



PROJECT PROPOSAL

Bersted Country Park

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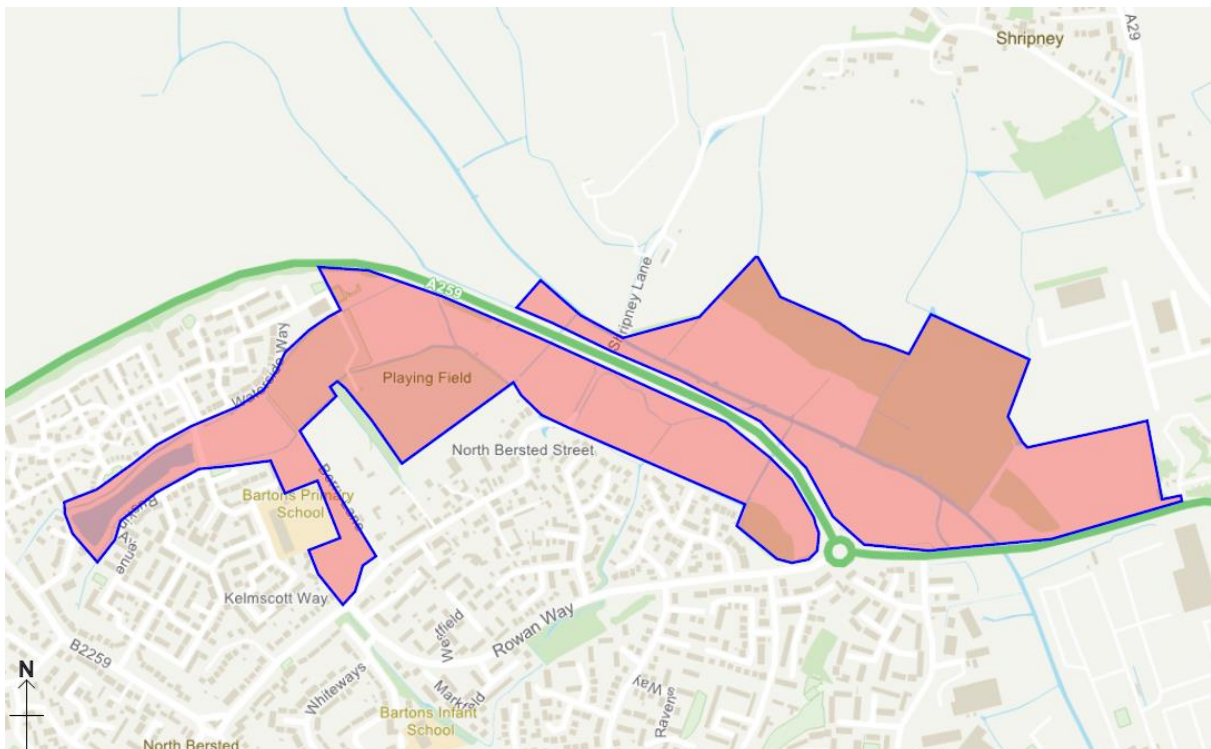
1. Purpose of Document

The purpose of this document is to define the scope of the project.

2. Background

Following the development of Bersted Site 6 areas of public open space / greenspace were transferred to Arun District Council. These areas of open space link with Bersted Brooks Local Nature Reserve (LNR) to the north of Aldingborne Rife. The funding identified provides an opportunity to integrate both areas into a Country Park which will improve public access. It will also meet the aims of the Council Vision by providing infrastructure that supports wellbeing and focuses on sustainability, biodiversity and the environment.

The proposed Country Park will comprise of a total area of approximately 47 hectares of public open space land in the ownership and management of Arun District Council in North Bersted Bognor Regis. The extent of the proposed area is illustrated on the plan below – shown in red.



The County Park will incorporate the existing Bersted Brooks LNR (designated June 2010) located to the north of Aldingbourne Rife, and areas of public open space to the north and south of Rowan Way (A259) which was adopted from new development, formerly known as Site 6 Bersted.

The land is bordered by a caravan site to the east, Saltbox Business Park to the north-east, open farmland to the north and north-west, and existing and new housing development to the south. Much of the area is in the flood plain being adjacent to the Aldingbourne Rife, except for the sports pitch land and some areas of open space within the new housing.

The areas of open space are located close to residential areas, including deprived wards. The Country Park, incorporating the LNR, will offer local special natural interest, educational potential, and community value. The area already has a variety of habitats, including wet woodland and is a popular destination for local dog walkers, with potential for further biodiversity enhancement.

3. Scope

It is proposed to:

- a. Appoint a consultant to advise on a masterplan for Bersted Country Park which allows for the following:
 - i. Review of site information, identify gaps in survey information and plan to carry out surveys (including an entomology survey) to complete a robust evidence base.
 - ii. Conduct stakeholder engagement.
 - iii. Production of draft concept masterplan with recommended specification of features, in preparation for public consultation to include but not be limited to:

| Feature | | Detail Required |
|---------|--|---|
| 1. | Footpaths and off-road cycleways to improve accessibility and connectivity | <ul style="list-style-type: none"> • Locations of footway and off-road cycleway network • Widths, surfacing materials, construction specification (e.g. pathways, boardwalks, footbridge over Rife) |
| 2. | Habitat improvements to Grounds Maintenance Specification | <ul style="list-style-type: none"> • Locations, species mixes and planting specification • Tree planting and/or removal, shrubs, grass mixes, aquatic/marginal • Replacement of Poplars, Riverine woodland improvements, flying flock • Other biodiversity projects |
| 3. | Site furniture | <ul style="list-style-type: none"> • Locations and style • Seating, litter bins, dog bins, cycle stands, signage and interpretation boards |
| 4. | Site boundaries | <ul style="list-style-type: none"> • Location and treatment (e.g. fencing, gates, planting) • Style, heights, installation details, planting details |
| 5. | Water bodies and flood risk | <ul style="list-style-type: none"> • Standing water, swales, drainage ditches • Enclosure treatment, safety considerations (RoSPA) |

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|----|------------------------|---|
| | | <ul style="list-style-type: none"> • Access for maintenance • Flood compensation areas |
| 6. | Natural play provision | <ul style="list-style-type: none"> • Play value, natural play specification |
| 7. | Habitat survey points | <ul style="list-style-type: none"> • Style, location, construction materials, installation details |

b. Undertake public consultation on draft concept masterplan and produce updated masterplan following consultation.

c. Implement phased delivery of the masterplan.

4. Stakeholders

- Arun District Council teams (e.g. Greenspace, Property and Estates, Engineers and others)
- Ward Members
- Bersted Parish Council
- Friends of Bersted Brooks
- Local residents
- Tivoli Ltd
- Rowan Caravan Park
- Neighbouring tenant farmers and landowners
- Environment Agency
- Natural England
- Sussex Wildlife Trust
- Saltbox Business Park
- Freedom Leisure
- Sussex Crime Prevention Team
- Utility Companies e.g. Southern Water, SSE/UK Power Networks

5. Interface Activities

- Bersted Brooks Local Nature Reserve Management Plan 2013 – 2023
- Bersted Park and Willows Edge (Site 6) – Management Plan 2018 – 2023
- Greenspace Management Contract 2017 – 2027
- Public Art Projects
- Green Flag Award Scheme
- Car park works

6. Costs

| Item | Total Cost |
|--------------------------|--------------|
| Signage / site furniture | £40K |
| Footpath network | £200K |
| Tree planting | £30K |
| Consultant services | £30K |
| Contingency | £20K |
| Total | £320K |

The costs above are a best estimate at the current time and final costs will be known following the procurement process. It should be noted that costs for risk mitigation have not been included above. Further investigation of risks identified in the Risk Log will ascertain whether additional costs will be incurred and the likely impact on the project budget. These are expected to be known once the design stage commences.

7. Risk Log

The following risks were highlighted and require further investigation to establish mitigation measures and associated costs:

| ID | Risk Type | Score |
|----|---|--------|
| 1 | <u>Budget and project funding:</u> Capital funding for project has been agreed at Environment Committee and by Full Council. | Low |
| 2 | <u>Programme:</u> Phasing of works to retain site access for general public. | Low |
| 3 | <u>Planning consent:</u> Anticipated planning application and approval process required for car park extension–separate project. | Low |
| 4 | <u>Highways:</u> Consultation to take place as part of planning process for access improvements. | Low |
| 5 | <u>Existing site constraints:</u> Location of services and water extraction pipe could impact construction. | Medium |
| 6 | <u>High water table:</u> Site floods annually, and requires flood compensation areas within the enhancements. | Medium |
| 7 | <u>Existing car park:</u> Improvements are required as part of a separate project. | Medium |
| 8 | <u>End users/Public support:</u> Minor disruption to site users (e.g. dog walkers) likely during construction phase. | Low |
| 9 | <u>Stakeholders/Planning:</u> Consultation with residents of Site 6, landowners, stakeholders (e.g. Volunteers/Friends of Bersted Brooks, Environment Agency) at all stages and during planning application. | Low |

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| 10 | <u>Ecology/wildlife/conservation:</u> Ecological surveys are required to determine presence of protected species. Flora and Fauna surveys to be carried out. | Medium |
| 11 | <u>Anti-social behaviour</u> Issues may increase as a result of better access e.g. motor cross bikes. | Medium |
| 12 | <u>Utility Companies</u> Risks associated with services e.g. Southern Water/SSE. | Medium |

8. Programme

The proposed programme identifies the project stages:

| Project Activities | Timescale |
|--|----------------------|
| Consultant appointment, stakeholder engagement | Autumn - Winter 2022 |
| Masterplan design, public consultation | Winter - Spring 2023 |
| Final masterplan, tender process | Spring - Summer 2023 |
| Delivery | Summer 2023 onwards |