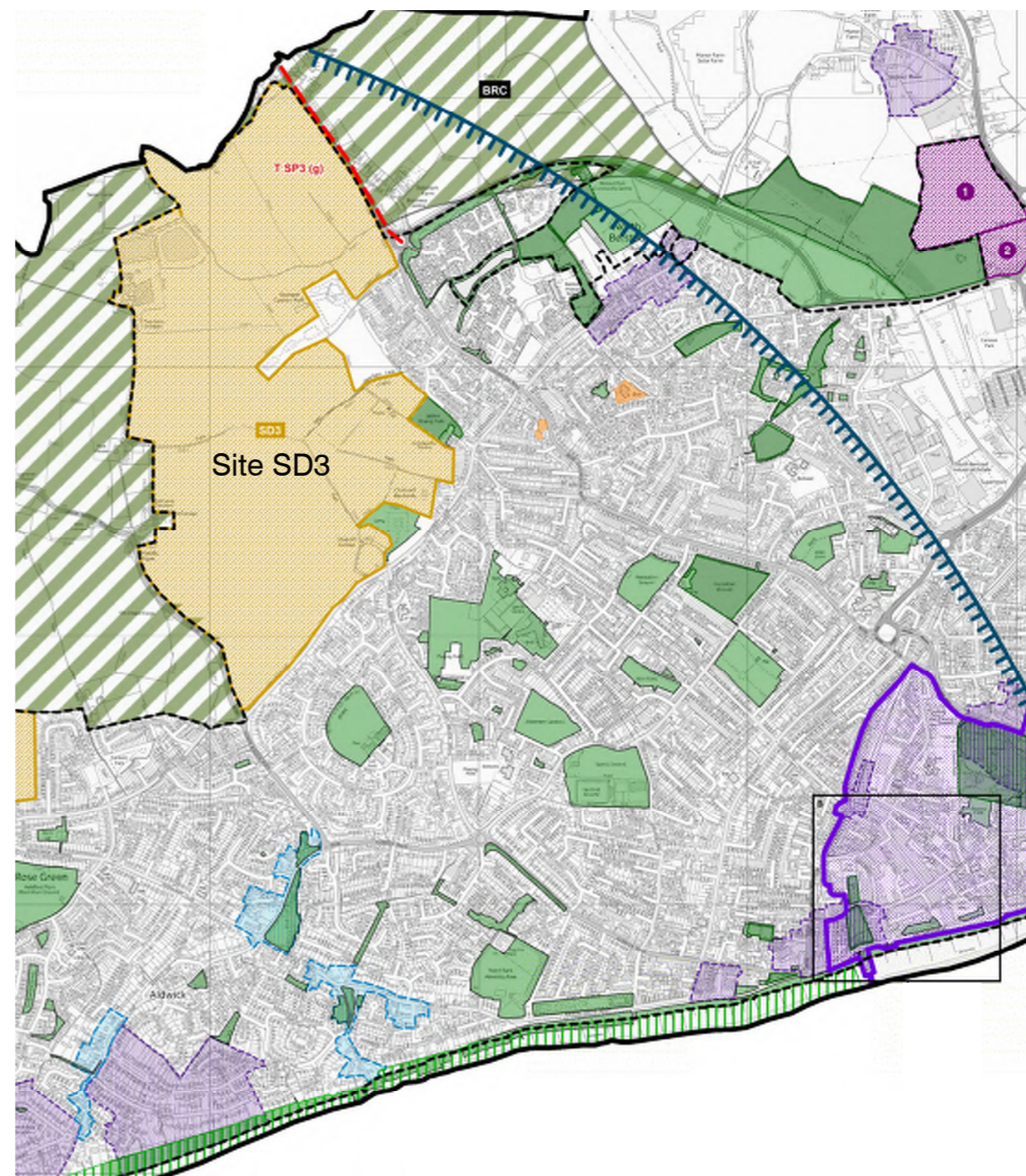


Fig 3.1.1 Excerpt from Arun Local Plan 2011-2031 (July 2018) Map 3 (updated September 2018)

3.2 High Level Development Principles

To inform the preparation of the Framework Masterplan, a number of High-Level Development Principles were drawn up in collaboration with Arun District Council Officers. These were endorsed by Arun District Council on 30 June 2020.

During the preparation of planning applications for the Site Allocation, these High Level Development Principles will sit alongside the Framework Masterplan and will guide the development proposals.

The full High Level Development Principles can be found at Appendix 1 and can be summarised into the following key groups:

- **Access and Movement** – seek to reduce the need for private vehicles and promote sustainable forms of transport including walking and cycling and create permeable neighbourhoods;
- **Landscape and Green Infrastructure** – incorporate key blue and green landscape features and infrastructure, including locations for play space, formal space and informal open spaces, plus Sustainable Drainage Systems (SuDS);
- **Community and Employment** - identify key locations for supporting employment spaces and a new school, local centre, community facilities and library;
- **Built Form** – identify the development parcels and key character areas;
- **Sustainability** – include measures to enhance sustainability and mitigate climate change; and
- **Technology** – incorporate opportunities for the integration of smart deliverable technologies that enhances public transport, homes, community and support uses and employment space.

This page is intentionally left blank

4.0

Vision and Framework Objectives

4.1 Vision.....	18
4.2 Framework Objective.....	20

4.0 Vision and Framework Objectives

4.1 Vision

The Framework Masterplan combines a strong landscape-led philosophy with a health and wellbeing strategy, both of which were at heart of the masterplanning approach undertaken for the Site Allocation. It promotes a walkable, community focused development with a unique character. The Framework Masterplan promotes healthy lifestyles across the Site Allocation, ensuring that all existing and future homes and businesses will have easy access to new green open spaces, a network of footpaths and cycleways and the new wellness trail that encircles the development.

The community focused local centres and school are linked to this new network of routes around and across the Site Allocation, promoting a walking and cycling culture. The enhanced public rights of way enables residents from the wider community to have direct access into and beyond the site. Sport and recreation are centrally embedded into the scheme with the opportunity for the wider community to participate. Leisure and play opportunities will also be distributed throughout the development, maximising the ability for every member of the local community to access a wide range of leisure activities from their front door



Fig 4.1 Artist's impression of the north part of the Site Allocation

The Vision for the site is to achieve and deliver:

- A high quality residential and commercial development;
- Housing with a mix of well-designed sustainable homes, including single person, family and specialist housing for the elderly, to help meet local demand;
- Significant areas of new, publicly accessible landscape, co-ordinated with drainage features, that provide a high quality amenity and opportunities for existing residents as well as new;
- Design that alleviates flood risk and provides overall betterment to the site, rife corridors and the wider area;
- Sustainable development with a focus on delivering social and community facilities on-site; these should include sports and play facilities, employment space, retail floorspace, education provision, and community-based food production;
- A legible scheme providing good connectivity by foot, cycle, and bus;
- A range of habitats that seek to retain the existing vegetation wherever possible, supplemented by new multi-functional green corridors, open space and native planting, to maximise opportunities for improved biodiversity;
- Proposals will provide high quality family homes integrated within the landscape and include supporting facilities needed on a day to day basis by the new and existing residents alike;
- Allotments, community orchards and waterways are proposed across the site, along with green corridors which allow for views to the South Downs and Chichester Cathedral Spire to be retained as part of placemaking; and
- Integration of existing Public Rights of Way through the scheme connecting to people beyond the site boundary.

4.2 Framework Objectives

In delivering the Vision for the site, the following Objectives have been prepared to guide the development of the Framework Masterplan. These are considered key components for creating a new community.

4.2.1 Placemaking

New Homes - To create a place where people are able to form a new community that enhances and complements the existing, established neighbourhoods of the area. The existing landforms, Public Right of Ways, hedges, historic field boundaries and rife, will help facilitate the creation of new neighbourhoods naturally and the masterplan should incorporate these features into its design.

Each residential neighbourhood should have a distinct identity, combining access to the wider landscape network and green spaces within each development plot.

In creating a place where people want to live and work, the new residential neighbourhoods should be complemented with distinct employment areas and other supporting facilities, such as the Local Centres, primary school and sports facilities.

Employment - Key employment generating uses should be placed in locations that are well connected to the existing transport network and away from any noise-sensitive uses. These spaces should be designed flexibly to allow for their occupation by a range of businesses.

Surrounding communities - The existing residential, heritage and rural boundaries of the Site Allocation should be respected, with a deep landscape buffer provided along Chalcraft Lane and an ecological fringe along the rural boundary. Safer connections with existing streets and improved cycle routes into the town centre and beyond should be created.

4.2.2 Connectivity

A safe, well-connected and user-friendly network of streets, paths and cycleways should be facilitated across the masterplan to encourage people to walk and cycle. These should be integrated with the existing public rights of way within the Site and facilitate greater connectivity to the surrounding countryside and communities. Routes should connect the existing and new communities with sports, leisure and recreation spaces as well as the new local centres and community functions.

4.2.3 Landscape and Drainage features

A landscape-led approach to the masterplan should be adopted which seeks to retain as many of the existing ditches, hedges and rife as possible and provide a variety of new spaces and habitats suitable for all ages and activities. New drainage infrastructure should use, where possible, the existing topography of the site and the historic rife's and ditches.

A water management strategy for the whole site should be integrated within the design. This system should allow each phase to operate self-sufficiently in drainage terms and be delivered as individual parcels come forward.

4.2.4 Sustainability

The overall sustainability vision will be encapsulated within a sustainability framework which is based on five defined factors: the people, the physical infrastructure, the social network, the natural environment, and the economic aspects.

4.2.5 Infrastructure and Delivery

The infrastructure requirements such as the new spine road, primary school and sports facilities should be designed in a way that allows for them to be delivered at key stages of the development, as and when the demand for them is required.

5.0

About The Site

5.1 The Wider Context	22
5.2 Site Characteristics	29
5.3 Site Archaeology and Heritage	33
5.4 Site Constraints	34
5.5 Site Opportunities	35
5.6 Site Analysis	36

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.

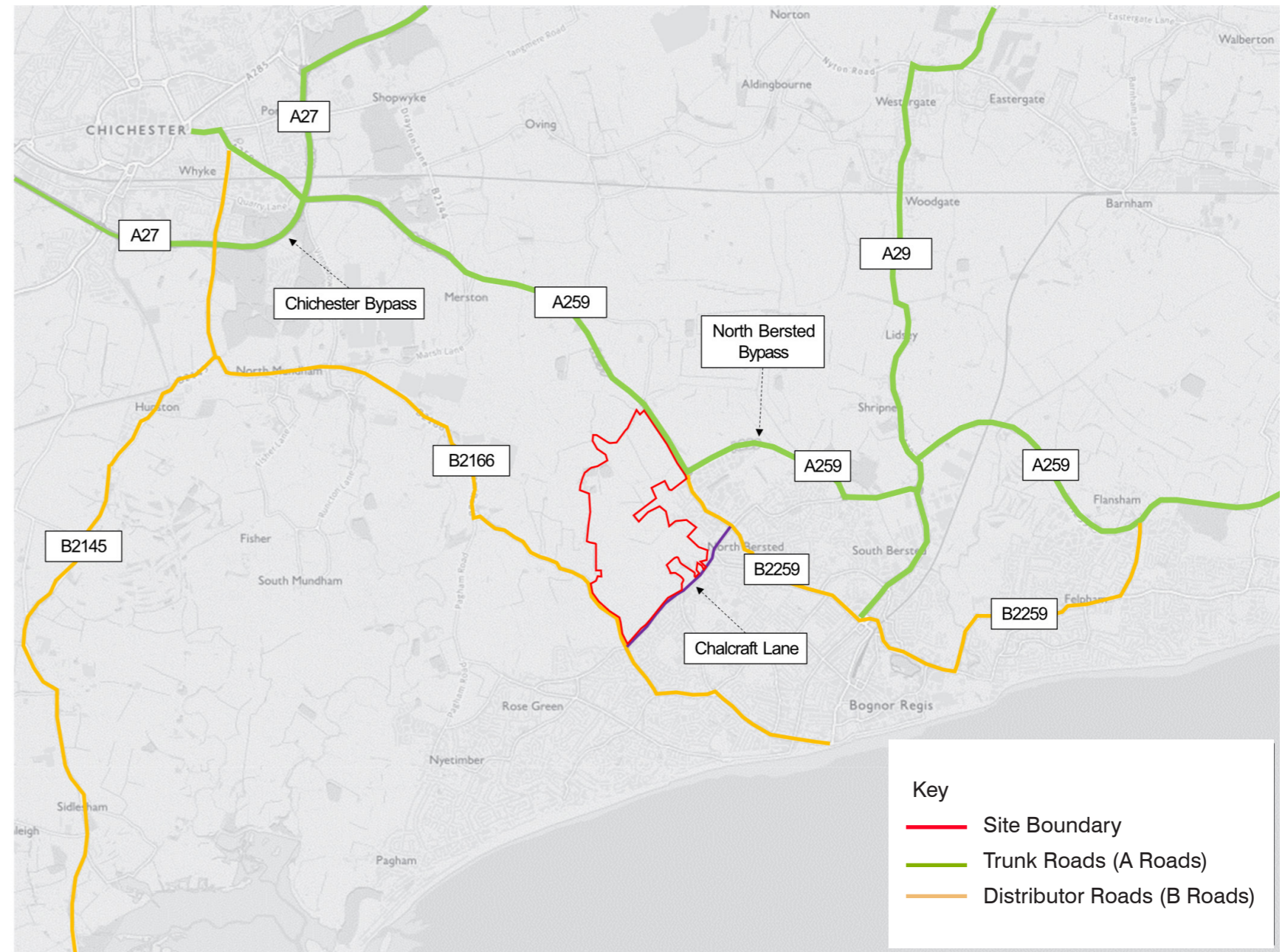


Fig 5.1.2 Highways Network

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

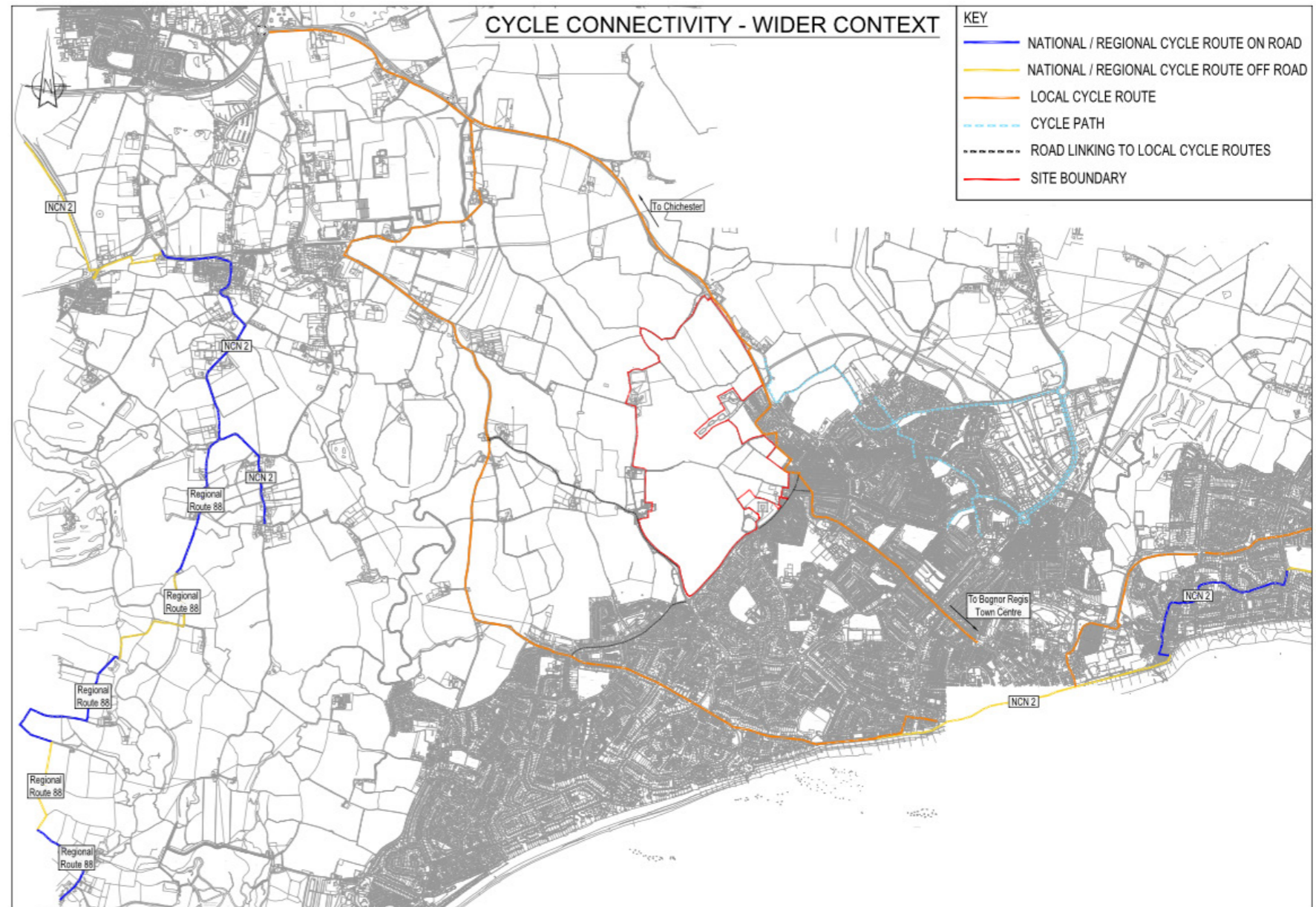


Fig 5.1.3 Cycle Connectivity to the Wider Context

5.1 The Wider Context

5.1.4 Existing Local Amenities

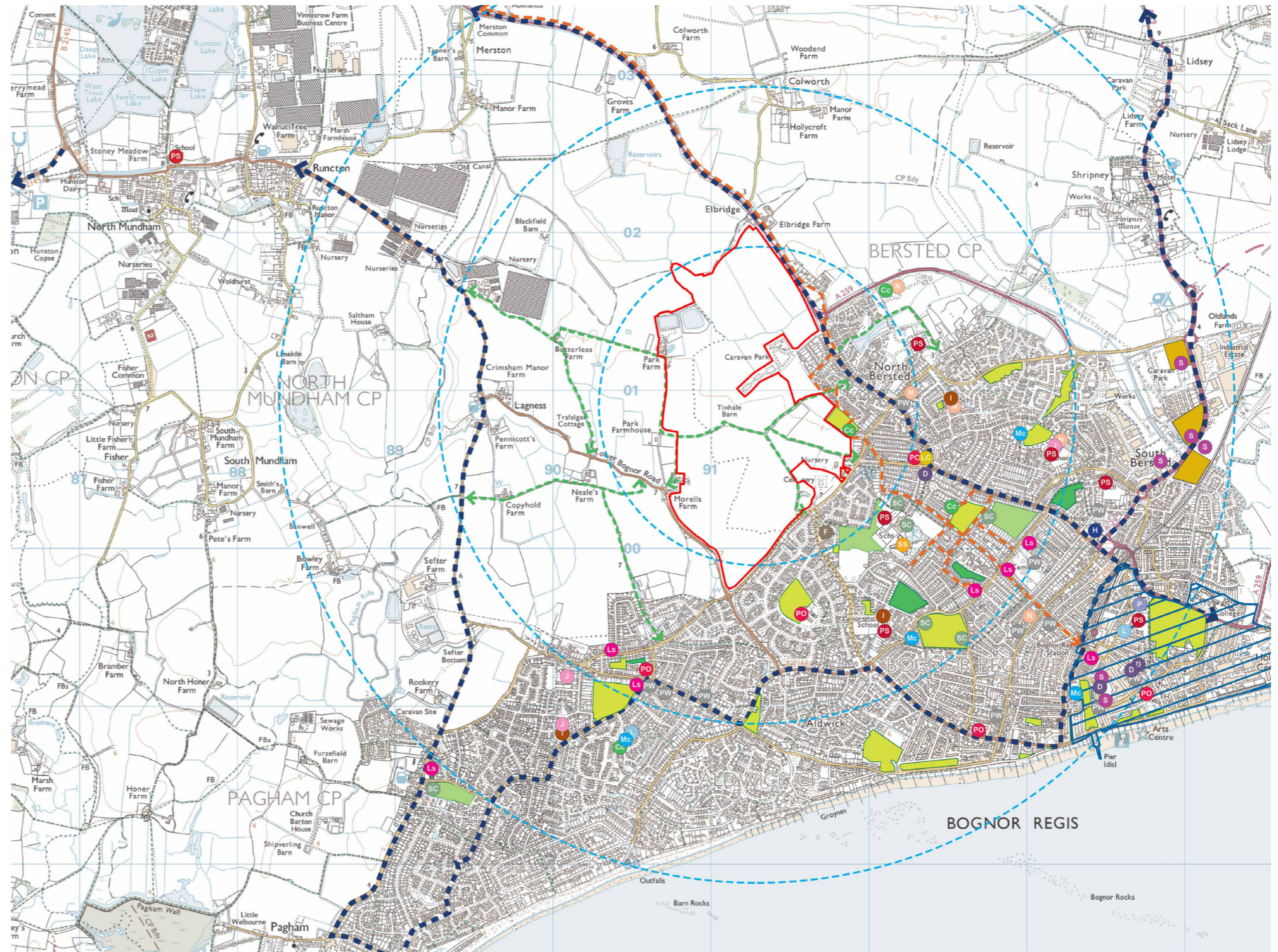
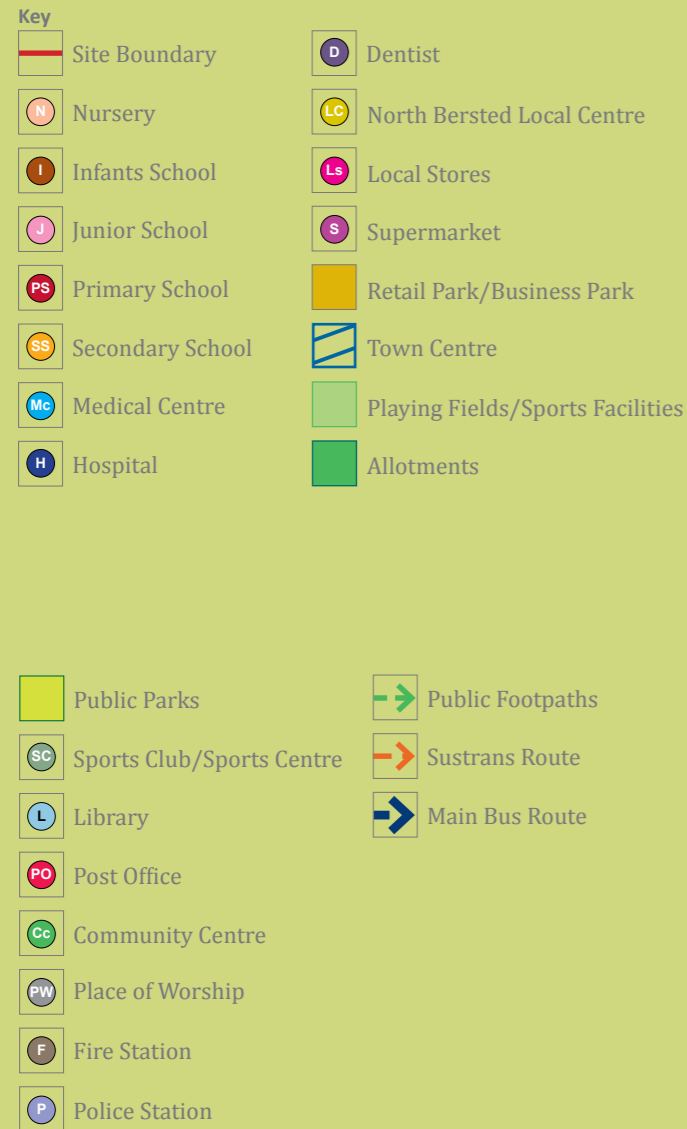


Fig 5.1.4 Existing Local Amenities

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, Brazzwick Avenue



Photo 5. Grade II Listed Royal Oak pub



Photo 6. Orchard Caravan Park

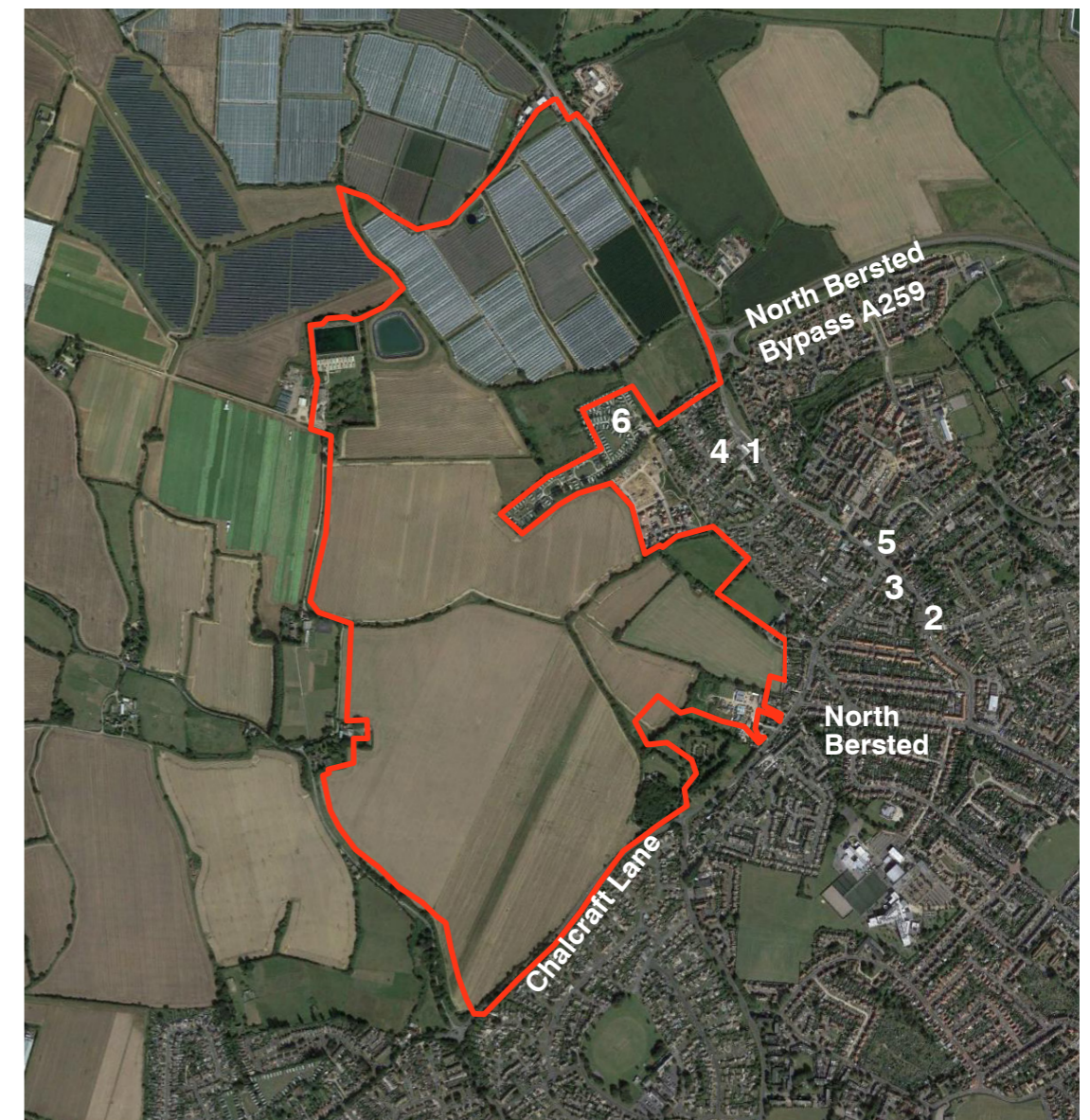


Fig 5.1.5 Key Plan of photograph locations

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

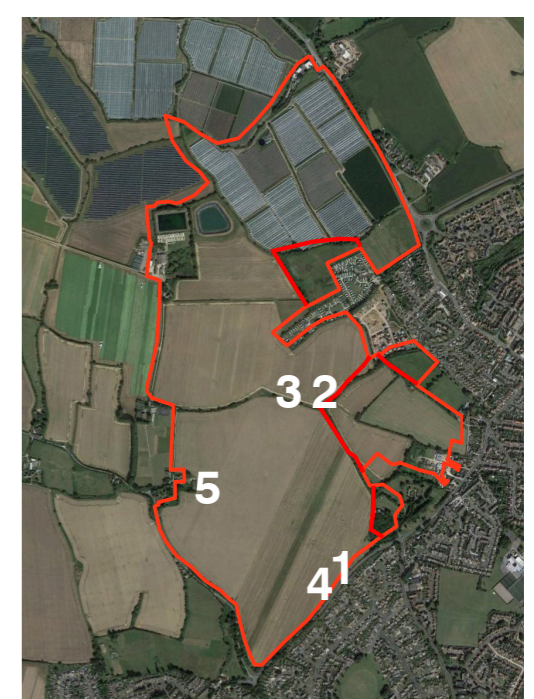


Fig 5.3.2 Key plan of photographs



Photo 6. View looking north east towards Orchard Park caravan park



Photo 7. View looking east from central rife/hedgerow



Photo 8. Western boundary along the Lower Bognor Road looking north



Photo 9. Polytunnels in the north of the Site Allocation



Photo 10. View across Site Allocation looking east

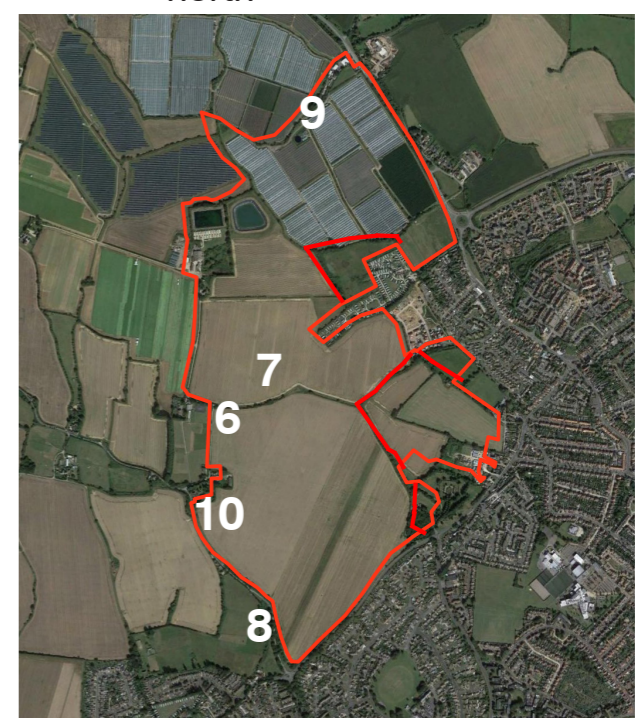


Fig 5.3.3 Key plan of photographs

5.2 Site Characteristics

5.2.3 Site Boundaries

- North boundary**
- Agricultural fields with polytunnels
 - Yeomans Honda car showroom
 - Primrose Cottage Boarding Kennels and Cattery

- North-west boundary**
- Agricultural fields
 - Park Farm
 - Reservoirs

- West boundary**
- The Hamlet of Lagness
 - The Grade II Listed Morells Farm
 - Old Forge Chapel B&B
 - Agricultural fields

- South-west boundary**
- Lower Bognor Road (B2166)
 - Agricultural fields



- North-east boundary**
- The Bognor Road (A259)
 - Recycle Southern Ltd Skip and Grab Hire (immediately opposite on the A259)
 - Existing housing on Babsham lane

- East boundary**
- Orchard Park Caravan Site and existing housing south of Loats Lane
 - Linden Homes development
 - Willows Edge development south of the North Bersted Bypass
 - Existing housing along Newbarn Lane and Winston Crescent
 - Jubilee Recreation Ground and Bersted Village Hall
 - Chalcraft Hall Care Home, City Irrigation and existing housing fronting Chalcraft Lane
 - Chalcraft lane Cemetery

- South-East boundary**
- Chalcraft Lane and existing housing backing onto Chalcraft lane

Fig 5.2.3 Site boundaries

5.3 Site Archaeology and Heritage

5.3.1 Site History

From the medieval period onwards, The Site the area was largely used for farming, with remains of ridge and furrow, field systems and field boundaries identified during the evaluation and on historic maps. Parts of the site were also covered by ancient woodlands, which subsequently removed and the land was cleared for the creation of the two crossing runways.

During WW2, Bognor Regis airfield was situated within the southern half of the Site Allocation. There are no visible remains on site, but associated features included two possible slit trenches, likely intended as air raid shelters.



Fig 5.3.1A Aerial view of part of the Site Allocation with WW2 Advances Landing Ground runways highlighted



5.3.1B Record of Aircraft shot down during WW2

5.4 Site Constraints

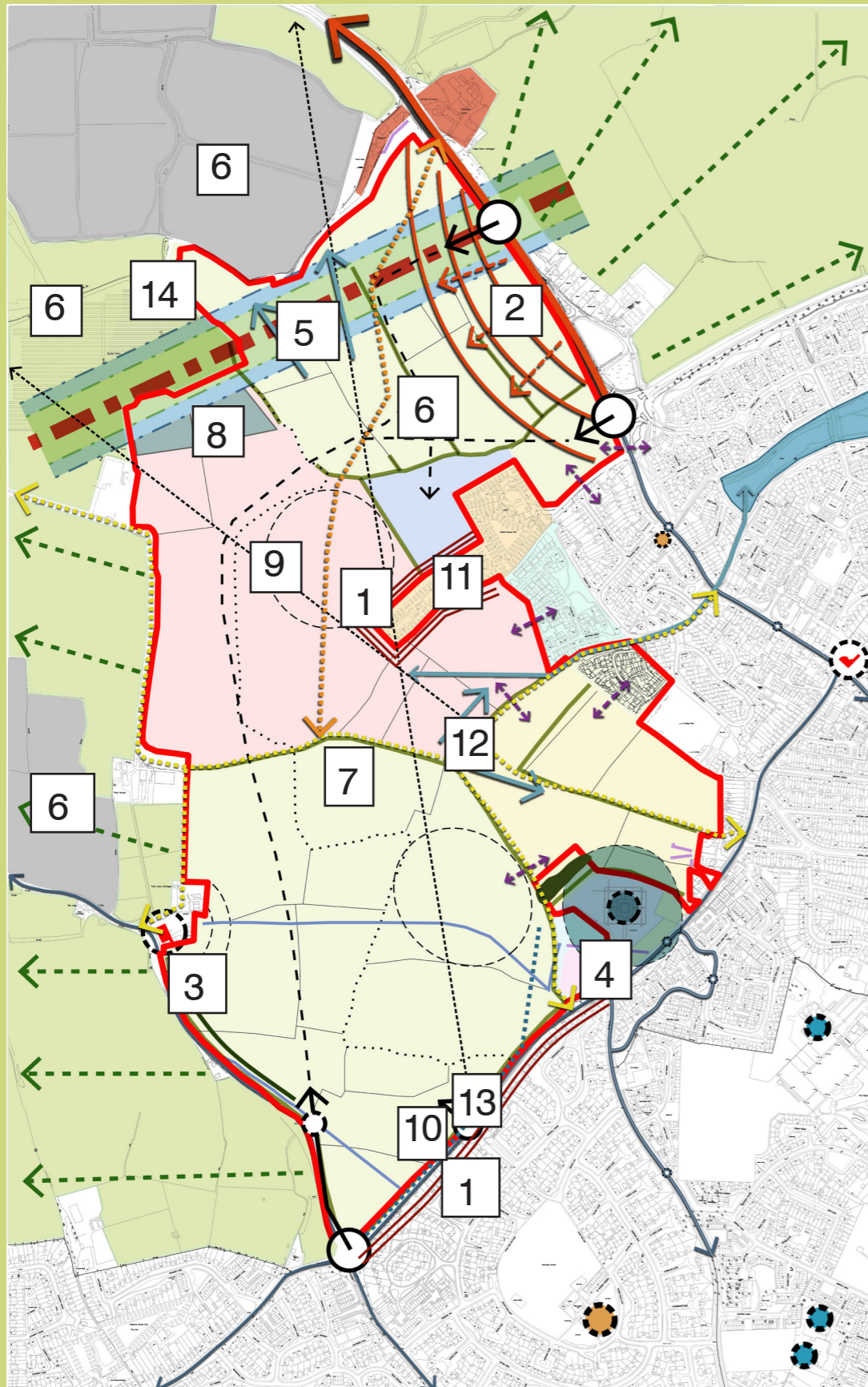


Fig 5.4 Site Analysis - Site Constraints

SITE CONSTRAINTS

The following constraints have been taken into account in the preparation of the Framework Masterplan:

1. Impenetrable barriers around edge of Site Allocation limit accessibility to/from wider area.
2. Acoustic/air quality along A259 restricts residential land uses.
3. Listed building setting should be respected.
4. Known high groundwater and flooding issue around cemetery.
5. Buried gas pipe line produces a no build zone restricting development and land uses.
6. Polytunnels and solar farm to north and west impact upon open views of countryside
7. Existing rifles across the whole Site Allocation should be considered and integrated across masterplan.
8. Existing reservoirs in the north to be removed and relocated if required elsewhere.
9. Generally flat topography with a slope towards northern boundary.
10. Historic buried anti-tank ditch and its easement running parallel to Chalcraft Lane.
11. Existing Caravan Park should have suitable boundary treatment.
12. Very long distance view of to Chichester Cathedral.
13. Very long distance view to the ridge line of the South Downs.
14. Bat corridor to be retained.

5.5 Site Opportunities

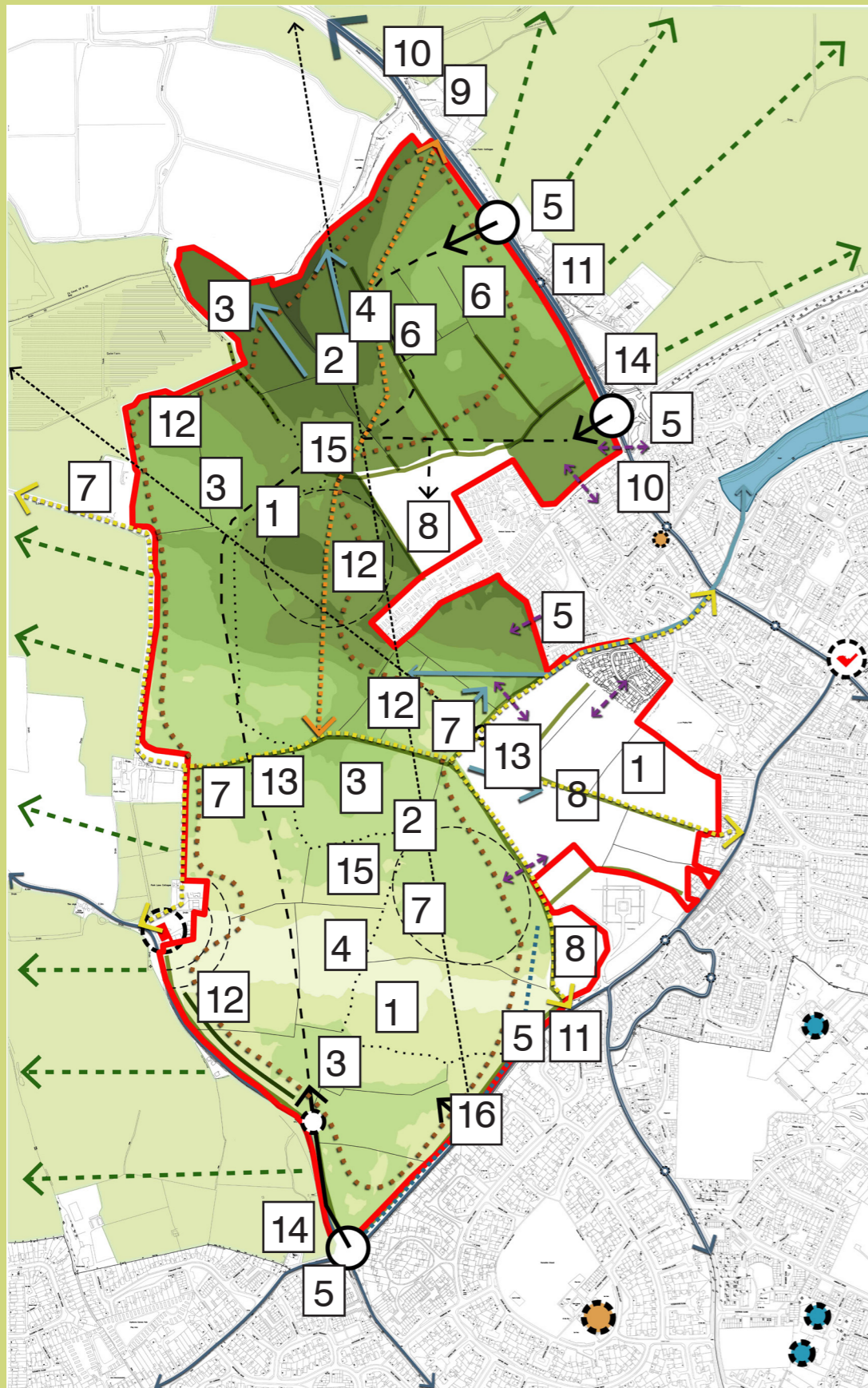


Fig 5.5 Site Analysis - Site Opportunities

SITE OPPORTUNITIES

The Site Allocation offers many opportunities taken forward in the Framework Masterplan proposals:

1. Delivering much needed new housing and employment growth, as identified in the Local Plan.
2. Landscape-led approach informed by historic field boundaries, former ancient woodland and rifes.
3. Existing topography enables Sustainable Urban Drainage Solutions (SuDS) to be formed naturally in shallow land depressions.
4. New local centres in a walkable neighbourhood should serve new and existing community.
5. Masterplan can enable improved connections to existing surrounding communities.
6. Acoustic/air quality along A259 provides a location for a buffer of employment land uses.
7. Very long distance view to Chichester Cathedral tower as a marker in masterplan.
8. Third party land masterplanned holistically to create a united masterplan approach.
9. Improvements to A259 including bus and cycle upgrades.
10. Links to existing local cycle routes and the National Cycle Network.
11. Integrated bus route infrastructure and access to existing local routes.
12. Health and wellbeing approach could be adopted around and through masterplan.
13. Public Rights of Way should be integrated across masterplan.
14. Improvements to existing roundabouts on A259 & Chalcraft Lane.
15. The Site Allocation lends itself to two distinct character areas.
16. Very long distance view to the ridge line of the South Downs.

5.6 Site Analysis

5.6.1 Analysis

A number of technical assessments have been undertaken in order to inform the Framework Masterplan proposals. The key elements can be summarised as follows:

1. Flood risk and drainage

The Environment Agency's Flood Map for Planning shows the Site Allocation to be located entirely within Flood Zone 1, and so is considered at low risk of flooding from rivers and the sea. The site is not classified as a floodplain and modelling confirm this does not change when taking account climate change.

There is an existing network of rifes and land drainage ditches that cross the Site Allocation. These connect to, and form part of, wider catchments such as the Aldingbourne Rife and Pagham Rife.

As there is a known high-water table across the Site Allocation, monitoring of groundwater levels has been underway since October 2019. The data collected from this monitoring will be used to inform a suitable drainage design for the proposed development, using the existing rifes and drainage ditches within the Site Allocation. The drainage design will ensure that there will be no flooding on site and the development will also not lead to flooding off-site.

2. Utilities

A search of existing utilities within the Site Allocation, including gas, water, electrical and communication services, has been undertaken, which has informed the Framework Masterplan proposals.

3. Ground investigations

A site investigation has been undertaken to establish the ground conditions of the Site Allocation. This information will be used to inform the drainage scheme proposed within the Site Allocation.

4. Ecology

The land has a long history of agricultural use. The majority of it has been annually ploughed which has means it has a low ecological value with most ecology only contained in the field hedge and boundary areas. A number of ecological assessments have been undertaken, including an Extended Phase 1 Habitat and Preliminary Protected Species Survey, alongside badger, bat, dormouse and reptile surveys. Further surveying work will continue to take place and inform future planning applications.

The site is also with 5 km of the Pagham Harbour Special Protection Area (SPA)/Ramsar/Site of Special Scientific Interest (SSSI). Both Arun District Council and Natural England have been consulted in relation to proposed mitigation measures.

5. Cultural Heritage

Initial archaeology evaluation work has identified deposits and activity dating back to the Pleistocene era. There is also evidence of the Site being used as a Second World War runway. There are, however, no known archaeological or historic features which present an overriding constraint to development.

Further investigation will be undertaken and a mitigation strategy, where necessary, will be prepared and submitted as part of future planning application(s).

A review of Historic England data also shows the site does not contain any Listed Buildings and it is not located within a Conservation Area. A number of heritage assets border the site, including Morrells Farmhouse (Grade II listed). The positioning of the built form and landscape treatment in proximity to the listed building must conserve the character and appearance of the setting of the heritage asset.

6. Landscape Visual Impact Assessment

Local views towards the Site Allocation are contained by and limited to the settlement edge of Bersted and a small geographic area to the east, south and west. The agricultural uses within the site also extend to the north and west while residential development adjoins to the east and south. The South Downs National Park is located over 6 km to the north. Chichester Cathedral spire is identified as a long distant skyline marker that can be seen from the centre of the allocation.

7. Highways and Linkages

Consultation with Arun District Council, West Sussex County Council and Highways England has been and continues to be undertaken in order to develop an appropriate strategy for the internal highway network of the site and the scope of off-site improvements that will need to be made. A new road/pedestrian/cycle link between the A259 and Chalcraft Lane as well as linkages and accessible pedestrian and cycle routes to Bognor Regis town centre are to be provided. Off-site highways mitigation, including the A29 Chichester Bypass and in particular the Bognor Road and Whyke Roundabouts is proposed. These works will be agreed with West Sussex County Council and secured through future planning applications.



5.6.1 The Grade II Listed Morells Farmhouse is located just to the west of the Site boundary, along Lower Bognor Road



5.6 Site Analysis

5.6.2 Summary of site Information

- Land is allocated for housing and other supporting infrastructure within the Local Plan
- Appropriate land uses and mitigation is required for noise and air issues associated with Chalcraft Lane and the A259.
- The topography allows for a naturally defined sustainable drainage strategy and utilisation of shallow land depressions.
- The allocation can accommodate for very long distant views to the Chichester Cathedral tower and the South Downs.
- Existing roads, footpaths and cycle routes will allow for connections between the allocation and existing communities.
- The site can provide links to the national cycle network.
- The new local centres should be located in accessible areas to create walkable neighbourhoods that serve both the new and existing communities.
- There are a number of historic field boundaries, evidence of ancient woodlands and rifes to inform the masterplan.
- The development of the allocation will enable improvements to be made to the A259, including its existing roundabouts and Chalcraft Lane

5.6.2 Site Aerial

6.0

The Framework Masterplan

6.1 Breakdown of Structuring Elements	40
6.2 Structuring Elements Combined.....	44
6.3 Overall Project Concept	43
6.4 Interconnecting Sequence of Spaces.....	44
6.5 The Framework Masterplan	45

6.0 The Framework Masterplan

6.1 Breakdown of Structuring Elements

In order to achieve the Local Plan requirement for a comprehensively planned, high quality and imaginatively designed masterplan, a series of key individual elements were identified. Once defined, these have then been used to inform the overall project concept, identified in section 6.3. The breakdown of these structuring elements (figures 1 - 8) shows how each element contributes to the project concept. The project concept in turn informs the Framework Masterplan. As a result of the engagement process, a number amendments have been made to these structuring elements, particularly the provision of key, strategic views. The structural elements comprise:

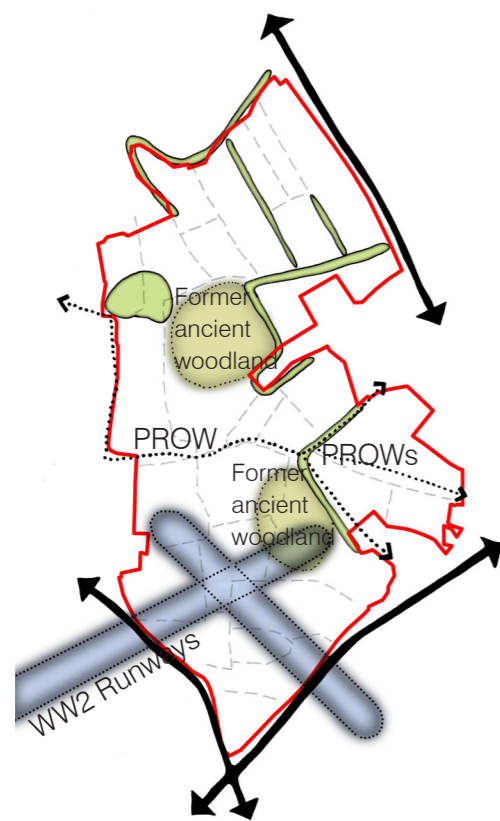


Fig 1. Existing influences - Public Rights of Way (PROWs), existing rife, the location of former ancient woodland and existing hedgerows (where of quality and worthy of retention) inform the layout of the masterplan.

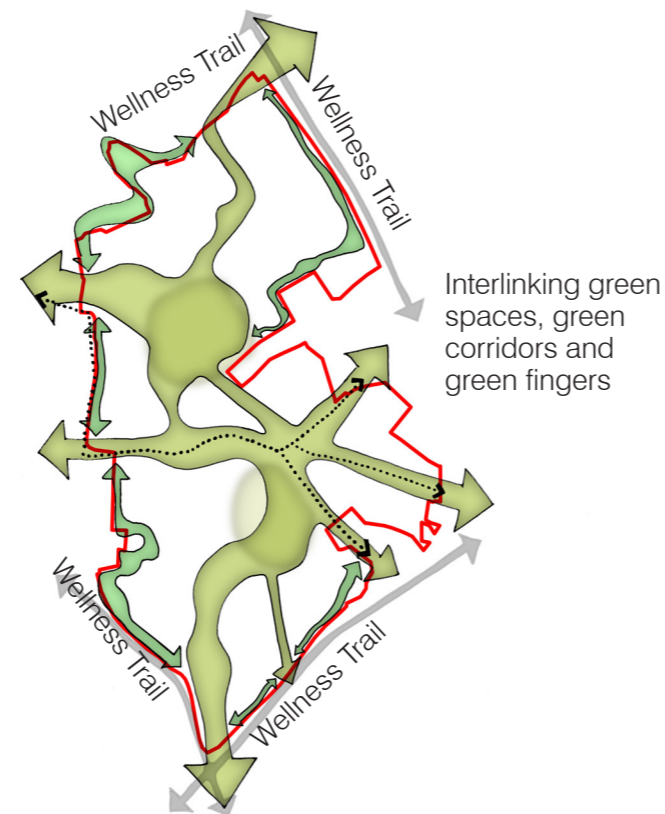


Fig 2. Connecting landscape & wellness trail - The creation of a series of green links, green corridors and a network of interlinking green spaces, plus the opportunity to provide a wellness/cycle/walking trail to the perimeter of the Site Allocation. Two largest green spaces are placed in the location of the former ancient woodlands. The placing of the main north south and east west central green links in addition to the perimeter and other connecting green links maximises the number of homes that have a green outlook.

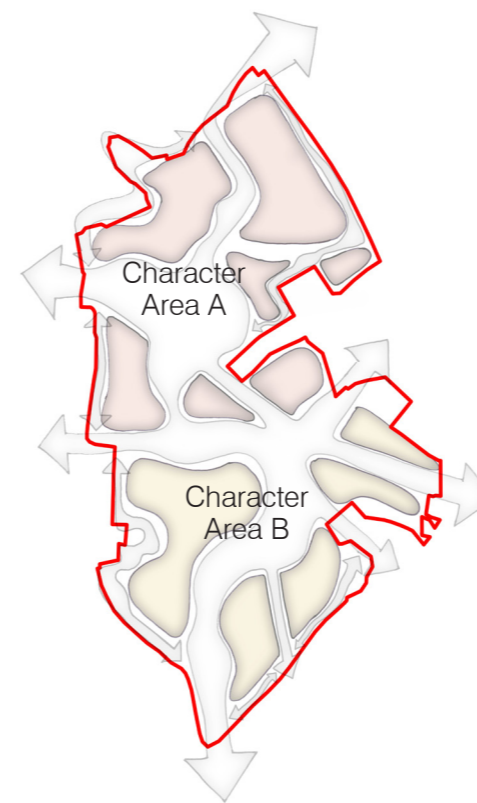


Fig 3. Two character areas - The existing topography lends itself to the creation of two character areas. Both north and south of the existing PROW.

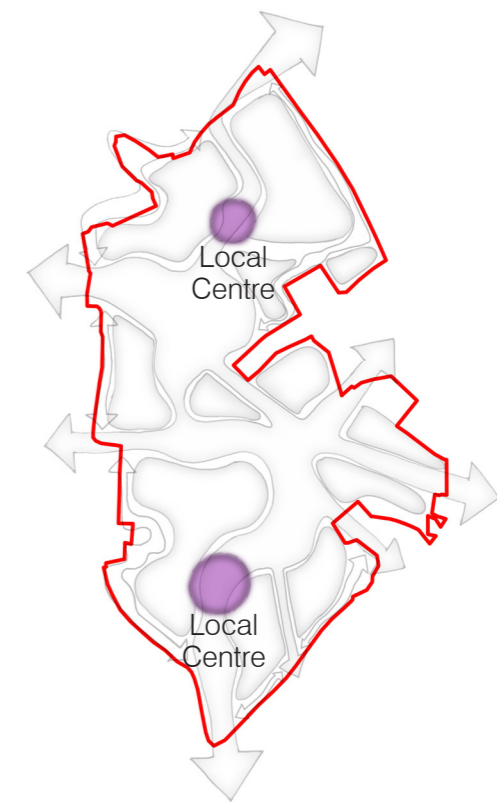


Fig 4. Local centres - The creation of two local centres (in purple above), to serve each of the two character areas. This will ensure residents are within easy reach of amenities and will encourage the use of sustainable modes of transport. The two local centres will become Community Hubs and will include shops and a Tier 7 library as per the Local Plan requirement. The southern local centre will also include sports facilities as part of the Community Hub.

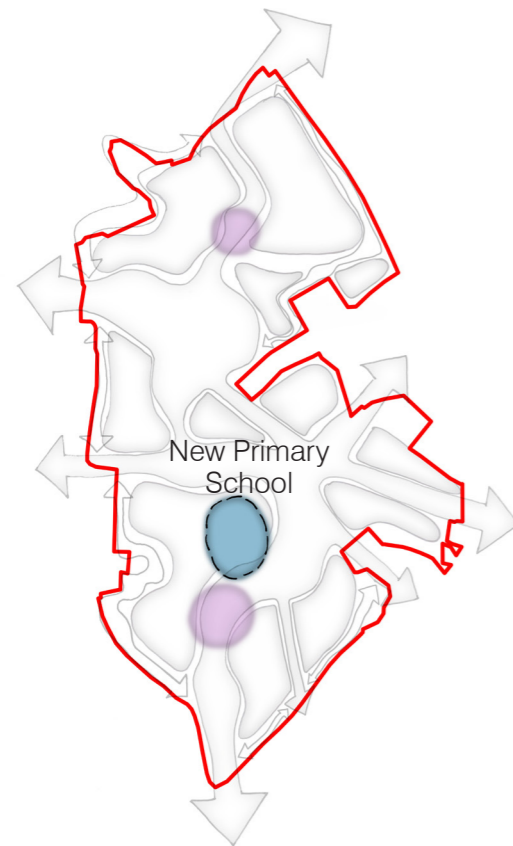


Fig 5. New primary school - The education element of the masterplan will be met by the provision of a new three-form entry Primary School with nursery and special educational needs provision. This should be co-located adjacent to one of the local centres and will assist in creating the heart of the Community Hub. This element has been located adjacent to the local centre in the southern character area, making this the main local centre. The northern local centre becomes a secondary local centre serving the community in that part of the masterplan.

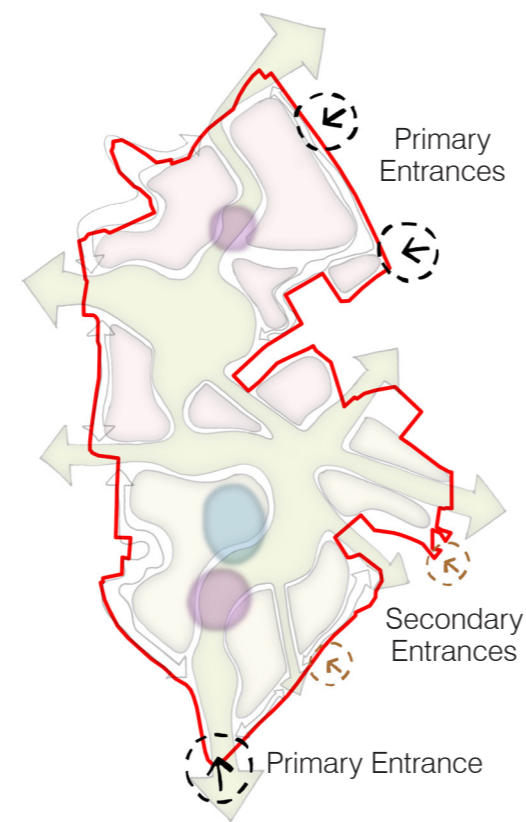


Fig 6. Entrances to The Site - Three main entrances to the site allocation, two in the north and one in the south, will allow connectivity throughout the masterplan. Two further secondary entrances in the south will allow for local access only.

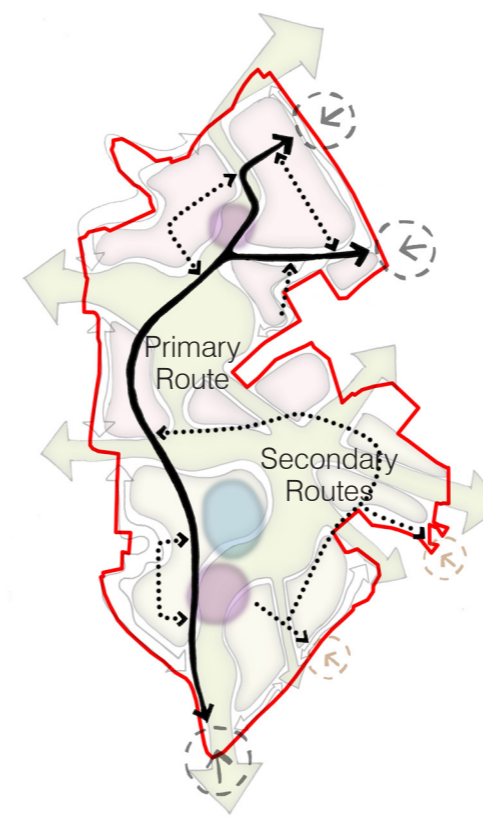


Fig 7. Primary and Secondary routes - A primary route (spine road) will be created to link the 3 main entrances, thereby creating a road/ pedestrian/ cycle link between the A259 in the north and Chalcraft Lane to the south. Secondary routes will be created as spurs off the primary route and for local access to each area of the masterplan.

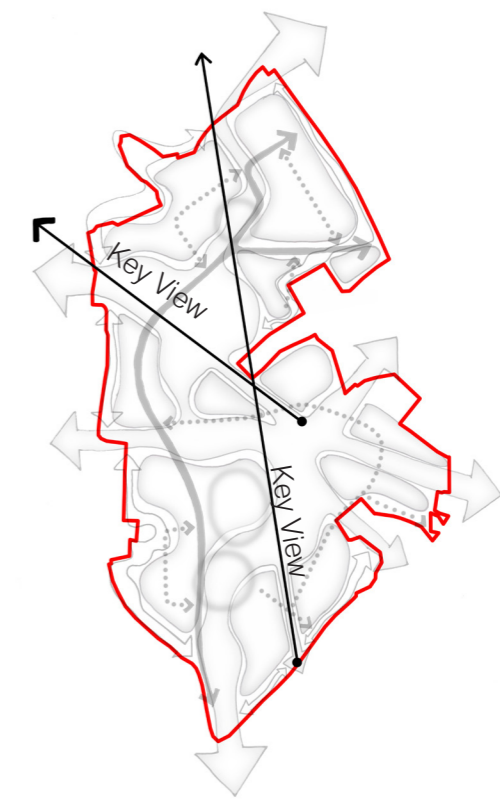


Fig 8. Views of the Downs and Chichester Cathedral Spire - The High Level Development Principles require the retention of a very long distance view of the Downs from Chalcraft lane. In addition there is a desire to retain a very long distance view of Chichester Cathedral Spire. These key views will be maintained and framed with further detail analysis carried out at the next stage to create a network of views across and within the Site Allocation.

6.2 Structuring Elements Combined

When the structuring elements are combined (figure 9) they inform the overall project concept (figure 10), which in turn informs the Framework Masterplan.

A summary of the breakdown of structural elements:

1. Work with existing influences
2. Connect landscape with green links and provide a wellness/cycle/walking trail
3. Create two character areas
4. Create two local centres
5. Provide a new primary school
6. Provide well considered new entrances to the Site Allocation
7. Provide a network of primary and secondary routes within the Site Allocation
8. Retain and frame key views of the South Downs and Chichester Cathedral Spire

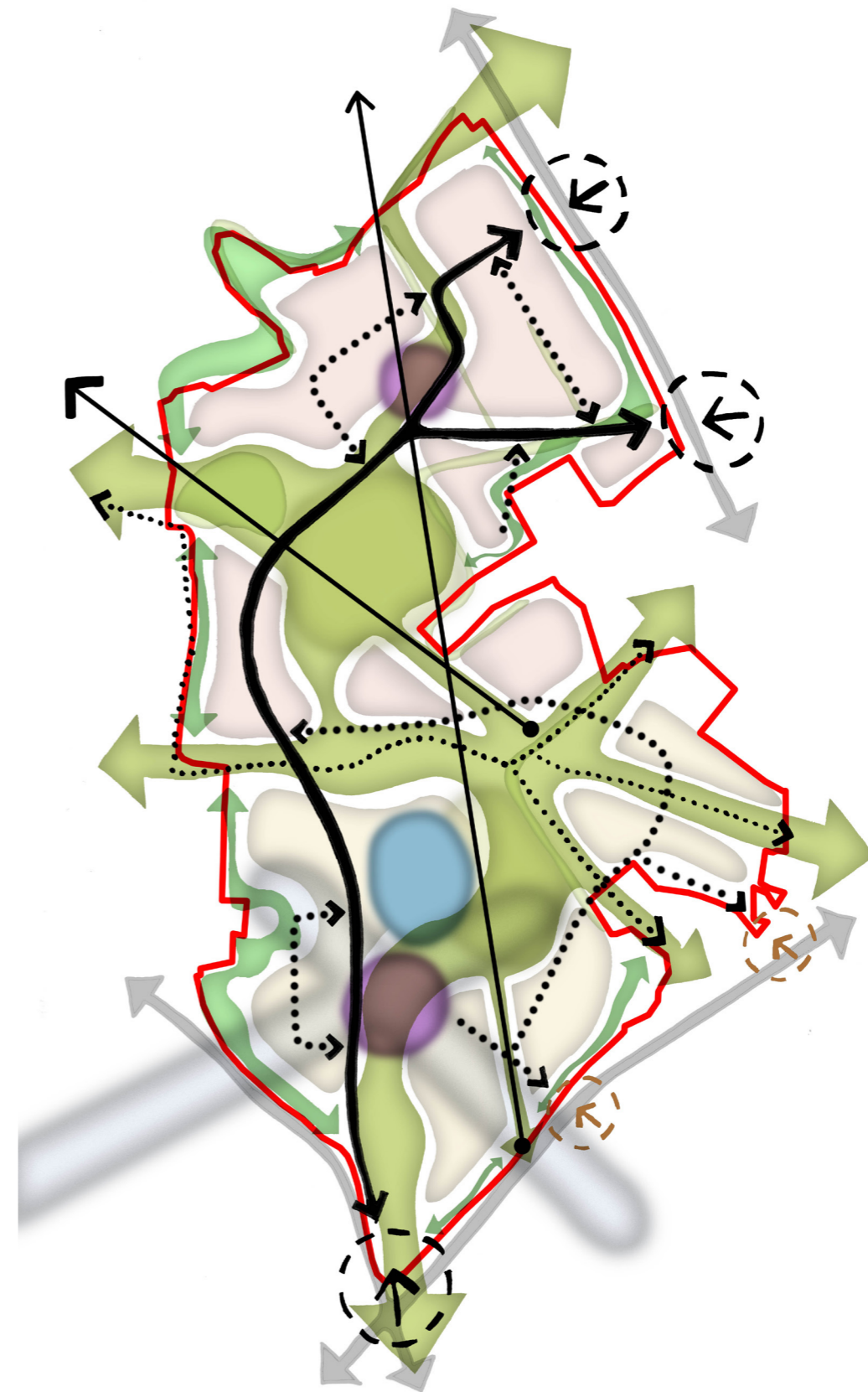


Fig 9. Structuring Elements Combined

6.3 Overall Project Concept

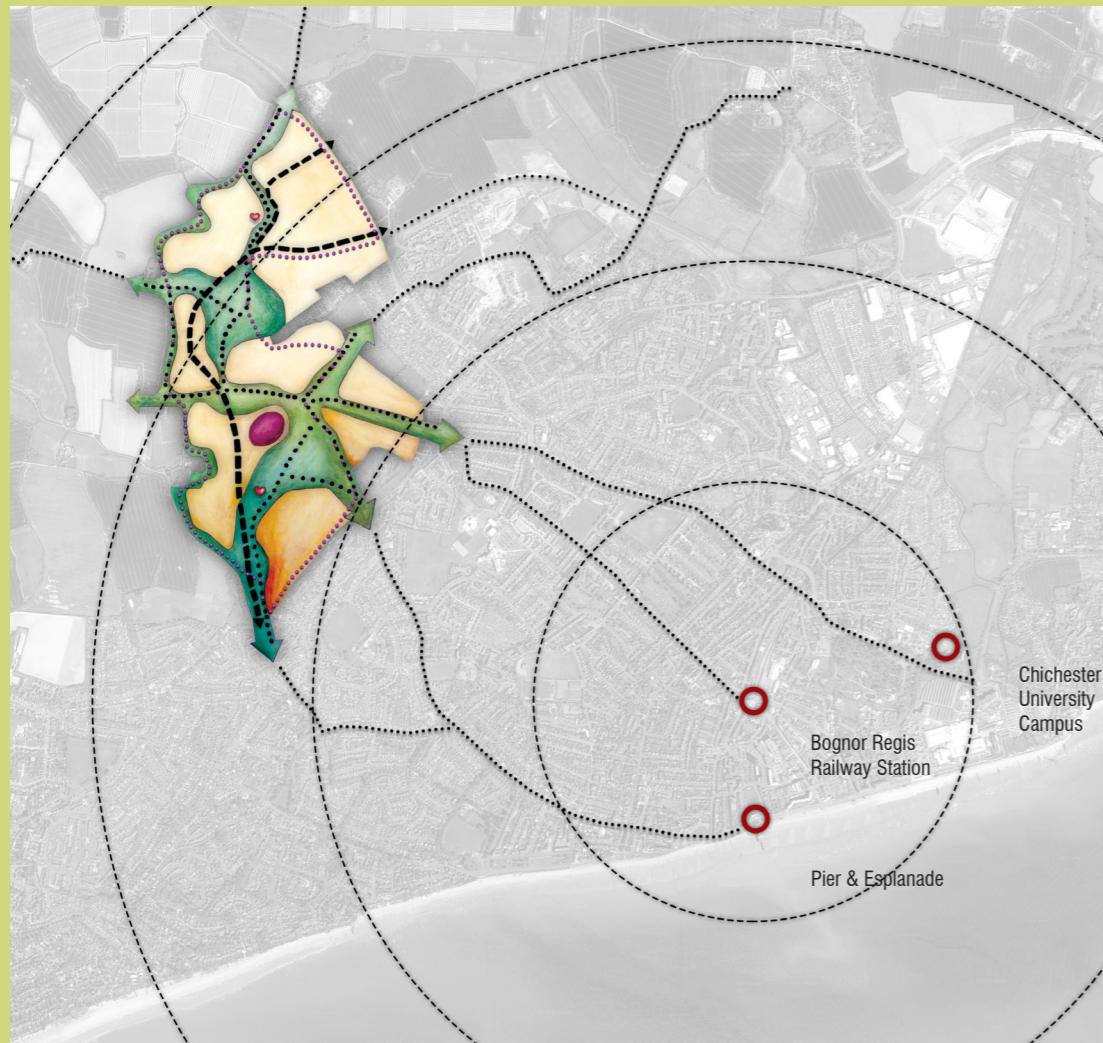


Fig 6.3 Overall Project Concept in Context

The elements that have informed the overall project concept are described in the following pages. The key features of the project concept are:

1. East-West central green buffer zone following existing Public Rights of Way and defining two 'Character Areas'.
2. North-South central green network maximising the number of homes that have an outlook onto green spaces.
3. 'Green fingers' connecting to and responding to the existing context and maintaining views as corridors.
4. Ecological fringe/ Wellness Trail to entire perimeter of the Site Allocation.

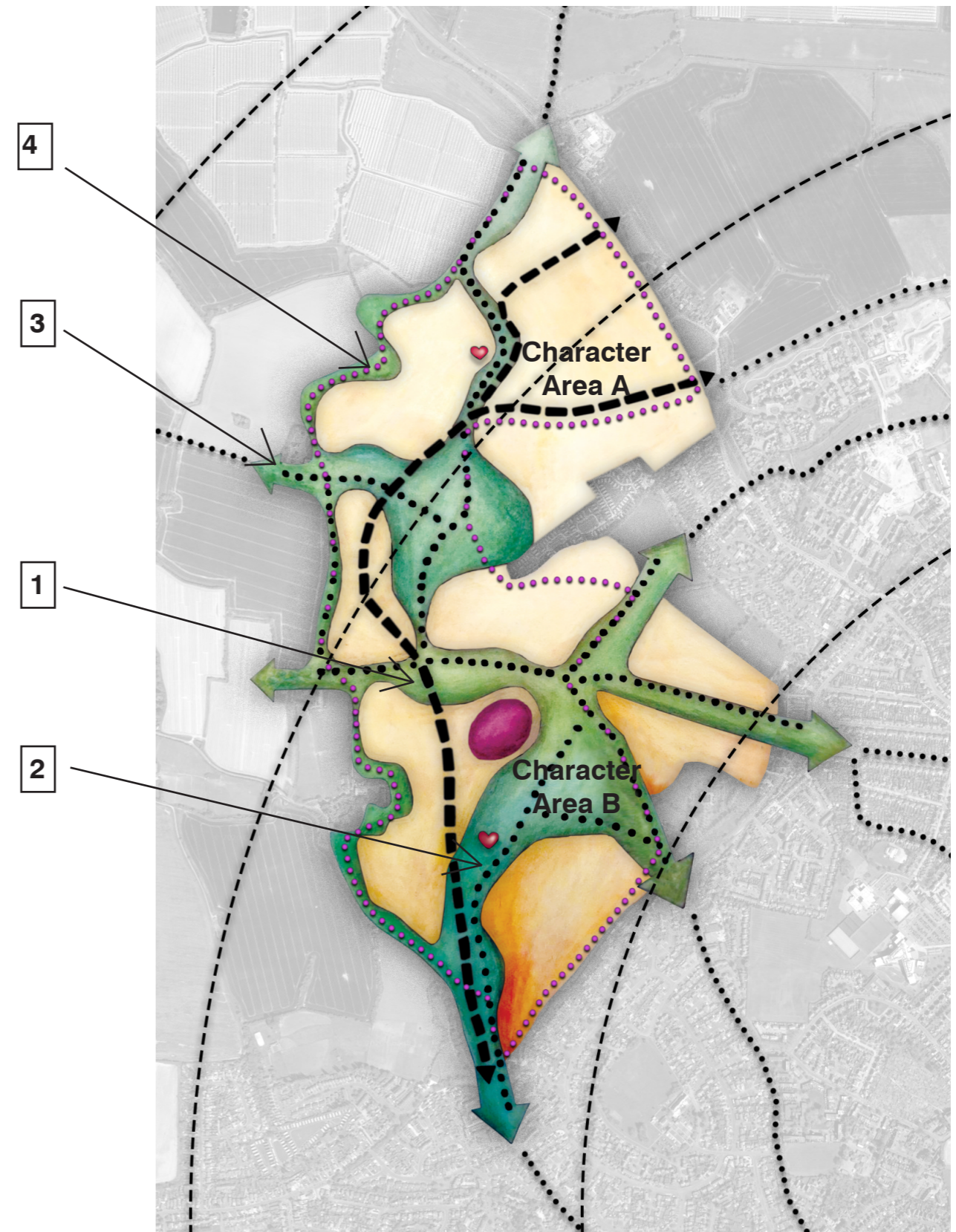


Fig 10. Overall Project Concept

6.4 Interconnecting Sequence of Spaces

The combined structuring elements image and the overall project concept (as shown in the previous pages) define where the proposed plots of residential and commercial uses would be best placed within the Framework Masterplan.

A key landscaped space will be provided within each proposed plot, each space responding to the detailed layout of that plot. These spaces will interconnect (fig 6.5.1), creating a sequence of spaces and allowing a series of differing spatial experiences as you move through the site.

Figure 6.5.2 demonstrates how these interconnecting spaces work within the proposed development plots and thereby further inform the Framework Masterplan.

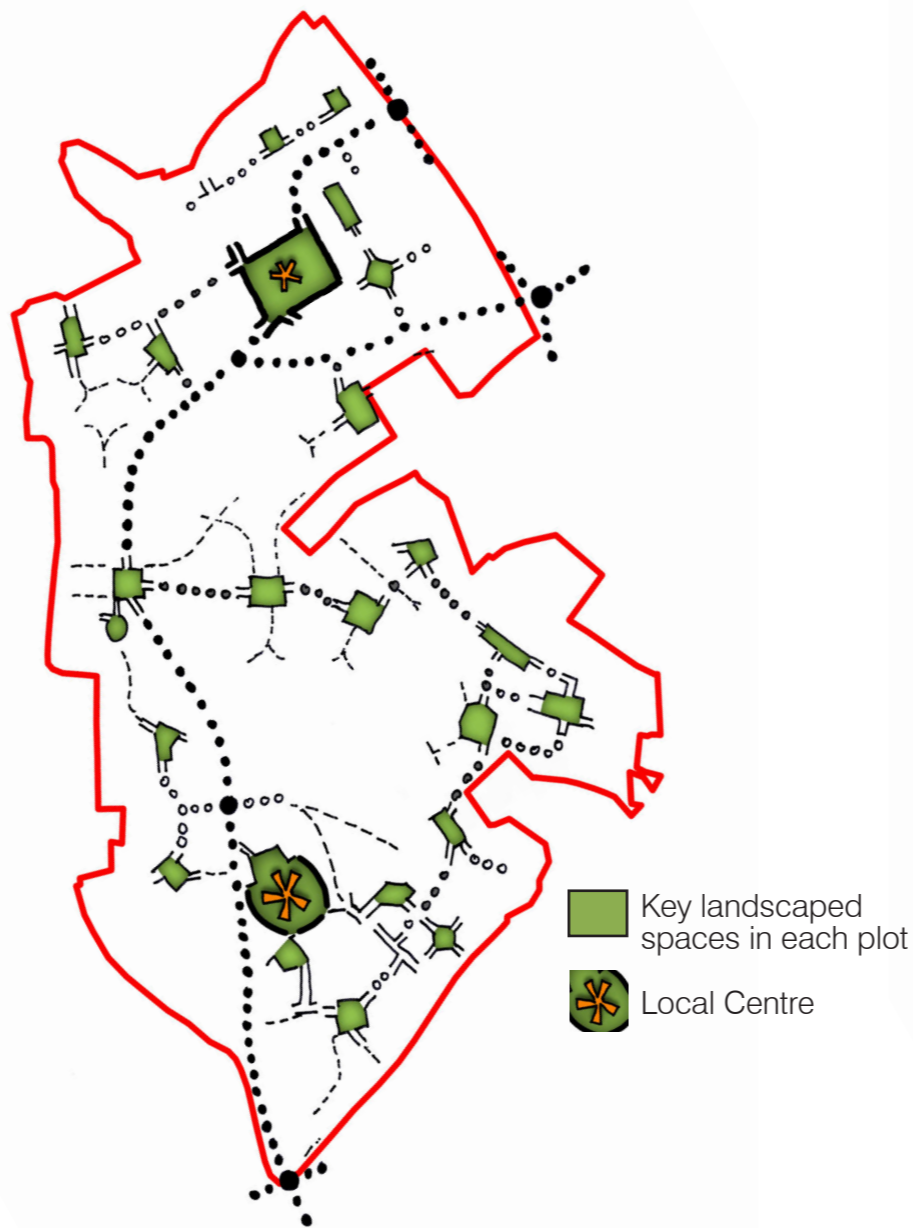


Fig 6.4.1 - Interconnecting sequence of spaces



Fig 6.4.2 - Interconnecting sequence of spaces within development plots

6.5 The Framework Masterplan

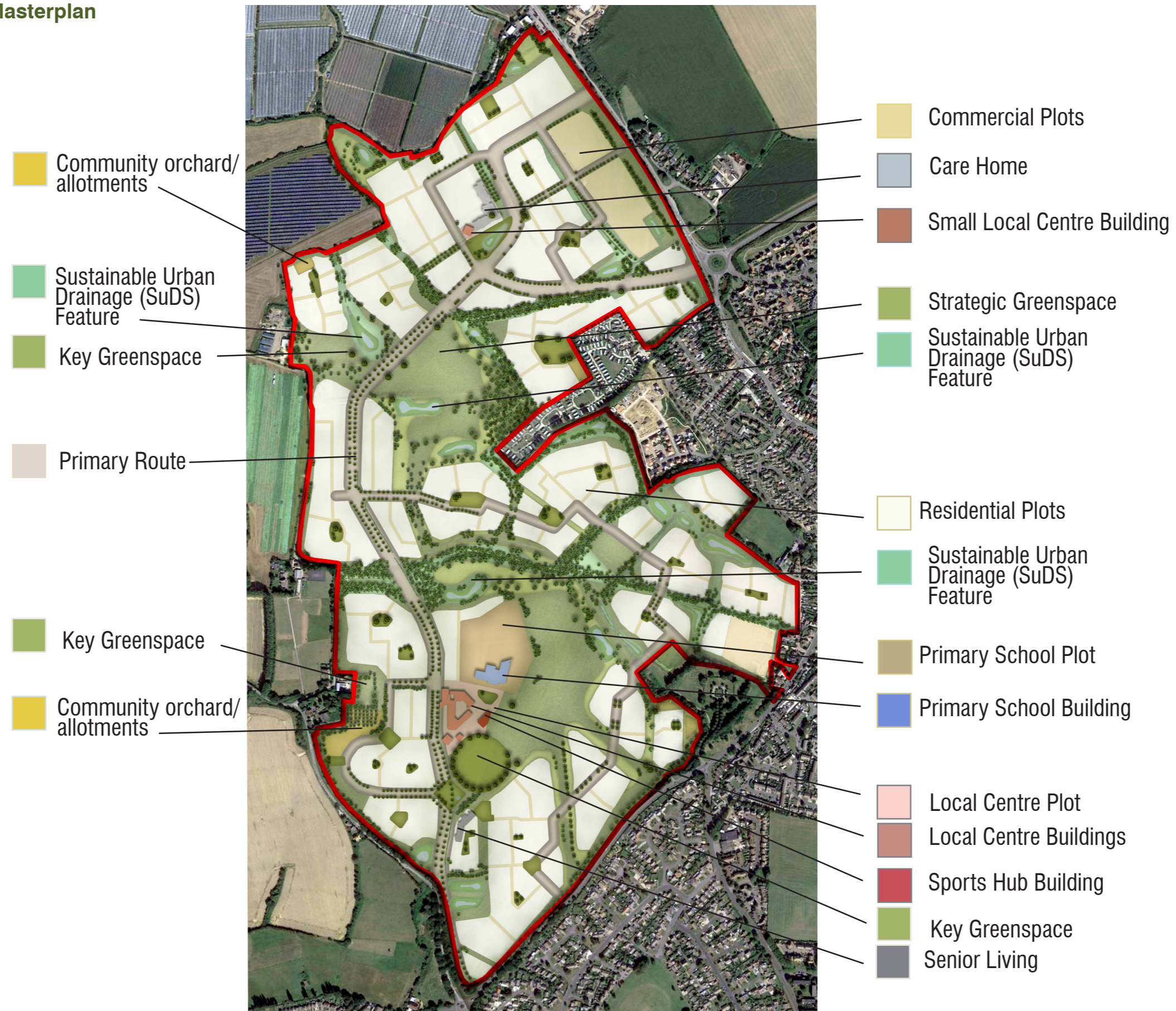


Fig 6.5 - The Framework Masterplan

This page is intentionally left blank

7.0

Responding to the Framework Objectives - Key Components of a New Community

7.1 Placemaking	48
7.2 Connectivity.....	53
7.3 Landscape and Drainage Features	59
7.4 Sustainability	66
7.5 Summary	67

7.0 Responding to the Framework Objectives - Key Components of a New Community

7.1. Placemaking

7.1.1 New Homes

The new development will provide a balanced, sustainable and vibrant community contributing towards meeting the wide and diverse range of housing needs that exist across the District. A variety of accommodation types will help create an inclusive and well-rounded community which reflects local need, including the provision of affordable homes. Opportunities for self-build and community led housing will also be explored and consideration will be given to including an area dedicated to self-build plots as part of individual planning applications.

The site is split naturally by a Public Right of Way, which informs the creation of two distinct character areas; one to the north and one to the south. The layout of the northern character area/neighbourhood has been informed by the existing features on the site to reflect the regular grid of retained hedge and rifles. The southern character area/neighbourhood takes on a more varied form to reflect the historic field boundaries.

Where possible, the open spaces have been designed so they are bounded on all sides by new homes in order to create clear, accessible links to the landscape for the new and existing communities and to promote health and well being.

The suburban nature of the context of the site lends the Framework Masterplan to be a predominantly 2 storey domestic housing scale and the majority of properties will be 2 storey. Increased heights to 3 and 4 storey will help define local centres and promote local legibility and strengthen the central community function of place.

7.1.2 Sense of Orientation

The retention of some views to the South Downs and Chichester Cathedral spire will assist with placemaking by allowing a sense of orientation when moving through the Site Allocation. Views will be framed from certain key locations and a 'South Downs' trail created throughout the green space network for the existing and new community to experience as they walk, cycle and drive through, around and past the Site Allocation. Public art will also be incorporated within and around the Site which will assist with wayfinding and creating a sense of place.

7.1.3 Shops, Services and Community Facilities

Local centres are placed in both neighbourhoods and have been sensitively scaled to reflect the number of homes they are intended to support. It is envisaged that the uses will include small-scale retail, a Tier 7 library and community opportunities to serve local needs.

The primary local centre will be located within the southern neighbourhood, in close proximity to the Primary School and sports facilities. A smaller, secondary local centre will be provided in the northern neighbourhood.

The local centres will enable residents to undertake day-to-day activities such as convenience shopping or meeting friends, minimising the need to travel.

To support the commercial and community uses as well as the residential development, schemes will be designed to access the highest level of broadband available at that time, subject to technical and economic viability.

The local centres should include flexible space for healthcare provision, such as a pharmacy or dentist. However, at present the NHS West Sussex Clinical Commissioning Group (CCG) has confirmed it is likely to seek financial contributions for the expansion of the Grove House Surgery to provide additional GP services to meet the future needs of the Site Allocation.

This expansion will be secured through Section 106 contributions from future planning applications.

7.1.4 Employment

A range of spaces for commercial users will be provided as part of the development proposals. Approximately, 6.5 Ha of employment land is proposed in the northern character area, fronting the A259.

This location allows for easy access to the wider transport network and also locates a less sensitive use on the boundary with the A259, providing a 'shield' to the new homes beyond. Additional employment opportunities will be offered on the Chalcraft Nurseries part of the allocation.

The type and phasing of employment provision that will be delivered is to remain flexible and will ultimately depend on business needs and employment space demands over the period the Framework Masterplan is delivered.

To support the commercial and community uses as well as the residential development, schemes will be designed to access the highest level of broadband

available at that time, subject to technical and economic viability.

7.1.5 New school

The Framework Masterplan includes a three form-entry Primary School, located in/around the southern local centre. This location is on the primary access route with good connectivity to walking, cycling and public transport and within walking distance of all new residents. The detailed design of the school will follow in a future application but it will be designed in collaboration and agreement with the education authority West Sussex County Council.

Early years (nursery) and Special Educational Needs Facilities will be provided in conjunction with the Primary School, in line with local need.

The school will be delivered in a timely fashion alongside new homes following the first phase of the development. The timing of the delivery will be dependent on school place capacity in the wider area.

7.1.6 Surrounding Communities

The Framework Masterplan respects the existing residential, heritage and rural boundaries along all sides of the Site Allocation, aiming to create safe connections to existing streets and key cycle routes, both into the Town Centre and beyond. The proposals seek to develop sensitive edges along Chalcraft Lane by providing a deeper landscape buffer along the road. New communities being built to the east are integrated into the Framework Masterplan, their boundaries being respected and enhanced.

7.1.7 Local Centres

The two local centres will be structured differently to respond to the differing existing and future influences in each location. The larger southern local centre being the main local centre/community hub for the development adjacent to the school with a greater offering of services, and the smaller northern local centre being a secondary local centre.



Fig 7.1.7 A - Location of the Local Centres / Community Hubs

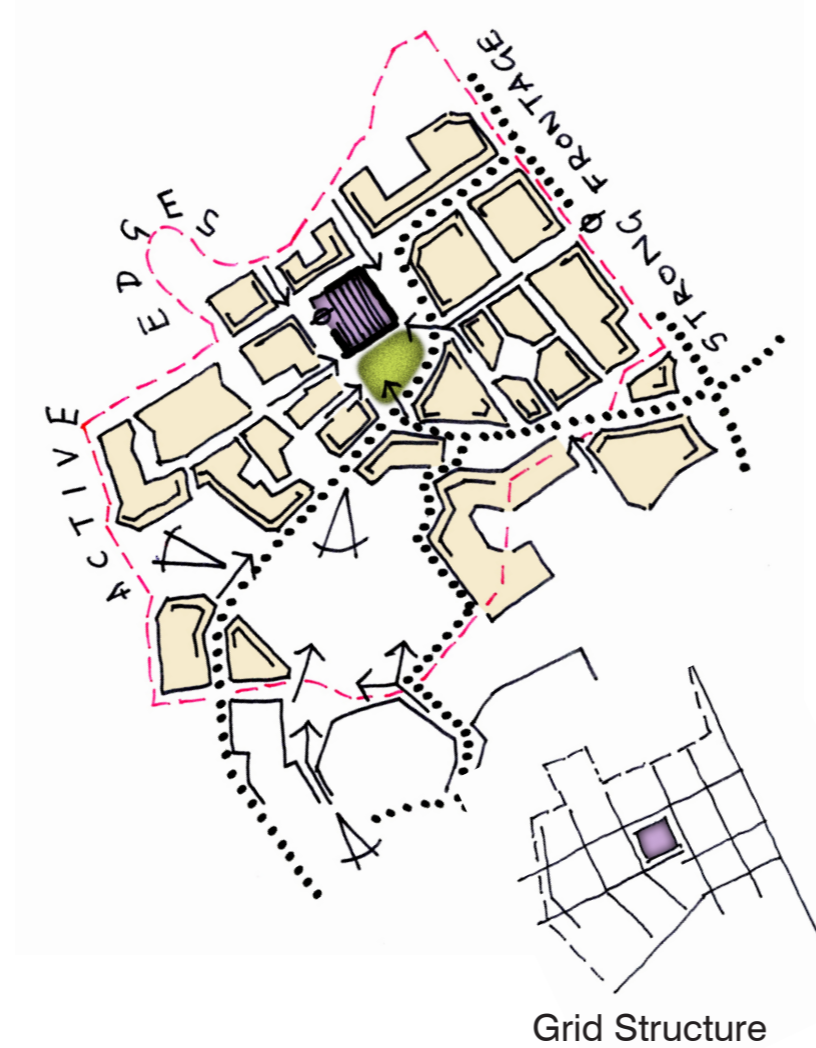


Fig 7.1.7 B - Northern Smaller Local Centre/Community Hub

This could include:

- Village Green
- Retail Store
- Café
- Care Home
- Potential Hotel
- Employment Space

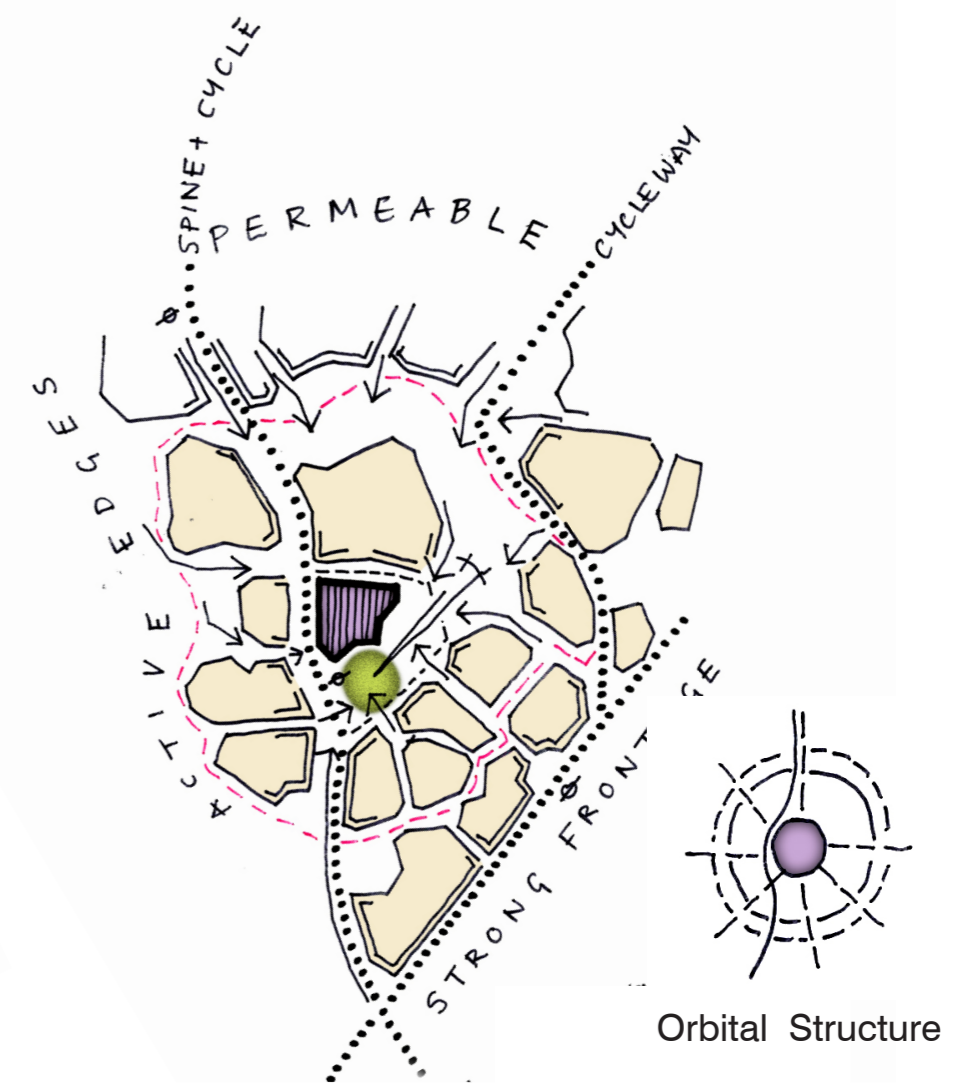


Fig 7.1.7 C - Southern Main Local Centre/Community Hub

This could include:

- Village Green
- Sports & Leisure Facilities
- Retail Store with Post office
- Possible Community Hall
- Café
- Potential Healthcare Pharmacy and Dental Facilities
- Primary School to be 3FE with early years and special educational needs provision
- Tier 7 Library

7.1.8 Detail of the Southern Main Local Centre/ Community Hub

- Co-located alongside the primary school enabling children to be dropped off and the local services and community facilities to be easily accessed.
- Highly visible from the spine road and easily accessed by a series of cycle and pedestrian routes across the whole masterplan.
- A bus stop could be located directly alongside the local centre.
- The size and location of the local centre will allow for a range of uses to be accommodated that will support the new community.
- The local centre facilities will be placed within a walkable neighbourhood.
- The form and function of the local centre should facilitate use throughout the year; for instance the local centre could incorporate a piazza space which could be multi-functional and could be used for summer events, a farmers market, play, entertainment etc.
- The Community Hub could be used for weddings, parties and other family events.
- The orientation of the local centre should be south-facing to allow for warm, accessible and usable external spaces. The setting could include a cricket green.
- Senior living accommodation should be located within short walking distance to the local centre and amenity facilities.



Fig 7.1.8 Artist's impression of the southern main local centre

7.1.9 Detail of the Northern Smaller Local Centre / Community Hub

- The local centre uses could include a small retail store to support the surrounding residential and employment land uses, alongside a hotel and care home.
- The northern local centre could be positioned to front onto a new south facing village green, created as a centrepiece and used as a 'place making' open space.
- A bus stop could be located alongside the local centre and the new village green.
- A wide footpath should link the local centre, pass the potential hotel plot and lead to a bus stop on the A259.
- The local centre should be designed to be used throughout the year with open green space, a local area of play and integrated with an attractive Sustainable Drainage System (SuDS) feature.



Fig 7.1.9 Artist's impression of the Northern Smaller Local Centre and Village Green

7.2 Connectivity

7.2.1 Access and Primary Routes through the Site

The primary access into the Site Allocation will be from:

- A new junction onto the A259 in the north east of the Site Allocation;
- The provision of an additional arm on the A259/ North Bersted Bypass roundabout enlarging the junction into the Site Allocation; and
- An enlarged Lower Bognor Road / Chalcraft Lane roundabout in the south

Secondary accesses will also be provided on to Chalcraft Lane although the number, form and location of these accesses are yet to be confirmed. These will be designed as local residential accesses only and are not expected to accommodate a significant volume of traffic.

The primary route will be designed to accommodate two-way bus traffic with a 30 mph speed limit, with verges and footpaths on each side. This will provide an alternative road, pedestrian and cycle route to the A259 that avoids Chalcraft Lane and the B2259.

Discussions are underway with bus operators to extend local services along the internal spine road.

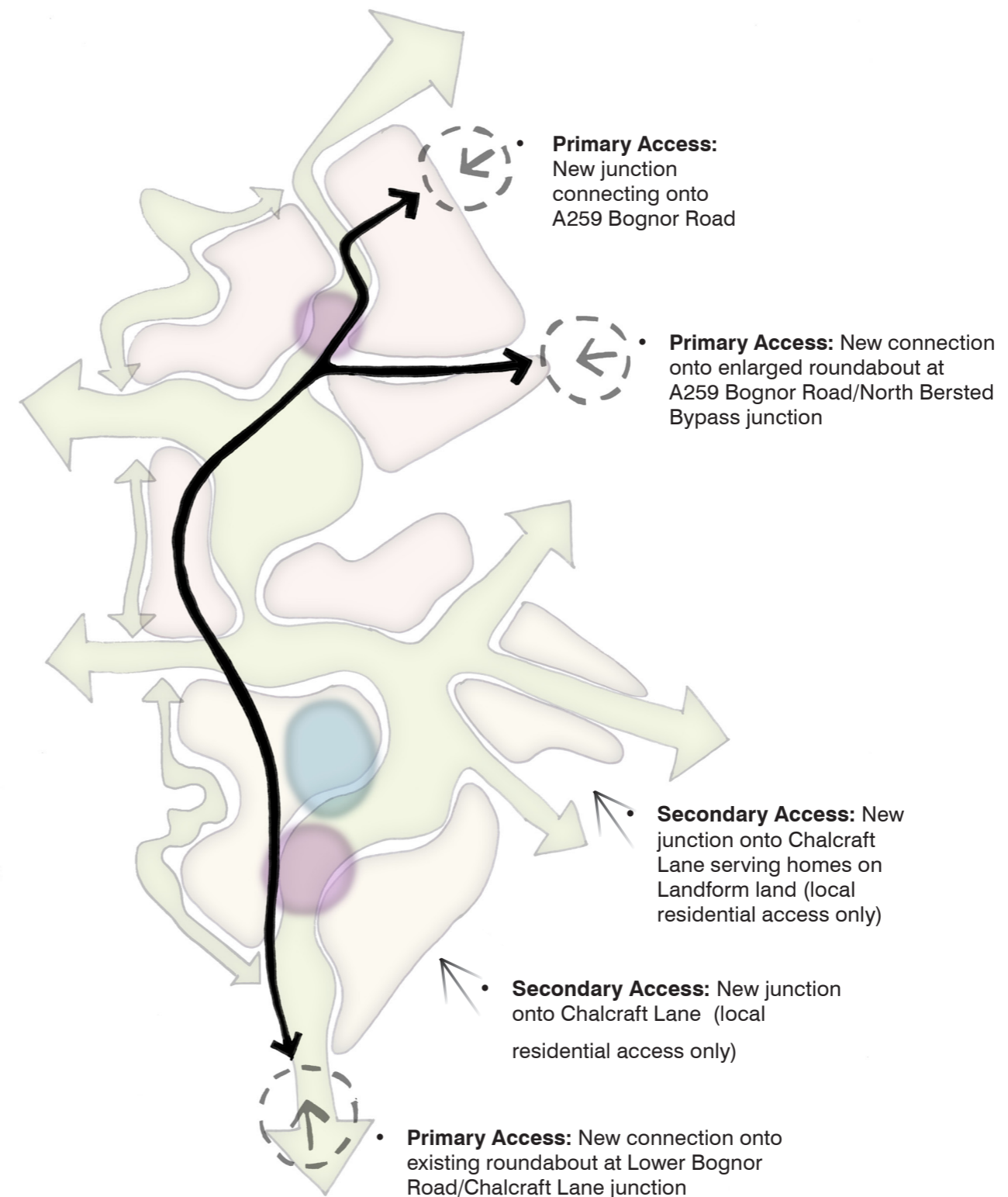
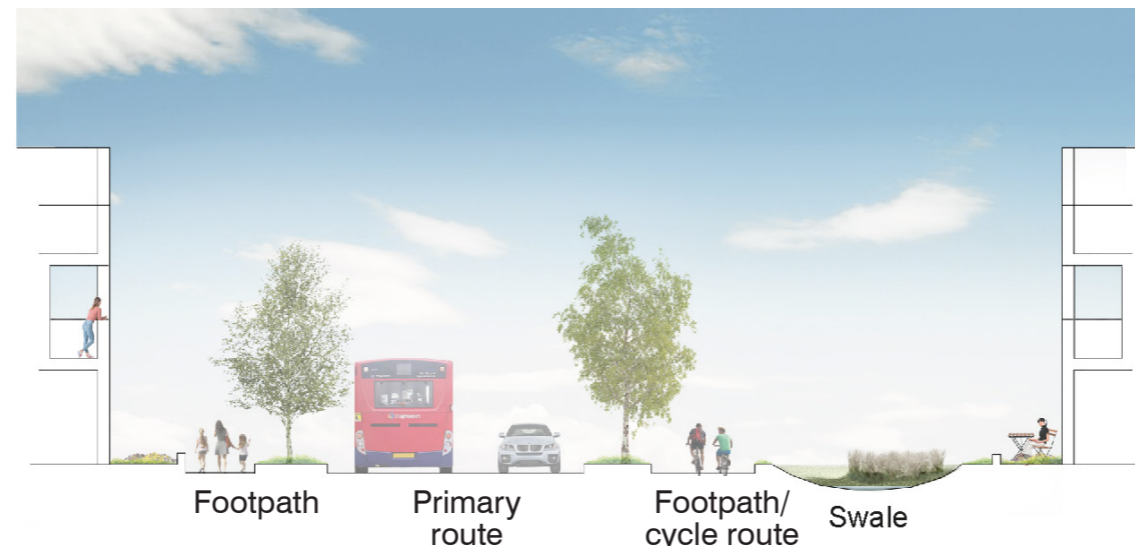


Fig 7.2.1 Primary and secondary access points

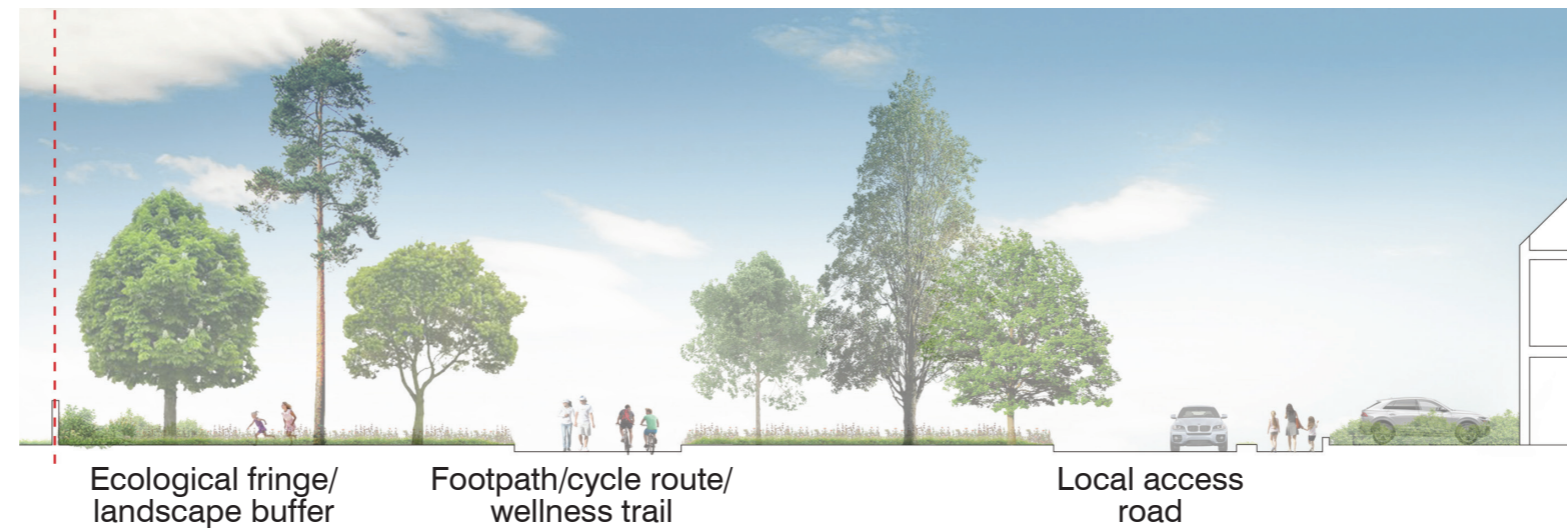
7.2.2 Indicative Cross Sections

Indicative cross sections have been prepared through the primary route, Chalcraft Lane and the Public Right of Way. These show the proposed inter-relationship of the main roads, local access roads, swales, rifees and other SuDS features, shared footways/cycle routes and landscape buffers.

These sections have been prepared at design concept stage and therefore should not be considered to be a precise representation of the scheme to be delivered. Further design evolution and detail will be provided as part of future planning applications.



Indicative Cross Section 1 - residential to residential across the primary route, showing shared footway/cycle paths, trees and swale (SuDS feature)



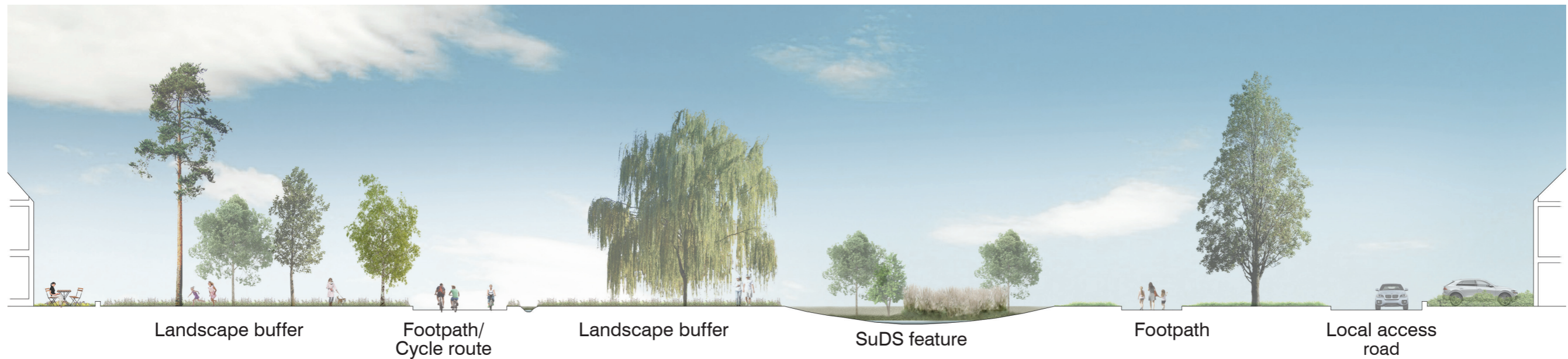
Indicative Cross Section 2 - residential to site boundary across the ecological fringe/landscaped buffer, showing shared footpath/cycle route/wellness trail, trees and local access road



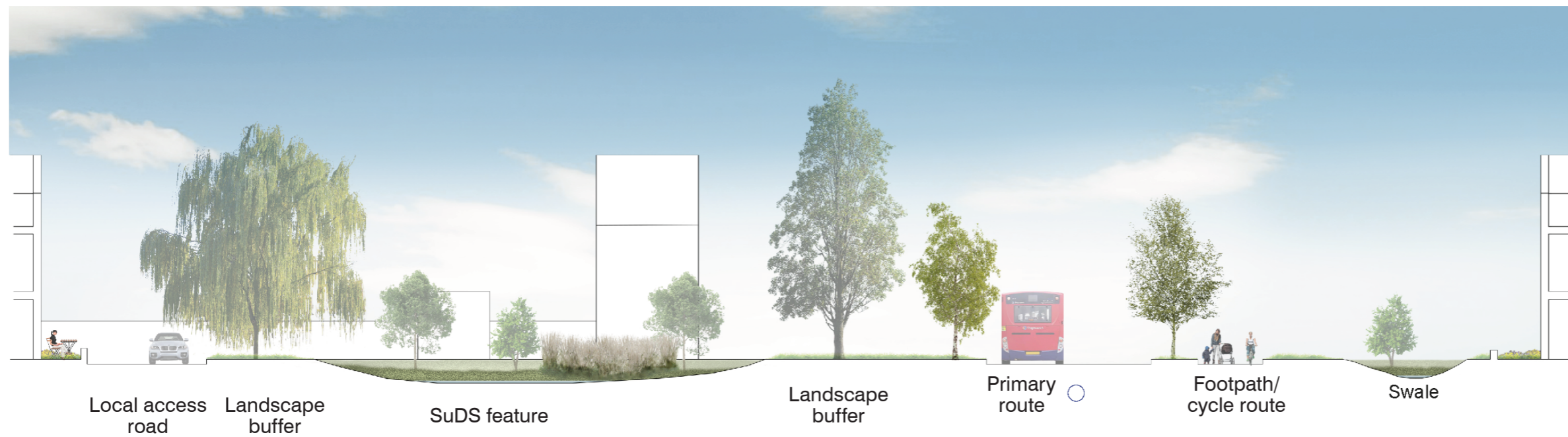
Indicative Cross Section 3 - residential to existing residential across Chalcraft Lane, showing tertiary local access road, shared footway/cycle paths, trees/landscape buffer, Chalcraft Lane and existing back gardens



Fig 7.2.2 Sections Key Plan



Indicative Cross Section 4 - residential to residential, including landscape buffers, Public Right of Way (shared footway/cycle route), SuDS features and a local access road



Indicative Cross Section 5 - residential to residential across the primary route including a local access road, landscape buffers, SuDS features and shared footway/cycle route



Fig 7.2.3 Sections Key Plan

7.2.3 Pedestrian and Cycle Connectivity Local Context

The Framework Masterplan enhances connectivity between the Site Allocation and the surrounding area as shown by figures 7.2.2 A, B & C. Pedestrian and cycle routes are an integral part of the proposed infrastructure network with new connections to existing routes. This will encourage the use of sustainable modes of travel through Bersted to Pagham, Bognor town centre and beyond.

Within the Site Allocation, the network for pedestrians and cyclists will comprise a combination of:

1. Footpaths (including enhancement to the existing Public Rights of Way and new routes).
2. Footpaths plus separate cycle lanes.
3. Footpaths and segregated cycle lanes .
4. Shared-use pedestrian and cycle routes.

Future planning applications will explore the upgrading of the onsite footpaths to bridleways.



Photo 1 - PROW and rife

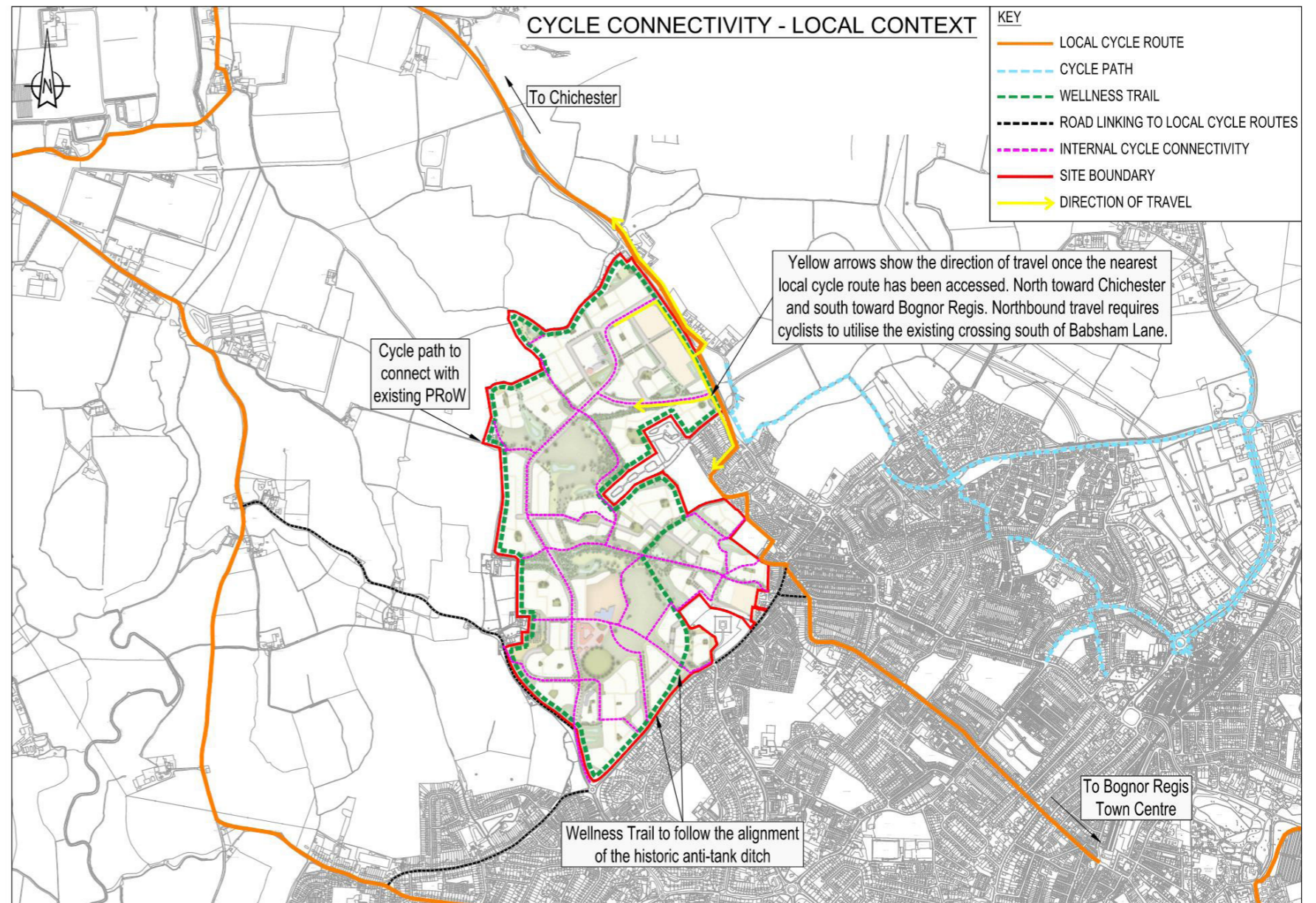


Fig 7.2.3 A - Cycle connectivity local context

The cycle and pedestrian routes will connect both east-west and north-south, enabling all homes to have safe and direct access to the school, local centres and employment areas.

A wellness trail for walking and cycling is proposed to run around the entire perimeter of the Site Allocation (see 7.3.2 for further details) and will be connected to the network of pedestrian and cycle routes across the Framework Masterplan.

Figure 7.2.3 A and the indicative site sections in section 7.2.2 demonstrate how the Site Allocation integrates with and improves the existing cycle network, including:

- Facilitating access to the Sustrans National Cycle Network, including Route 2 (Dover to St Austell) through Bognor Regis and Regional Route 88 (Chichester City Centre to Selsey);
- Connections to local cycle routes, to the east along the A259 connecting Bognor Regis to Bersted and Chichester, and to the west along Pagham Road.
- New link between Chalcraft Lane and the A259.



Photo 2 - PROW and rife



Fig 7.2.3 B - Existing Public Rights of Way



Fig 7.2.3 C - Existing Public Rights of Way and proposed Non-motorised User (NMU) routes

7.2.4 Public Transport

Preliminary discussions have been held with the local public transport operator to investigate the potential for bus routing along the internal spine road to create a public transport corridor as shown in figure 7.2.5. This would include regularly spaced bus stops on either side of the road, each with cycle parking provisions included to encourage multi-modal journeys.

The extensive pedestrian/cycle network, proposed throughout the Site Allocation, will facilitate connections to any internal bus stop provisions and the existing bus stops adjacent to the site, enabling future residents to maximise access to high frequency services.

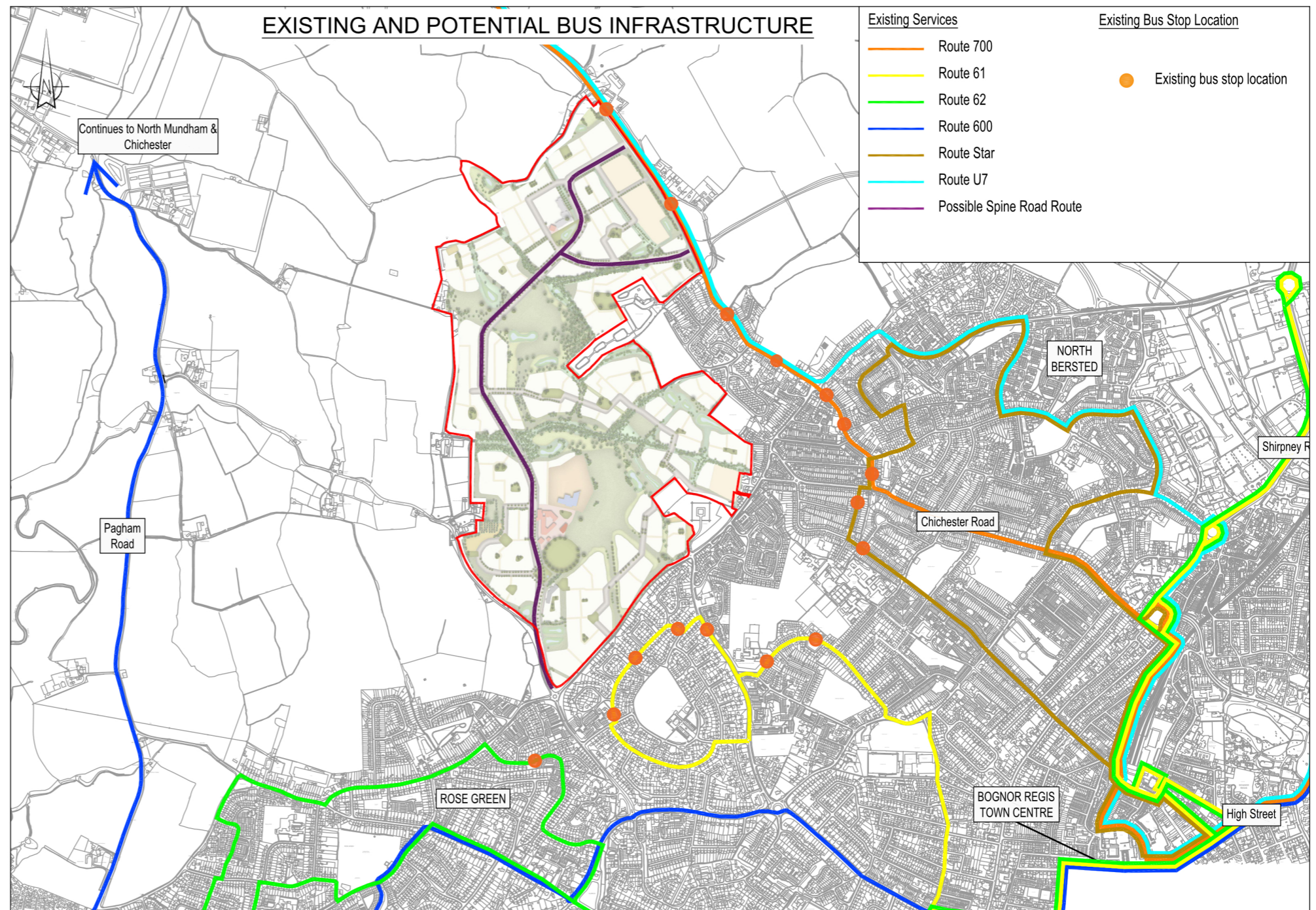


Fig 7.2.5 - Existing and Potential Bus Infrastructure

7.3 Landscape and Drainage Features

7.3.1 Proposed Open Space Provision

Key Green Space Opportunities

The amenity green space will provide a walkable green network connecting each residential neighbourhood and providing a link between the existing settlement and the rural context (see figure opposite).

It will comprise a predominantly meadow and species-rich grassland, promoting native habitats.

The green space provision will connect to the existing open spaces, including Bersted Park and the North Bersted Conservation Area.

Opportunities will be provided for food growing, including allotments, orchards and community gardens.

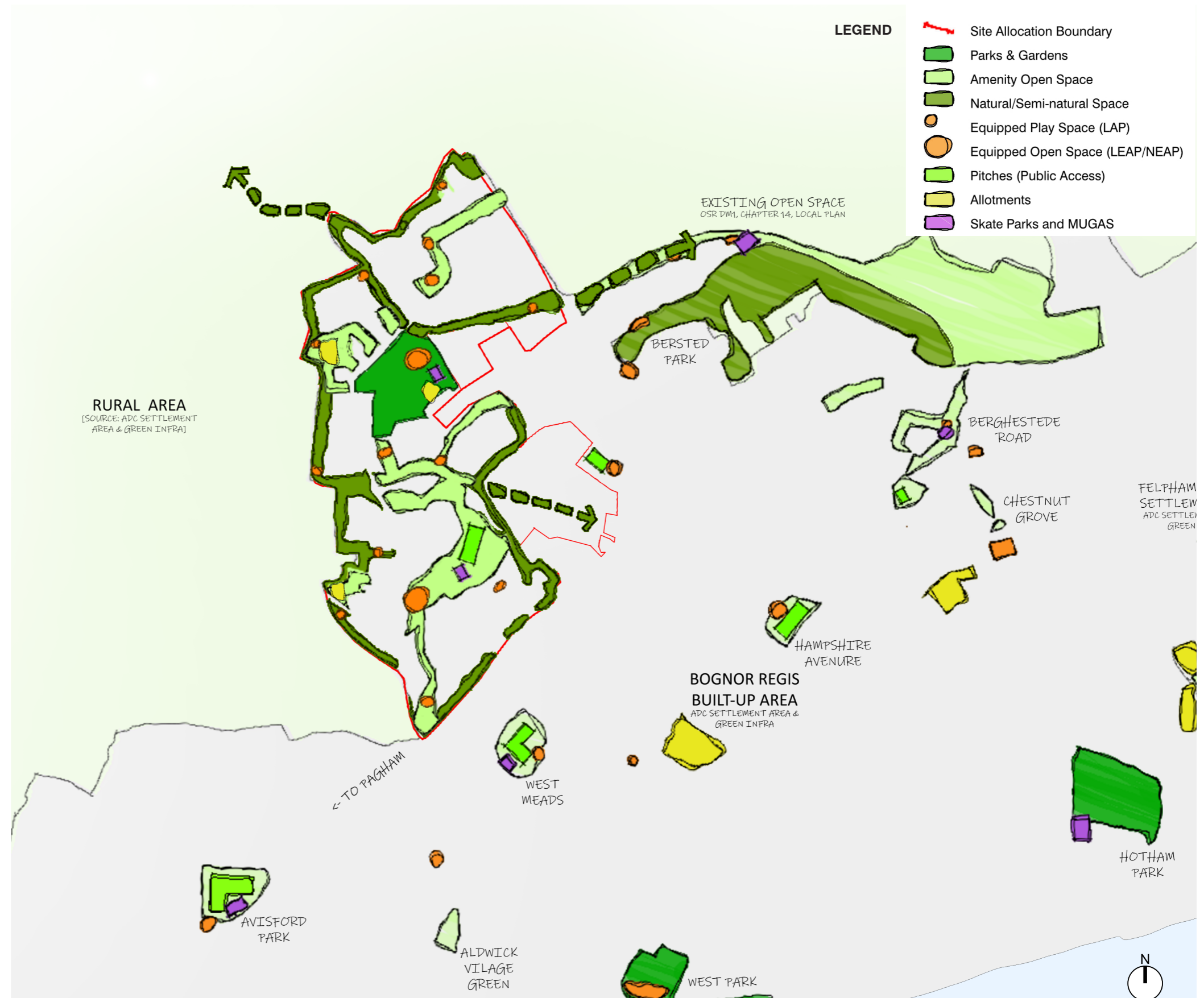
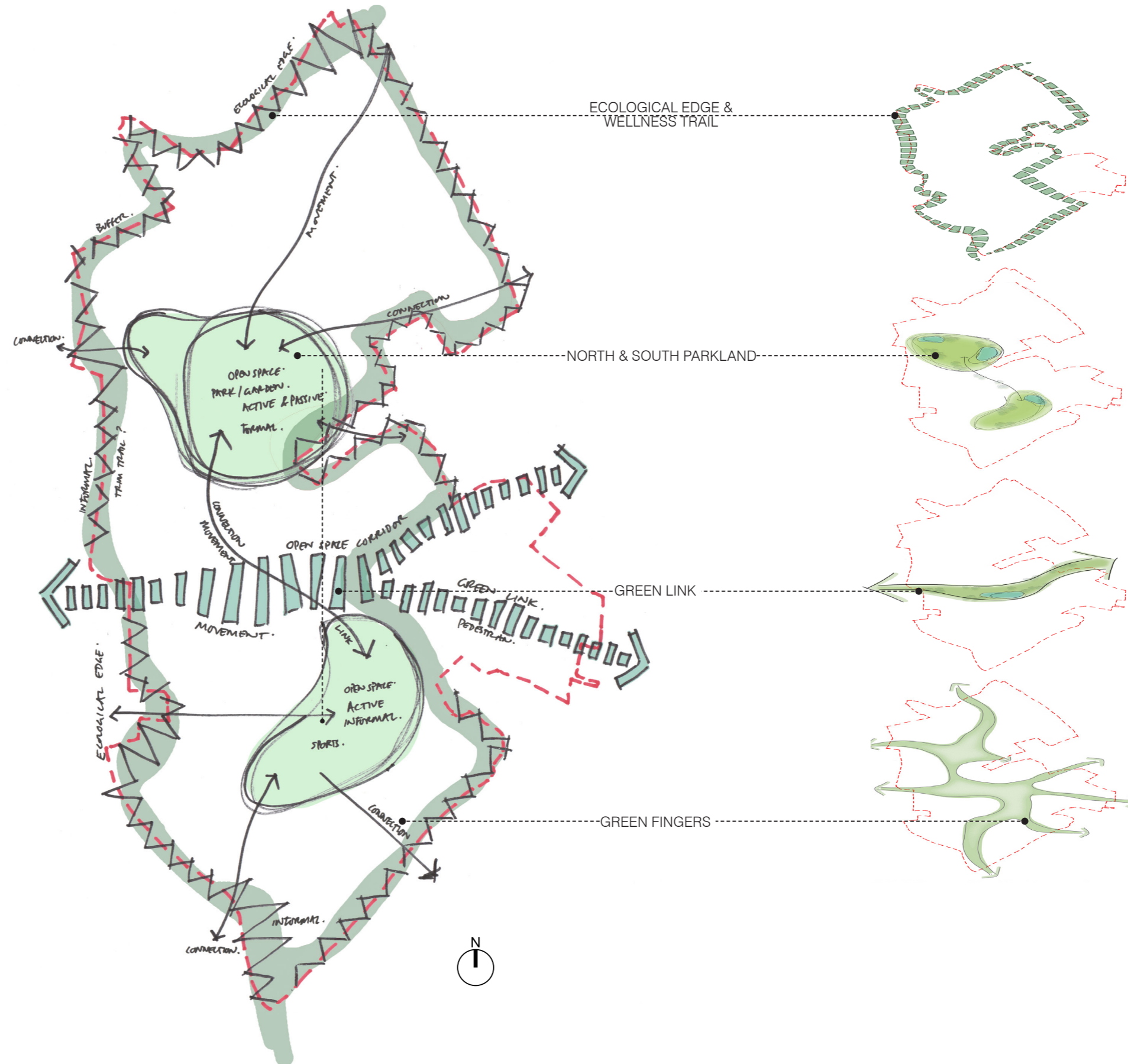


Fig 7.3.1 - Amenity Green Space

7.3.2 Landscape Concept

The Framework Masterplan incorporates high quality, well connected green spaces throughout the site, including the following key elements:

- A vital green edge, both for ecology and amenity, integrates the development with both the existing rural and urban character.
- A network of green spaces, including a green buffer from the east to the west through the centre of the site and a north-south green network incorporating different green infrastructure.
- Two central areas of open space in the north and south of the site which will define the two character areas.
- Green fingers will assist in connecting the site with the surrounding area and existing development.



7.3.2 Landscape Concept Diagram

7.3.3 Landscape Strategy

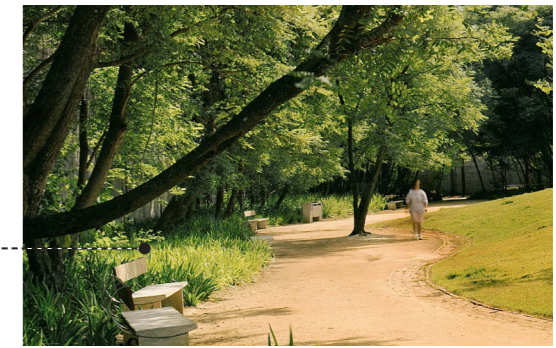
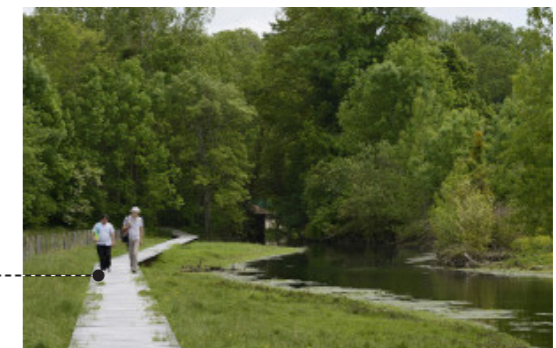
The green ecological buffer, along the rural boundary will comprise a strip of woodland with a continuous tree canopy and open ground storey ensuring a strong visual connection to the rural setting beyond. This will provide a soft edge between the development and countryside. The development parcels around the listed building at Morells Farm is also considered and a wider landscape buffer respects its rural setting.

The western edge is also broken up by clear east-west, wide green links providing regular breaks in the development edge including key views into and out of the site.

The green edge to the development will include a wellness trail with natural play, a running/walking/cycling route, picnic benches, board walks etc.

Two parks will be centrally located within the northern and southern character areas allowing for connections out to the urban grain. These will contain meadows, seasonal ponds, plays areas and pitches.

The green link follows the route of a key Public Right of Way, enhancing it into a green link between the existing settlement and the wider countryside.



7.3.3 Illustrative Landscape Strategy

7.3.4 Recreation and Leisure Strategy

Figure 7.3.4 conveys the recreation and leisure strategy for the Site Allocation. Each journey provides opportunities for different user types (i.e. water, 'nature', 'education', 'play', 'social events', and 'fitness') to experience a varied and dynamic landscape as they move around the Site Allocation.

The more active routes will coincide with areas designed to accommodate higher-intensity uses, such as sport, equipped play, or event spaces. Whereas the quieter, more ecologically sensitive 'water routes' and 'nature routes' and will encourage reflection and the study of the natural world.

Play opportunities will be located throughout the proposed development. The feedback from the public consultation has provided a good understanding of the type of play provision which local residents would like to be incorporated into the design as part of the next stage of work. This provision will range from natural and incidental to formal equipped destination play areas.

The development will offer a rich and diverse range of experiences for all ages, social groups, group sizes and interests. The recreation and leisure strategy will be developed further through the future planning applications.



7.3.4 Illustrative Recreation and Leisure Strategy



Playful landscapes



Local area for play [LAPs]



Local equipped area for play [LEAP]



Neighbourhood area of equipped play [NEAP]

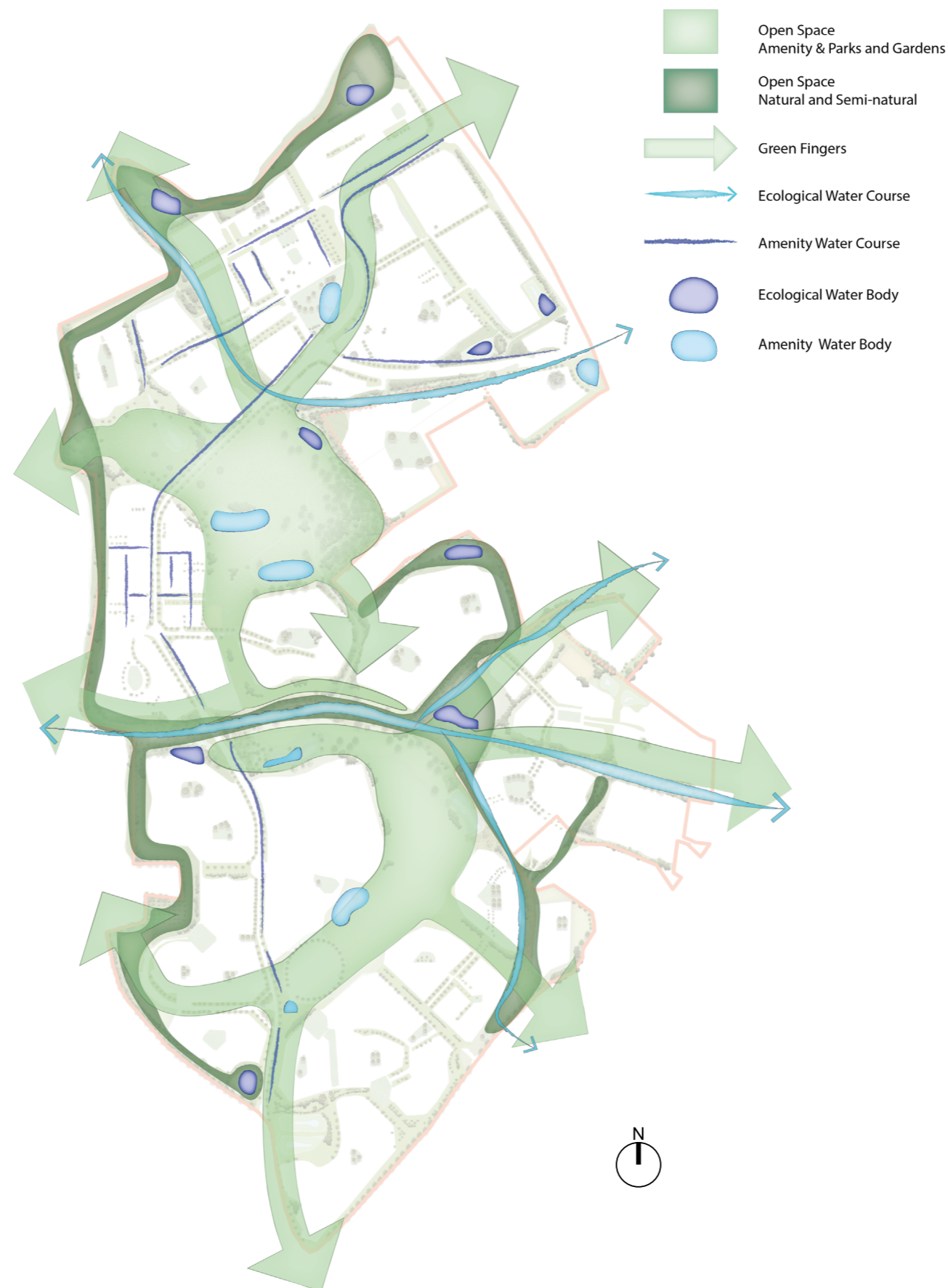


Skatepark or parkour

7.3.5 Green-Blue Infrastructure

The character of the green-blue infrastructure will vary across the site in accordance with the following key principles:

- Open spaces will provide recreational amenity value to existing and future residents and will be in frequent use. Therefore, the design of water features within these areas will need to have consideration to their visual and recreational importance. Features will include village ponds and seasonal lakes with partially-formalised edge treatments.
- More urban situations, such as the Community Hub, will comprise canalised swales and ponds with formalised edges.
- Natural areas will comprise entirely rural and ecological swales, seasonal basins and flood meadows, with margins designed to enhance biodiversity.



7.3.5 Illustrative Green-Blue Infrastructure Character Diagram



Urban canalised swales



SuDS basin integrated into formal landscape



Vegetated swale integrated peri-urban streetscape



Vegetated swale integrated into semi-rural streetscape



Swale and basin forming part of the rural character

7.3.6 Proposed Indicative Drainage Strategy

The Framework Masterplan incorporates an indicative drainage strategy for the Allocation, which can be delivered on a phase by phase basis.

The Site Allocation currently drains through natural processes and it is the objective of the proposed drainage strategy to mimic this as closely as possible.

The surface water runoff from the development will be controlled within the Site Allocation through the use of Sustainable Drainage Systems (SuDS). These features will carry water through the Site Allocation and hold the volume back for a longer period before being

released at a low rate. SuDS are a tried and tested solution that help to reduce flood risk, improve water quality and provide amenity and biodiversity benefits.

The Framework Masterplan includes the approximate size and location of the proposed SuDS features based on preliminary design calculations. The design adopts a conservative approach, taking into account a 40% increase in rainfall intensity to allow for climate change and future increases in hard surfacing (paving over gardens, etc). There is more technical work to do on the drainage strategy at each stage of the development design process.



2. An example SuDS feature; a roadside swale, depth varies depending on requirements.



1. An example SuDS feature; a roadside swale, depth varies depending on requirements.



3. An example SuDS feature; Attenuation Basin (in dry conditions)

The primary SuDS features for the development are the attenuation basins which store the surface water runoff volume generated by restricting flows and prevent flooding of the Site Allocation or the wider area. These attenuation basins can take the form of either ponds (with a permanent water level) or basins (usually dry and filling up with water during storm events)) in accordance with the key green-blue infrastructure principles at 7.3.5.

There are many other SuDS features that provide treatment, amenity and biodiversity benefits, including, but not limited to;

- Swales
- Wetlands
- Permeable paving
- Filter drains
- Cellular storage tanks



4. An example SuDS feature; swale



5. An example SuDS feature; roadside swale



6. An example SuDS feature; attenuation Pond (in wet conditions)

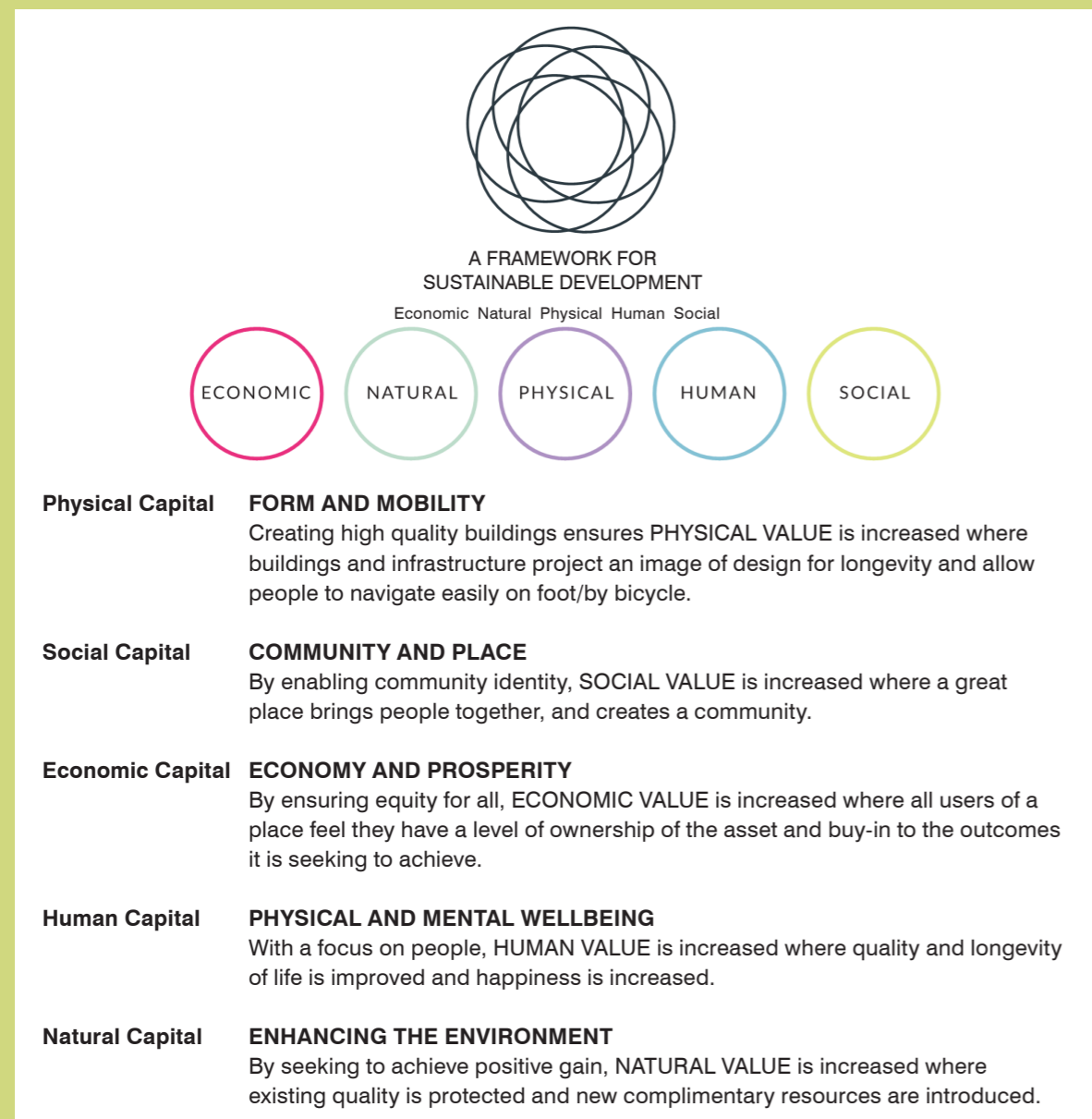


7. An example SuDS feature; a wetland area also providing large scale biodiversity benefits

7.4 Sustainability

The overall sustainability vision for the West Bersted allocation is based on five defined factors: people, physical infrastructure, social network, natural environment, and economic aspects.

These five core-themes will be central to the development of the future proposals for the Site Allocation. This Framework Masterplan provides the first layer of detail that will be built upon as detailed design work progresses. It demonstrates how a sustainable pattern of development can be delivered which will allow future residents to lead happy, healthy and well lives.



7.4.1 Framework for Sustainability

The Framework Masterplan follows the key sustainability principles:

1. The layout of the development is inherently sustainable, with opportunities for residents to access local shops, services and schools, reducing the need to travel by car.
2. A permeable and walkable neighbourhood will encourage walking and cycling.
3. High quality homes are integrated with transport infrastructure, social and educational facilities which are commensurate to the context of the Site Allocation and surrounding area.
4. The development seeks to embed itself within the local community whilst maintaining its own character and identity.
5. Employment land is provided to encourage job creation, inward investment and support the local economy.
6. Well-designed and managed blue and green infrastructure will provide habitats for wildlife and support biodiverse ecosystems.
7. Provision for leisure and recreation as part of an active lifestyle, including the wellness route around the edge of the Site Allocation.
8. A safe and inclusive development

As the land parcels come forward the detailed schemes will be designed to adapt to climate change, including considering health impacts, introducing energy efficiency measures, and incorporating Sustainable Drainage Systems. Information on site specific measures proposed as part of developments will form part of forthcoming planning applications as appropriate.

Further work will be undertaken on the energy and transport strategies for the Site Allocation as part of the next stage of development. The energy strategy would look to prioritise reducing demand, before supplying energy efficiently and innovatively, and finally deploying renewable technologies, demonstrating a clear route to net zero carbon in the future. The transport strategy will focus on encouraging a shift to active modes of travel, with a view to facilitating access to an equitable, healthy, and low carbon transport network.

7.5 Summary

7.5.1 How the Framework Masterplan Responds to the Objectives

The Framework Masterplan has been holistically planned to ensure a new settlement which enhances the natural environment and offers high quality, distinctive and characterful new community. It puts forward a landscape-led approach to masterplanning, with an emphasis on health and wellbeing, including sport, leisure and recreational provision alongside new local centres, a sports hub and educational facilities.

Positioning two local centres directly at the heart of two distinct neighbourhoods promotes walkable, vibrant, safe and sociable neighbourhoods with schools, shops and community facilities servicing new residents. Opportunities for walking and cycling are maximised with a clear, legible and permeable network of streets, paths and cycle ways throughout the masterplan.

Field boundary hedges, trees, public rights of way and rifees are retained and the comprehensive green and blue infrastructure, including an indicative drainage strategy, will enhance the natural environment to deliver net biodiversity gains and contribute to the character and quality of the place.

The Framework Masterplan provides new links to existing neighbourhoods enabling access into, through and beyond the masterplan and new community and sport facilities are provided within the site for use by the wider community. Key employment space has been carefully placed within a walkable neighbourhood and alongside new public transport nodes.

The sustainability objectives underpinning the Framework Masterplan considers the people, the physical infrastructure, its social network, the existing and new natural environment and the economic aspects holistically. It provides the first step in future resilience against the climate challenge and these objectives will continue to be developed as the proposals progress.

The Framework Masterplan provides a clear design-intent for the quality of the development to be provided at West Bersted over the next 15 years, with provision for appropriate infrastructure to be brought forward at the appropriate time to meet demand.



7.5.1 Framework Masterplan

This page is intentionally left blank

8.0

Statement of Engagement

8.0 Statement of Engagement	70
-----------------------------------	----

8.0 Statement of Engagement

The Framework Masterplan has been informed by input from Arun District Council and other key stakeholders, culminating in a three-week public consultation in from 14th July to 4th August. The Consultation Strategy for the Framework Masterplan was agreed with officers from Arun District Council and adapted as appropriate during the Covid-19 pandemic.

A summary of various discussions held is provided adjacent:

Pre-application meetings with Arun District Council

The Framework Masterplan has been the subject of six separate meetings with ADC planning officers beginning in September 2019. Regular and open dialogue is also undertaken with officers to agree key aspects of the Framework Masterplan and to understand the Council's aspirations.

Advisory Group Meetings

An Advisory Group has been set up by ADC provide local Councillors and key stakeholders with a forum to discuss the emerging proposals for the Site Allocation. This group is made of the following members: Councillors and Officers from ADC and West Sussex County Council, Bersted Parish Council and Pagham Parish Council. The other landowners within the site allocation are also part of the group along with statutory consultees such as the NHS, Network Rail, Southern Water, Natural England, Highways England and the Environment Agency.

The emerging Framework Masterplan was presented to the group a number of times over spring/summer 2020 as the proposals progressed. Comments and written feedback from these presentations has informed the Framework Masterplan design, including in relation to creating viewpoints towards the South Downs.

In addition, individual meetings with each of the three Parish Council chairs whose parishes are in closest proximity to the development (Aldwick, Bersted and Pagham) were held to present the Framework Masterplan ahead of it going out for public consultation to residents.

Meeting with Key Stakeholders

Meetings/correspondence has also taken place with the following key stakeholders:

- West Sussex County Council (education)
- West Sussex County Council (transport)
- Coastal West Sussex Clinical Commissioning Group
- Environment Agency
- Southern Water
- Natural England
- Sports England

Public Consultation

The Public Consultation on the Framework Masterplan comprised two key elements:

1. Summary leaflet and questionnaire distributed to over 9,000 residents within the vicinity of the Site Allocation
2. Dedicated website to engage local residents in the process of developing proposals of the site, including key summary details of the Framework Masterplan and an online questionnaire.

Full details of the consultation process and how it has informed the Framework Masterplan design are contained in the accompanying Statement of Community Involvement.

9.0

Next Steps

9.0 Next Steps.....	74
---------------------	----

9.0 Next Steps

This Framework Masterplan sets the overarching principles for the development of the strategic allocation, including land uses (e.g. housing, community and open space), where these will be located and the locations of access points and movement routes for the development.

Once endorsed by Arun District Council, planning applications within the Site Allocation must use the Framework Masterplan to guide future development proposals. Due to the various landownerships, a single application for the whole Site Allocation will not be submitted.

As the majority landowners, The Church Commissioners for England and Landlink Estates will submit an outline planning application for a large proportion of the Site Allocation and this will include all the significant infrastructure requirements.

Other landowners are expected to submit planning applications for their land. These will be expected by the Council to conform with the Vision, Objectives and details of this Framework Masterplan document.

Appendix

Appendix 1 - High Level Development Principles76

Appendix 1 - High Level Development Principles

Access and Movement

SDP 1 Access and Strategic Movement

The new community at West Bersted will have a permeable layout that integrates and makes best use of the surrounding highway network, with access achieved from a number of points on it, and which maximises sustainable patterns of movement linking the area to the wider community. The development will also seek to improve local bus services and access to local transport networks.

Policy Reference: H SP2; H SP2a; T SP1; T DM1

SDP 2 A259 and Wider Road Network

In accordance with Local Plan policy, the development of West Bersted will include connections with the A259 and provide an alternative road, pedestrian and cycle route to the A259 that avoids Chalcraft Lane and B2258. It will also make improvements to the A259 between Bersted and Drayton. The scale of the development will also require mitigation of unacceptable impacts on the wider road network.

Policy Reference: H SP2; H SP2a; T SP1; T SP3; INF SP1

SDP 3 Strategic Green Connections

A new strategic cycle route will pass through the strategic allocation linking it to Pagham. Enhancement to the A259 cycle route will be made and connections to this will be facilitated as part of the development proposals. Well designed and integrated greenspaces to be provided, creating and connecting landscaped areas and incorporating existing features. A network of green corridors and green fingers will connect the key and strategic greenspaces, linking the character areas. Green infrastructure will be used to enhance the primary and secondary routes across the site, within dwelling, public realm and open space areas, creating connectivity for recreation and biodiversity.

Policy Reference: SD SP1a; C SP1; GI SP1; H SP2; H SP2a; HWB SP1; T SP1; T DM1

SDP 4 Pedestrian and Cycle Links

Alongside the strategic green connections, a network of secondary pedestrian and cycle links will be provided throughout the allocation linking the area to the wider community. These will provide attractive, convenient and safe routes to facilitate sustainable movement, stitching together land uses while also improving health and well-being. In accordance with the Local Plan, where possible, accessible pedestrian and cycle routes should be provided between the site and Bognor Regis town centre.

Policy Reference: SD SP1a; H SP2; H SP2a; D DM1; HWB SP1; T SP1

Appendix 1 - High Level Development Principles

Built Form

SDP 5 Centres and Walkable Neighbourhoods

The Masterplan will provide for at least one neighbourhood centre, which will form a hub for the new community. This will be conveniently located so people can walk to local facilities and services within close proximity of their home, as well as being accessible by cycle, public transport and car.

Policy Reference: SD SP1a; H SP2; H SP2a; D SP1; D DM1; HWB SP1; T SP1; T DM1

SDP 6 Housing Mix, Density and Capacity

The allocation will provide a full range of housing opportunities, with different densities, heights and typologies across the new community creating distinctive and legible character areas that maximise the potential for sustainable design and non-car-based travel. Opportunities should be considered for inclusion of an area of the site for self-build and custom build homes and community led housing such as Community Land Trusts.

Policy Reference: SD SP1a; H SP2; H DM1; AH SP2; D SP1; D DM1; D DM2

SDP 7 Place-Making Objectives

The allocation will exemplify high standards of urban, landscape and architectural design to create a distinctive and attractive place with legible character areas that maximise the potential for sustainable design and non-car-based travel. There should be high quality public realm and public art resulting overall in a place where people will want to live, work and visit for generations to come. To reinforce the sense

of creating a new community any development which is physically separate from the existing communities should have a cohesive modern design for the whole community.

Policy Reference: SD SP1a; H SP2; H SP2a; D SP1; D DM1; HWB SP1; OSR SP1; T DM1; QE SP1; QE DM1; QE DM2; QE DM3; INF SP1

SDP 8 Allocation Design Guidelines

Design proposals for the allocation will be reviewed against the characteristics set out in the National Design Guide and the Arun Design Guide (on adoption). Appropriate documentation should be submitted in support of any Planning Application, to demonstrate how regard has been had to the Arun Design Guide and these High-Level Development Principles. Attention should be paid to minimising light pollution.

SDP 9 Built for Life - Design proposals for the allocation will be assessed against the place-making objectives set out elsewhere in this document and Building for Life 12. The outcome should be a place that addresses positively the physical and mental health of those that live, work and play within its boundary. In particular there is an expectation that the development should meet the needs of all (equality) and that special attention is given to combating loneliness.

Policy Reference: H DM1; D SP1; D DM1; D DM2; HWB SP1

SDP 10 Heritage

The importance of conserving and enhancing the setting of Morrells Farmhouse (Grade II Listed) will be incorporated into the masterplan for the allocation.

Policy Reference: SD SP1a; HER SP1; HER DM1; HER DM2; HER DM6

SDP 11 Biodiversity

The development will seek to protect, conserve and enhance biodiversity across the strategic site. The proposals will, at a minimum, achieve a 10% biodiversity net gain across the site and consider the development's impact on the Pagham Harbour Special Protection Area.

Policy Reference: SD SP1a; H SP2; ENV SP1; ENV DM1; ENV DM2; ENV DM3; ENV DM4; ENV DM5

Appendix 1 - High Level Development Principles

Community and Employment

SDP 12 Integration with Established Communities

The development will seek to maximise integration with the existing communities of Bersted/Bognor Regis and the established facilities and services of these communities and the wider District. The new community will complement and add to these facilities, providing existing and new residents with access to a wider range of housing, employment, education, health, social, recreation and leisure opportunities.

Policy Reference: H SP2; H SP2a; D SP1; D DM1; HWB SP1; OSR SP1; QE SP1

SDP 13 Education

The allocation will accommodate a single three-form Primary School with nursery provision, where a need is identified by West Sussex County Council. These new facilities will be a significant focus for community life, playing a key role in fostering a new community through the development and education of younger people. The development will also contribute towards the new secondary school in the district.

Policy Reference: H SP2; H SP2a; INF SP1; INF SP2

SDP 14 Mixed and Balanced Community

The allocation will provide a range of housing types to meet current and anticipated future local housing need, including extra care and elderly persons' housing. The development will provide up to 30% of all new homes as affordable homes, of which 75% will be social or affordable rented and 25% will be intermediate, subject to viability.

Policy Reference: H DM1; AH SP2; H DM2; D DM2

SDP 15 Integrating Employment Opportunities

The allocation will identify space for employment land within the masterplan, which would be suitable for a range of employment uses.

Policy Reference: SD SP1a; EMP SP1; SKILLS SP1; H SP2a

Landscape and Infrastructure

SDP 16 Landscape and green infrastructure

The development of the allocation will preserve and enhance the established framework of woodlands, trees and hedgerows as part of the commitment to creating a high quality and distinctive place. The green infrastructure framework will retain a view of the South Downs from Chalcraft Lane.

Policy Reference: SD SP1a; H SP2; H SP2a; D SP1; D DM1

SDP 17 A Rich Variety of Open Spaces

The allocation will provide a rich variety of attractive open spaces, including parks and gardens, natural and semi-natural space, amenity green space, allotments and equipped designated play areas. These will support wider bio-diversity objectives and promote adaption to climate change, pest and disease resilience, as well as meeting community needs for recreation and supporting health and well-being.

Policy Reference: H SP2; H SP2a; D SP1; D DM1; OSR SP1

Appendix 1 - High Level Development Principles

SDP 18 Treescape

The trees within the allocation, are an irreplaceable habitat, which will be managed and maintained through a sensitive design approach. Any trees of significance will be incorporated into the framework of green spaces and protected by a buffer zone. Substantial additional tree planting will be expected in part to mitigate the 'heat island' effect of climate change and absorb excessive groundwater.

Policy Reference: H SP2; D SP1; D DM1; ENV DM4

SDP 19 Sports Facilities

The allocation shall provide sports facilities to serve the new community which will also benefit existing residents and should complement existing and planned provision. The development is required to provide a Community Sports Hub which will include indoor and outdoor sports and physical activity space.

Policy Reference: H SP2; H SP2a; D SP1; HWB SP1; OSR DM1; INF SP1

SDP 20 Topography

The development will work with the allocations topography to respect and build on the existing sense of place.

Policy Reference: SD SP1a; H SP2; D SP1; D DM1

SDP 21 Surface Water Management

The development will deliver sustainable solutions for managing surface water which are focused on measures which are visible, attractive and contribute to the other strategic design principles including biodiversity and open space provision.

Policy Reference: H SP2; H SP2a; D SP1; W SP1; W DM2; W DM3

SDP 22 Infrastructure

The development will respond positively to existing significant infrastructure features in the area and make appropriate contributions to any upgrades deemed necessary.

Policy Reference: H SP2; H SP2a; W DM1; INF SP1

Sustainability

SDP 23 Climate Resilient Development

Development within the allocation will seek to make best possible use, where feasible, of passive design approaches to optimise the internal comfort of buildings and reduce the predicted energy demand in accordance with Local Plan Policy D DM1 and ECC SP2. Coupled with extensive green infrastructure, these will in turn help to manage external comfort by managing air flows, temperature and shade.

Policy Reference: D SP1; ECC SP1; ECC SP2; W DM2

SDP 24 Low Carbon Energy

Development at the allocation demonstrate how it will incorporate decentralised, renewable and low carbon energy technologies on-site. The development should also embrace the transition to electric vehicles.

Policy Reference: D SP1; ECC SP2; ECC DM1

SDP 25 Integrated Water Management

Responding to the challenge of water stress across the South East, the allocation will identify opportunities to reduce potable water demand to below the 110 litres per day required by Part G of the Building Regulations and towards Southern Water's Target 100.

Policy Reference: H SP2; D SP1; W SP1; W DM1

Appendix 1 - High Level Development Principles

Technology

SDP 26 Construction and Material Use

The development will take into consideration the whole life cost and embodied carbon of all building materials to encourage innovated and sustainable use of natural resources.

Policy Reference: D SP1; WM DM1

SDP 27 Waste

The development shall ensure that adequate provision is made for the collection of green, recyclable, food and residual waste in a manner which is integral to the overall design philosophy.

Policy Reference: D SP1; WM DM1; INF SP1

SDP 28 Stewardship

Delivering a successful new community requires a clear understanding of how assets generated by the development process will be managed in perpetuity. The proposals must demonstrate how such management will be undertaken on behalf of the community.

Policy Reference: INF SP1

SDP 29 Broadband

The allocation will work with utility providers to aim for all occupied buildings to be connected to high quality communications infrastructure in accordance with Local Plan Policy TEL SP1 and where appropriate make provision for future changes in technology, subject to viability.

Policy Reference: H SP2; INF SP1; TEL SP1

Revision	Description	Issued by	Date	Checked
12	Rev 12 - For Approval to submit to ADC	MJMcQ	19.08.2020	BJC
13	Rev 13 - For Endorsement by ADC	MJMcQ	28.09.2020	LF
14	Rev 14 - Reissued as Endorsed Version - no changes	MJMcQ	05.11.2020	BJC

N:\Projects\187230000\Deliverables\12.00 Reports\Pre-Apps\Pre-App 04

This report has been prepared for the sole benefit, use and information of **The Church Commissioners for England and Landlink Estates** for the purposes set out in the report or instructions commissioning it. This report, together with further reports accompanying this application relate to the present situation and may be subject to supplementary information as discussions progress with the local authority.

Approved Bruce Calton
Signature BJC
Date 05112020