

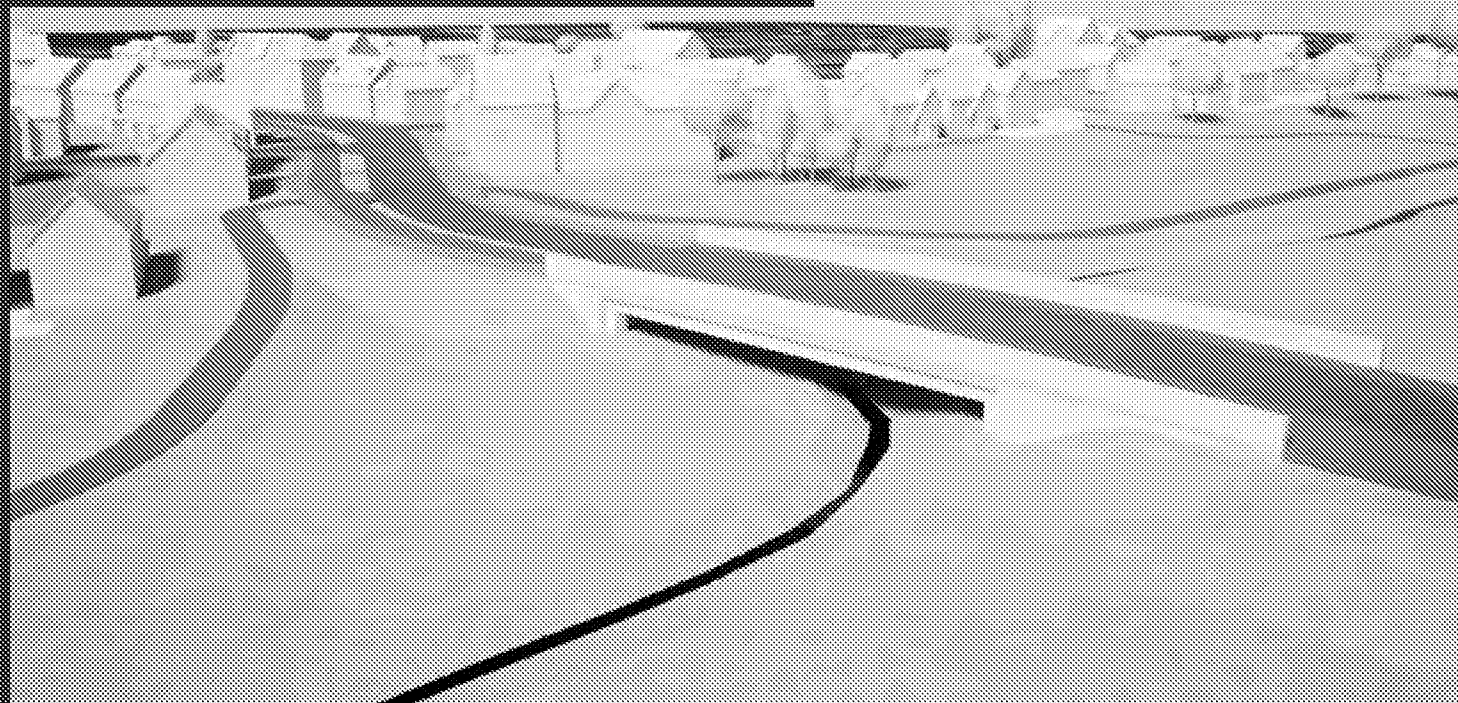
Integration with BEW Masterplan (Land South of Barnham Road)

The application for BEW Parcel SC1 at the Land South of Barnham Road, if approved, will deliver c.1250 homes. The site has proposed a neighbourhood centre, physically separate from the existing villages, with retail, commercial and community facilities that aim to support the wider allocation. This will also include a primary school and are within walking distance of Land East of Westergate (The Site).

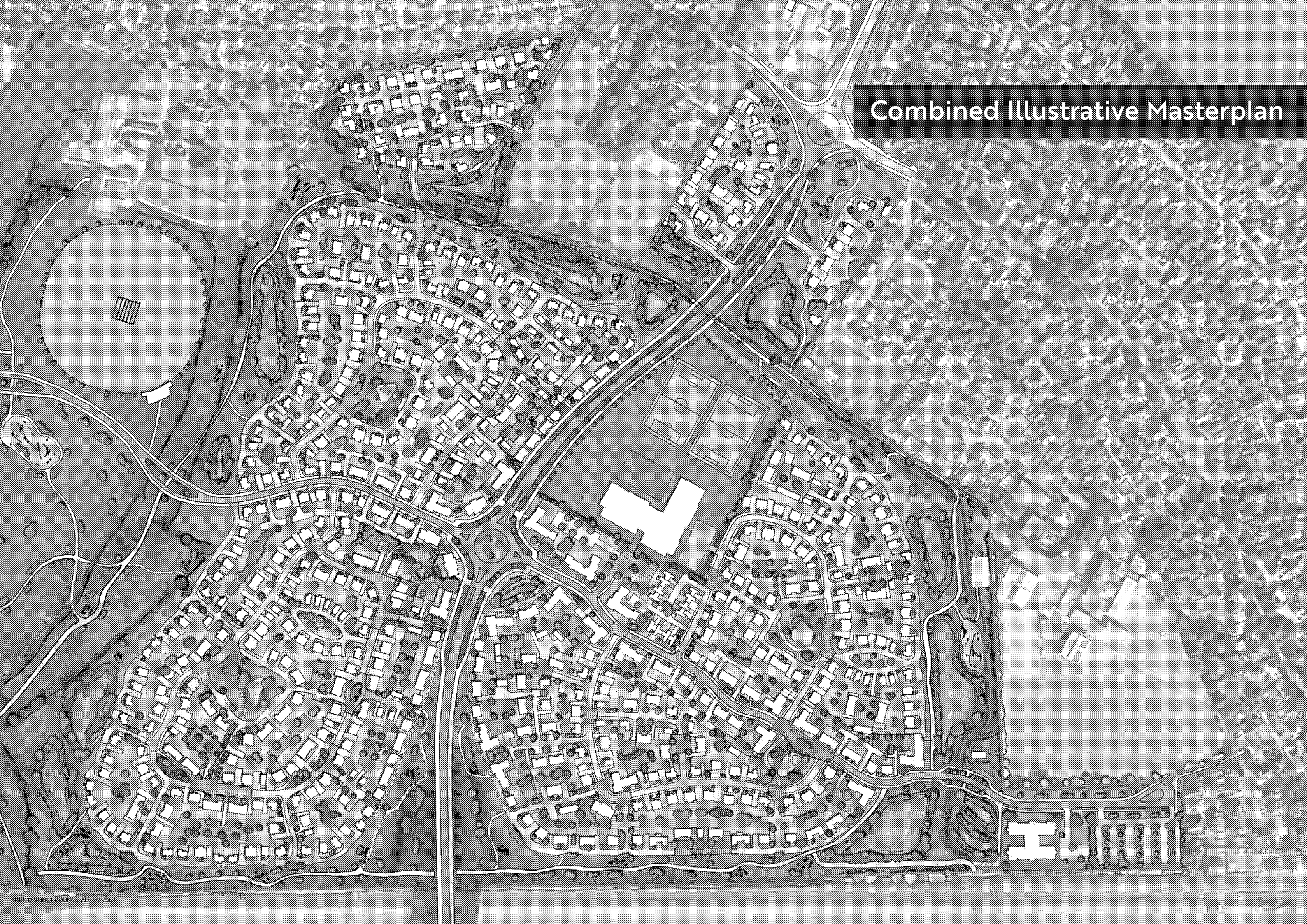
The site will also assist in delivering the realigned A29 that will be available, and has been secured via legal agreement, with our site via the east-west link. This includes a bridge through the Lidsey Rife area and will support the realigned A29 to divert traffic away from the three villages.

By using a collaborative approach to masterplanning within the wider allocation, a sustainable, effective and high-quality development will be secured within Barnham, Eastergate and Westergate.

3D Model of Bridge over Lidsey Rife Looking North



Combined Illustrative Masterplan



W11

Landscape Visual Impact Assessment & Open Space

LVIA Context and Assessment

A Landscape and Visual Impact Assessment (LVIA) has been undertaken by David Jarvis Associates (DJA) Limited. The development has taken into consideration the impacts on sensitive receptors and the character of the wider landscape.

The site comprises an area of agricultural land subdivided into small irregular fields, and small areas of woodland bordering the edge of Westergate. The land slopes gently eastwards for the most part with a marked change in level west of the Rife. The site is not subject to any statutory or non-statutory landscape designations.

There are a number of Public Rights of Way (ProW) within the application site and wider study area. Of most relevance are Footpaths 296, 297, 298, 300 and 317, and 321 to the west.

In terms of receptors, the area is perceived as both a living and working landscape comprising agricultural farmland traversed by major and minor transport corridors and ProW. Locations of sensitive receptor viewpoints are provided in the LVIA alongside a description of their sensitivity

Landscape Character, Condition and Quality

The site is located within National Character Area (NCA) 126 - South Coast Plain and locally, the site falls within Landscape Character Area SC9 - Chichester to Yapton Coastal Plain.

The landscape condition within the site is described by the LVIA as *'generally high with a well defined and intact network of hedgerows, tree lines and good specimen trees'*. Beyond the site the landscape condition of the study area is intensively farmed and assessed as medium condition.

The site and its immediate surroundings are typical and representative of the local landscape and not considered to be particularly rare.

The LVIA considers the site itself to be of medium-high landscape value, with medium susceptibility, resulting in a medium-high sensitivity. The wider study area is considered to be of medium value, medium susceptibility, resulting in a medium sensitivity.

Visual Amenity and Tranquility

Consideration has also been given to impacts on visual amenity within the LVIA. The site is reasonably well contained within the landscape with visibility being limited by residential properties to the west and north. The land to the east is gently rolling with some visual cut off of longer distance views toward Barnham. The study area is closely associated with the viewpoints, with visibility reducing to the east and south. The site is more difficult to identify over longer distance views.

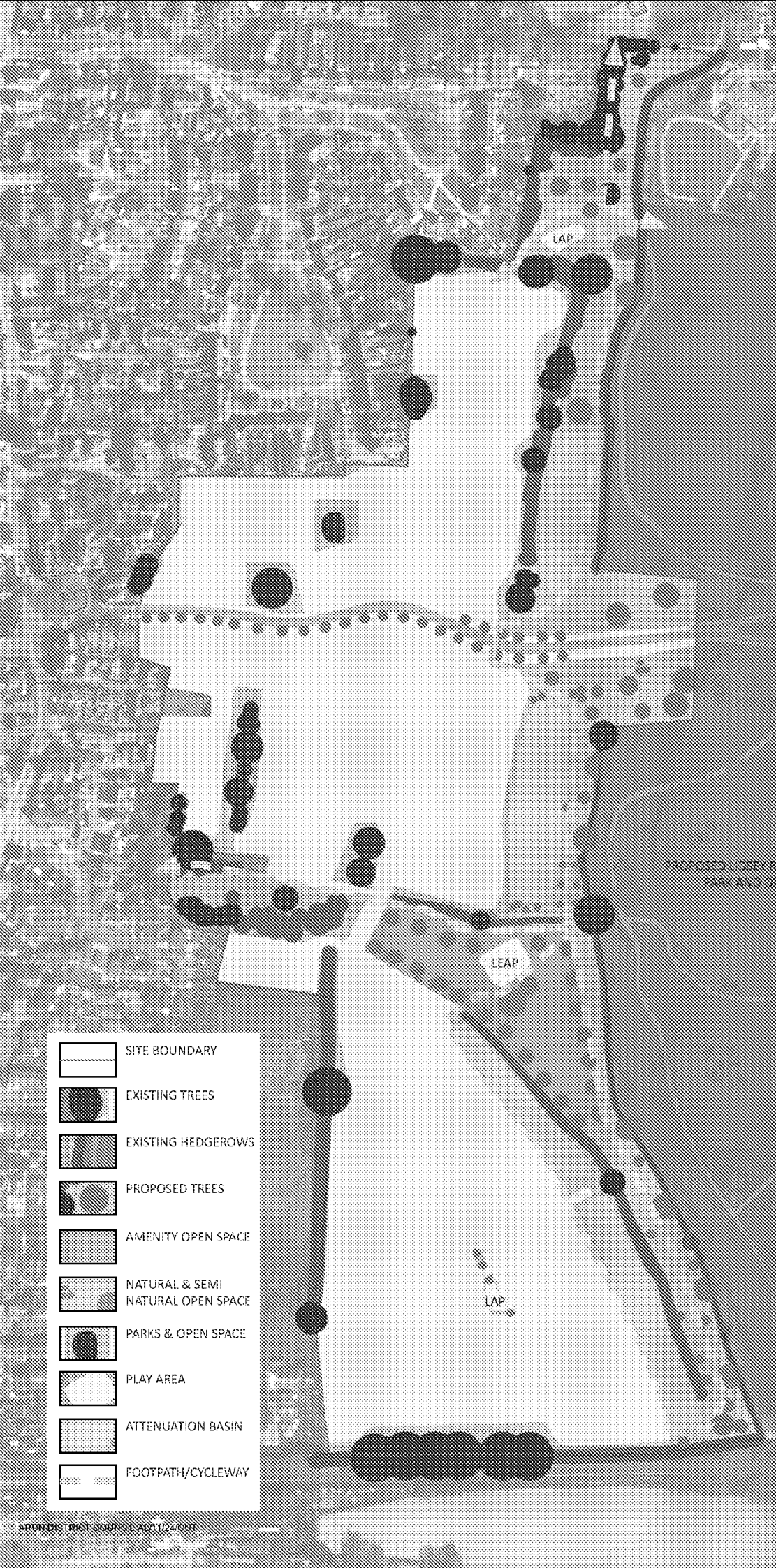
The effects on visual amenity to specific viewpoints are assessed fully in the LVIA. The majority of those viewpoints within or on the boundary of the site are predicted to experience adverse effects moderate or moderate – major significance. Viewpoints to the east would experience a reducing degree of effect, and are predicted to experience adverse effects of minor significance. No effect is predicted on the most distant views.

Summary of Impact

As the site is currently in agricultural use, the proposed development would see the change of some of the site to residential and with associated infrastructure and therefore, the effect on the site would be substantial, resulting in an effect of moderate major adverse significance. However, as the proposed development would only occupy a very small part of the Local Character Area it is deemed that it would present a minor neutral significance of effect

Any effects on landscape condition would be constrained to the application site although it would be adversely affected through the removal of existing trees and hedgerow. Effect on scenic quality would be more wide ranging. There would be a direct physical landscape impact on the ProW within the site and indirect effects on the amenity value of those in the vicinity.

There would be a moderate to substantial effect on the tranquility of the site during both the construction phases and year-1 post-construction. Overall it is considered that there would be a moderate adverse effect on landscape receptors arising from the construction phase however, this would be localised.



Arboriculture

Mitigation

The mature trees and hedgerow will maintain the visual screening and landscape character and biodiversity value of the site. Further planting is proposed along the boundaries of the site, including the southern edge. Tree removal will be compensated with replacement tree planting.

A consistent palette of materials alongside street trees and hedgerow within the development would be used to soften the appearance of the built form. Lighting will be carefully designed and restricted to a minimum to minimise the effect on the landscape.

Impacts have been considered in Year 15 after completion to assess the effect of mitigation. The landscaping scheme, a reserved matter, would include integrated internal tree planting and soft landscaping to contribute to the assimilation of the scheme into the landscape and provided ecological enhancements and visual interest.

Open Space Provision

The site will deliver a new sustainable and walkable neighbourhood with extensive access to green open spaces. As the application is in Outline (access in Full), open space provision proposed in the aforementioned Parameter Plans. The Public Open Space (POS) will be focused to the eastern edge and through the centre of the site, linking the Lidsey Rife as an east-west corridor crossing the site to provide a strong landscape framework connecting trees, footpaths, play areas, active corridors and wildlife corridors.

Landscaping Scheme

The Proposal would contain a robust Landscape Strategy which draws upon the principles outlined within the BEW Framework Masterplan (November 2020) and other relevant policies. The aim is to deliver an appropriate interface with strategic parks defining the eastern border of Westergate to avoid coalescence between the surrounding villages and to provide green walkable spaces and streets.

Summary

The proposals therefore meet the policy requirements of *Policy LAN DM1*, *ENV SP1* and *OSR DM1* of the Arun District Council Local Plan (2011-2031), the Open Space, Playing Pitches and Indoor and Built Sports Facilities SPD, *EH2* of the ANP and Paras. 135 and 180 of the NPPE.

Assessment

An Arboricultural Impact Appraisal with Method Statement and a Tree Protection Plan have been prepared by Barrell Tree Consultancy. A site visit and arboricultural survey has been undertaken in accordance with British Standard; BS5837:2012 – ‘Trees in Relation to Design, Demolition, and Construction – Recommendations’.

The site comprises mostly of grassland and arable land with hedgerow and trees to the site boundaries as well as within the site at field boundaries. The trees across the site are subject to three Tree Preservation Orders (TPO) references being A-2-16, AL-2-91 and BN-7-20.

The arboricultural reports firstly assesses the quality of each tree and then advises on those which will be removed to facilitate the development and those which need to be protected using special precautions during the construction period. None of the high-quality trees are to be removed with only three being of moderate quality and the remaining individuals and groups being removed are classed as low quality. No trees are to be pruned as part of the works.

The arboricultural assessment identifies three veteran trees (VT21, VT24 and VT43) all being field maples. These are to be retained.

Mitigation measures

There is some adjustment for root protection areas on the Tree Protection Plan based upon the indicative layout. This is to British Standard 5837 which makes provision for adjusting the nominal circular RPA. In addition, encroachment into the RPAs of some trees is mitigated against in the form of new no-dig surfacing for either pedestrian surfacing or new parking areas. Lastly, the location and direction of new services should be designed to allow for services to be routed away from the RPAs of existing trees. Existing service runs should always be used wherever possible.

Tree Planting

The report advises that new tree planting is feasible as a means of supplementing retained trees and enhancing local character. The final selection of species, size and location in the form of a landscaping scheme would be subject to a Reserved Matters application and be in agreement with the LPA. The preliminary assessment undertaken by Barrell determines that there is sufficient space for new trees to be planted in suitable and convenient locations to be sustainable into the longer term. A suitable landscaping scheme with new tree planting would significantly improve the contribution of the development to local character.

A construction method statement is discussed in the report and outlines the heads of terms. This would be subject to a condition on any forthcoming planning permission issued.

Conclusion

Most of the significant boundary tree cover is being retained and none of the lost trees are prominent in the wider setting. Their loss will be noticeable in the immediate vicinity after the development is completed, but the comprehensive new landscaping proposals will rapidly mitigate those losses and limit the impact on local character to the short term.

There is space for tree planting and a landscaping scheme will be feasible in response to an appropriate condition. Provided adequate tree protection is in place to protect the retained trees as specified in the report, the development proposal will have no detrimental impact on the contribution of trees to local character. This is an outline application and the layout is indicative, subject to detailed design at the reserved matters stage.

Overall, the proposed development, in relation to trees, is in accordance with *Policies GI SP1 – Green Infrastructure and Development* and *ENV DM4 – Protection of Trees* of the ALP and the NPPE.

Ecology & Biodiversity

Assessment

An Interim Ecological Impact Assessment (EclA) was compiled by EcoSupport Ltd in August 2023 following an updated Preliminary Ecological Appraisal (PEA). Earlier assessments were undertaken between 2011 and 2012 by ECOSA Ltd but are now out-of-date. As part of the current assessment, the following surveys/assessments were undertaken:

- » Data request to Sussex Biodiversity Records Centre
- » Habitat survey assigning UK Hab types
- » Preliminary Roost Assessment (PRA) of trees on site
- » Reptile surveys (April 2023, May 2023)
- » Bat surveys (April-August 2023, September-October 2023)
- » Dormouse surveys (April-August 2023, September 2023)
- » Breeding bird surveys (March-June 2023)
- » Water Vole survey (May 2023)

The site lies outside of the 5.6km zone of influence for recreational pressure on the Solent Special Protection Areas (SPAs).



Baseline

The existing site is largely in agricultural use and the dominant habitat type on site is modified grassland (g4) with smaller areas of other neutral grassland (g3c) with scattered shrub (11), bramble scrub (h3d), winter stubble (clc5) and rivers and streams (r2b).

Two Priority Habitats have been identified: wet woodland (wld) is present within the south-western area of the site adjacent to the top of the arable field and hedgerow (h2a) in the form of field boundaries present along the edge of the site and bisecting the centre across several fields.

The immediate surrounding wider environ is largely comprises of agricultural fields with the village of Westergate to the east and Eastergate to the north-east.

There are no internationally designated sites present within 2km of the site but there are two locally designated / non-statutory sites with the same distance. Fontwell Park Racecourse Local Wildlife Site (LWS) is approximately 1.21km to the north and Barnham Road Designated Road Verge approximately 0.38km to the north-east.

There is one waterbody within 500m of the site, a pond located approximately 110m to the east. The pond is located on the opposite side of the stream which forms the eastern side of the boundary.

Survey Results

The results of the surveys show the confirmed presence of foraging and commuting bats along the mature tree liners, linear scrub features and parcels of scrub and wet woodland on site. Also, a summer day roost for Common Pipistrelle and Soprano Pipistrelle was confirmed. Bat activity as a whole was considered moderate in the northern section of the site and low in the southern section (reflective of the habitat types in these areas).

Much of the site supports the structure and heterogeneity needed by foraging and sheltering reptiles. The survey confirmed a low population of Slow Worms and Common Lizards, all which are likely to be part of the same local population. The site is not considered a key reptile site.

The nearby pond was subject to eDNA testing in May 2016 and again in 2023 resulting in a negative result for Great Crested Newts, confirming an absence of the species being present. The habitats on site do provide the necessary environment for GCN however the stream along the eastern boundary forms a partial barrier reducing the likelihood of any newts using the terrestrial habitat on site. Overall, the site is considered to be of low potential for GCN.

No evidence of Badger presence or activity was recorded on site in either 2012 or 2016 during work conducted by ECOSA Ltd, nor during site walkovers in 2023. However, several mammal trails were present across the site particularly along the base of hedgerows and across fields which leads to the consideration that there is a high potential for foraging and commuting badgers bearing in mind the habitats present.

The habitat onsite is deemed to have a moderate to high potential to support hedgehogs.

The site is considered to have high potential for breeding and nesting birds to be present on site. The survey confirmed the presence of Breeding Birds and furthermore several species identified as Birds of Conservation Concern (BoCC) including Song Thrush, Yellowhammer and Lesser Spotted Woodpecker.

No evidence of Dormouse, Otter or Water Vole activity has been found on site. Although no evidence of Water Voles was discovered, due to the suitability of the stream to the east and the mobility of Water Vole populations, it is considered that the site has capacity to support Water Voles.

Lighting

Mitigation and Enhancement

A number of recommendations are made to both mitigate and protect the existing features of value from potential impacts at construction and operational stages. Mitigation measures are described in full at Section 7 of the EcIA but include timings for site clearance, protection of trees and hedgerow, details of the reptile mitigation strategy and translocation plan, means of escape for badgers, creation of dark corridors, Water Vole mitigation strategy and the prevention of pollution incidents.



In terms of enhancement, it is recommended to include one bat brick (or suitable alternatives) and two Swift bricks to at least 50% of the proposed dwellings, Sparrow Terrace features on 10% of the properties, House Martin nest cups in the eaves of 10% of the properties, install bat boxes on trees in the woodland and retained mature trees throughout the site, provision of hedgehog homes and creation of hedgehog highways.

Conclusions

Once all avoidance and mitigation measures have been implemented, the impacts of the planned development on biodiversity at the site will be negligible, non-significant and when proposed enhancements are taken into account there will be a long-term positive impact on biodiversity.

The proposals therefore meet the policy requirements of Policy ENV SP1, ENV DM3 of the Arun District Council Local Plan (2011-2031), and Section 15 of the NPPF.

Context

A Lighting Strategy has been produced by DFL. Lighting associated with the Proposed Development will comply with with relevant British Standards and Institution of Lighting Professionals (ILP).

Policy QE DM2 - Light Pollution of the ALP sets out the requirement for a lighting scheme that should demonstrate no adverse impact on neighbouring uses or wider landscape; minimum light levels for security and work purposes; minimising the potential glare and spillage; the degree to which outdoor lighting can be powered by on-site renewable sources.

Baseline

The area is considered to be located within the Environmental Zone - E2 which is a low district brightness and predominantly dark however, with this development this may increase to E3 which is a medium district brightness.

Identified Receptors

The southern and eastern boundaries of the application site have been identified as Ecologically Sensitive.

There are also human receptors with the dwellings on and around Westergate Street and those abutting the boundary of the site.

Proposed Lighting Strategy

The development will require lighting for safety and amenity at limited times during hours of darkness. Lighting will be fit for purpose and sensitive to nearby human and ecological receptors.

Luminaries will be used with integral LEDs with the lowest possible lighting levels.

The Light Spill levels would comply with the obtrusive light guidance set out in ILP GN01, at sensitive receptors.

Conclusions

Lighting shall be designed in accordance with the Lighting Strategy which has been written in accordance with the relevant British Standards industry guidance and local policies to ensure it is unlikely to give rise to obtrusive light. Light levels in close proximity to ecological receptors will be designed and maintained to not exceed 0.5 Lux.

Flood Risk & Drainage

Existing Site

The topography of the site falls gently from west to east, towards the Lidsey Rife which forms the eastern boundary of the site, flowing in a north to south direction and culverted underneath the railway line. An unnamed watercourse (for the purposes of the FRA named as the Westergate Stream) crosses the middle of the existing site in a west to east direction, towards its confluence with the Lidsey Rife.

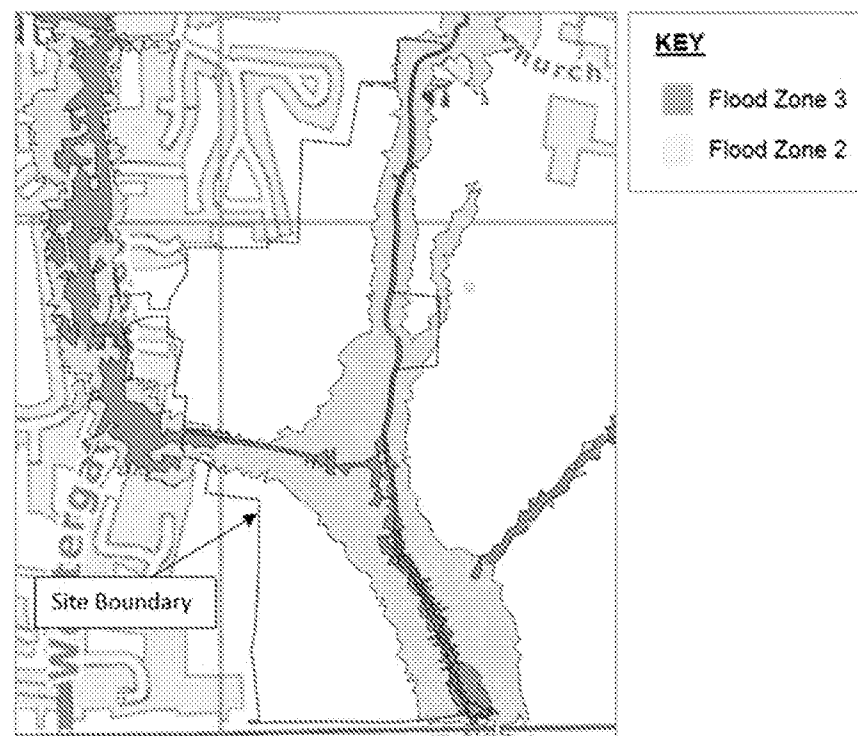
The vulnerability of groundwater is based on hydrological, geological, hydrogeological and soil properties within a 1km square grid and expressed as high, medium or low vulnerability. The Secondary A aquifers are designated as high vulnerability and therefore, likely to have good permeability, flow and storage properties. The site is not within a Source Protection Zone.

Existing Flood Risk

The site is partly in Flood Zones 2 and 3. The risk of coastal and tidal flood risk is low due to the defences in place at Bognor Regis and the Beachy Head to Selsey Bill Shoreline Management Plan (SMP).

There is high surface water flood risk within the fluvial flood risk areas on Westergate Stream and Lidsey Rife with a low surface water flood risk from overland flows.

There is not considered to be a flood risk from tidal, groundwater or foul flooding.



Existing Residual Flood Risk

There is a residual fluvial flood risk due to partial or full blockages of culverts along the Lidsey Rife, mainly from the culvert under the railway line. The Westergate Stream can be easily overtopped without creating backwater effects upstream. There may also be a residual foul flood risk due to groundwater intrusion into the foul drains resulting in manholes overflowing within the site.

There is not considered to be a residual flood risk from coastal, tidal, surface water or groundwater.

Sequential Allocation of Land Uses

Taking account of the existing sources of flood risk, the FRA avoids flood risk by sequentially allocating residential units away from all flood risk area, including Flood Zone 3 and the conservative fluvial 1 in 100 year plus climate change extent.

The application of the principle of avoidance also translates into the avoidance of increasing flood risk elsewhere, which could have resulted from diverting flood flows because of mitigation proposals.

It is proposed that all finished floor levels are 0.15m above existing ground levels, to ensure that any residual flood risk do not affect any property. An Evacuation Plan and a robust framework for the development of a Maintenance Manual of all watercourses within the site will be fully developed at Reserved Matters Stage.

Safe Access/Egress

In addition, to the east-west link road, which will provide safe access/egress to and from the site, there is also the potential access to the North via St Richards Road and Nyton Road, where the flood hazard is sufficiently low to allow emergency vehicles to the site. These are alternative routes, should Westergate Street become impassable during extreme rainfall events.

Surface Water Strategy

The overall approach to the Surface Water Strategy is to ensure that the drainage systems are sealed and as shallow as possible. Sealed systems are needed to ensure that during extreme high groundwater levels, there is no groundwater intrusion into the system.

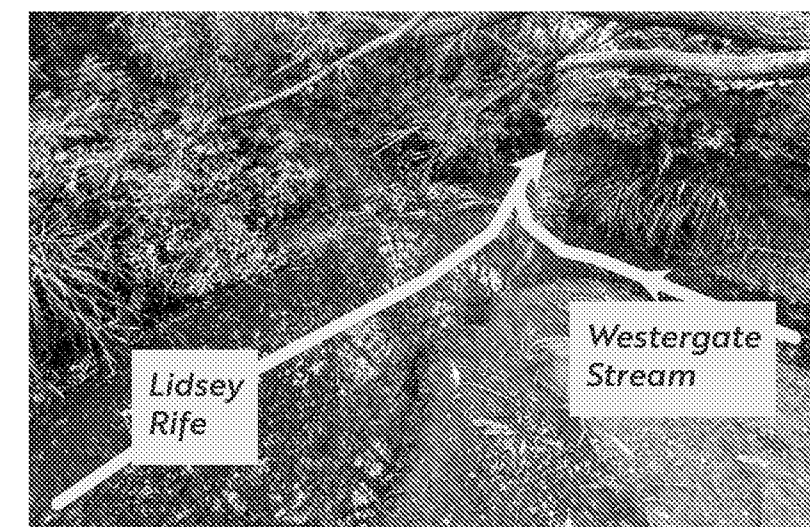
Shallow attenuation will be cheaper to maintain due to the presence of high groundwater. Shallow outfalls will have the advantage of working in free flow, even when the Lidsey Rife and Westergate Stream are nearly full. The outfalls into the river will be flapped to ensure there is no backing up of floodwater during extreme fluvial flood events, including the 1 in 100 year Climate Change event (36% flow increases due to climate change).

The design includes relatively shallow sealed basins located at the end of the drainage systems and prior to discharging into the Lidsey Rife, via flapped outfalls. They attenuate development runoff to greenfield rates, considering long-term storage. The FEH2022 rainfall increases runoff volume by approx. 3.3% when compared to the FEH 2013 estimates.

Summary

The application of the principle of avoidance of all sources of flood risk ensures the the resilience of the development. This principle, together with the following approach has resulted in acceptable levels of residual flood risk:

- › a) Setting finished floor levels 0.15m above existing ground levels;
- › b) Setting the foundations for developing a full Evacuation Plan and a Maintenance Manual for watercourses within the site
- › c) Developing a robust Surface Water Drainage Strategy



Utilities

Foul Water Drainage

Existing Infrastructure

Southern Water (SW) is the foul sewerage undertaker for the area and the site is within proximity to the SW's Lidsey Waste Water Treatment Works (WWTW). There are three foul sewers crossing the site; a foul and surface water sewer are present within Westergate Street and a surface water sewer crosses the northern part of the site, discharging to the watercourse.

Diversions

The foul sewers crossing the site will need to be diverted and these will be agreed via a S185 (Water Industry Act 1991) agreement. Both sewers in Westergate street are within the existing carriageway so are unlikely to need diverting.

Proposed Strategy

SW has confirmed that 50 dwellings can be accommodated within the existing network without the need for network reinforcement. A more detailed assessment could be provided at Reserved Matters stage.

Potable Water Supply

Existing Infrastructure

Portsmouth Water (PW) is the regional water supply company for the area. There are two water mains on and surrounding the site one running from south to north and another running from west to north

Diversions

Diversion of the two pipes will be required with a 10m easement corridor.

Proposed Strategy

PW has confirmed there is capacity in the water supply network to serve the development and that no reinforcement work is anticipated

Electricity Supply

Existing Infrastructure

The distribution network operator (DNO) Scottish and Southern Energy (SSE). A high voltage overhead line crosses the site from Elmcroft Place in the south west to the Westergate substation in the north (the substation is to the north west of Ivy Lane). There are a number of underground lines running through or close to the site.

Diversions

The existing overhead line on site is intended to be diverted underground. The low voltage cables in Westergate Street may also need to be diverted to accommodate the access works.

Proposed Strategy

The changes to Part L of the Building Regulations 2020 require insulation of a very high standard to be used, have photovoltaic panels installed and/or the replacement of gas domestic heating with efficient heating systems as well as the provision for EV charging on every plot.

As a result, SSE has advised that either 2 or 3 substations, depending on the loading requirement, are able to be installed. SSE confirmed that off-site reinforcement works, as well as other major network constraints will be assessed at Reserved Matters Stage.

Gas Supply

Existing Infrastructure

Southern Gas Networks (SGN) is the distributor network operator (DNO) for the area. There is a gas main present in the vicinity of the northern and western boundaries of the site, but none cross it.

Diversions

The low pressure gas mains may require diversion depending on location.

Proposed Strategy

The LP development will align with the changes to Part L of the Building Regulations 2020 and is not expected to connect to the gas network.

Telecommunications

Existing Infrastructure

BT Open-reach, Virgin Media and OCU Group have been contacted as part of the telecommunications assessment. There is some BT, Virgin and OCU Group infrastructure running adjacent to or along the boundaries of the site but none run through it.

Diversions

It is anticipated that some diversionary works will be required at the site access junction dependent on the detailed design.

Proposed Strategy

Services are available in the area to supply the site. Fibre to the Premises connections would be installed.

Pipelines & Hazardous Plant

Major Plant

There are no major plant assets within the vicinity of the site. Any plant in the area are addressed within the Utility Statement.

Hazardous Plant

The Health and Safety Executive shows the site does not lie within the consultation distance of a major hazard of a major accident hazard pipeline.

Summary

Utilities have been examined to assess potential master planning constraints and the ability to supply the development. Sufficient capacity exists or can be provided for the proposed development. A solution to expand capacity at Lidsey WWTW will be assessed at Reserved Matters stage.

An existing overhead electricity line will be required to be diverted underground and diversion of the existing water mains will be required.

The lack of any major constraints means there is no Utilities reason why the site should not be granted Outline Planning Permission.

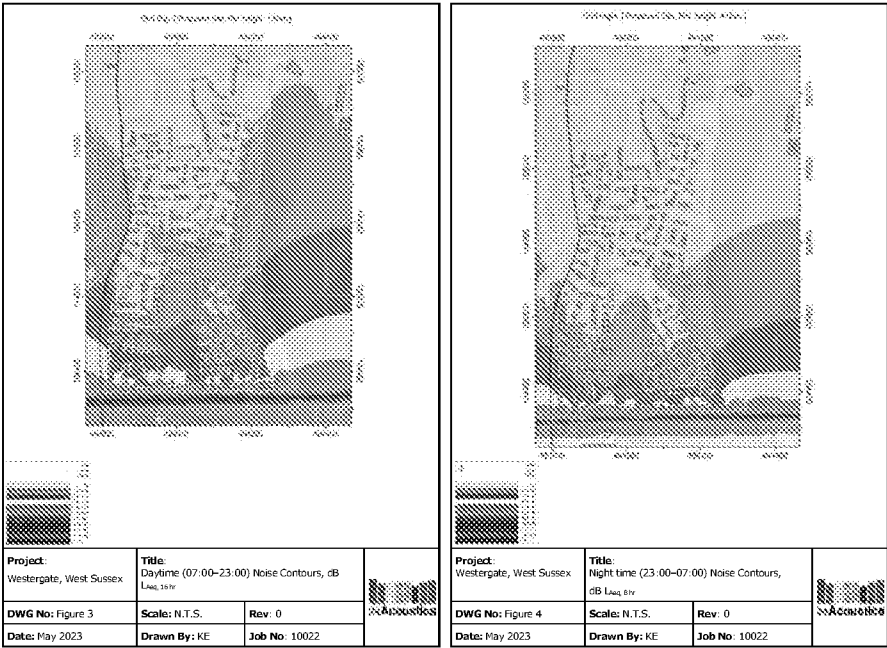
Emissions & Pollution

Noise, Vibration & Overheating

Noise

A Preliminary Noise and Vibration Assessment was conducted on 26th May 2023 by 24Acoustics.

Long-term noise surveys were carried out between 20th and 27th April 2023. An average daytime ambient noise (below left) of 61 dB and average night-time ambient noise (below right) of 57 dB was recorded.



Due to the distances and significant screening provided by existing buildings in the area, noise from road traffic was not significant and standard thermal glazing and trickle ventilators will likely be acceptable to the majority of the development.

Noise levels to the south were primarily influenced by train pass-bys on the neighbouring rail line. The noise levels for the nearest proposed dwellings to the railway line, without mitigation, are higher than desirable however, an outline noise barrier level of 3m; enhanced glazing and acoustically rated or mechanical ventilation is recommended for those dwellings closest to the railway line.

Vibration

A preliminary vibration assessment was carried out and the vibration from train pass-bys was imperceptible throughout the majority of the site. The vibration levels of those dwellings closest to the railway line are low with even lower levels measured further back from the rail line. Although levels can be higher once dwellings are constructed depending on the method of construction, however, the measured vibration levels are predicted to be no more than 0.3 m/s during daytime periods and 0.2 m/s during night-time periods in all axes of motion.

Once the site layout and proximity of proposed dwellings to the railway line is finalised, the requirement for any further vibration survey work will be reviewed.

Overheating

Some preliminary overheating comments were provided which requires dwellings to comply with Approved Document O, which came into affect in June 2022 and requires all new dwellings to provide mitigation to control overheating.

The measurement results and calculated noise levels, properties directly overlooking the railway line may exceed Approved Document O internal noise levels with windows open (assuming a 10 dBA loss from a partially open window). It is therefore recommended to ensure alternative means of controlling overheating to dwellings closest to the rail line, to ensure that internal noise levels of Approved Document O will be achieved.

Air Quality

Context

The Site is located in an area where the air quality is deemed to be good. Air quality at the Site would be primarily influenced by emissions from road traffic using the A29, Westergate Street, B2233 and Church Lane.

The Scheme has the potential to generate impacts on local air quality during both the construction and operational phases. Notably through the generation of dust and particulate matter during the construction phase, which may result in nuisance and/or health effects at nearby sensitive receptors, and through an increase in airborne pollutants due to exhaust emissions from construction traffic and plant and from road traffic generated by the Scheme once it becomes operational, which may have an impact on air quality at nearby sensitive receptors.

Assessment

An air quality assessment has been undertaken by WSP in 2022 to determine the potential effect of the Proposed Development on local air quality during both the construction and operational phases. The baseline air quality conditions for the area are good overall.

The assessment identified that overall there is a High Risk of dust soiling impacts and a Low Risk to human health due to increases in particulate matter concentrations as a result of construction activities. However, through good site practice and the implementation of suitable mitigation measures, the impact of dust and particulate releases would be significantly reduced. The residual effects of dust and particulate generated by construction activities on air quality are therefore negligible and not significant. The machinery and associated plant equipment which will be used for the Scheme will have a negligible effect on local air quality during the construction phase.

During the operational phases, it was identified that the residual effects on air quality would be negligible and not significant.

Summary

The cumulative effects of the Scheme and locally committed developments will be negligible for both the construction and operational phases. Based on the above, it is considered that the development proposals comply with Local Plan Policies QE SP1 and QE DM3 and the NPPF.

Energy Efficiency

Policy Context

NPPF

Para. 158 of the NPPF states that “plans should take a proactive approach to mitigating and adapting to climate change...”

Climate Change Act 2008 (CCA) and 2019 Amendment (Net Zero)

The CCA sets a legally binding target for reducing greenhouse gas emissions by at least 80% by the year 2050 in the UK. In May 2019, this was revised a new target for 100% reduction in greenhouse gases by 2050.

UK Net Zero Strategy

Future Homes Standard, expected in 2025, will require all new homes to be Net Zero Carbon Ready.

Building Regulations Part L 2021

Requires a 31% reduction in CO2 emissions, encourages ‘fabric first’ principles, the selection of efficient energy sources/fuels, and the reduction of regulated carbon emissions.

Arun Local Plan 2011-2031

Policy ECC SP2 - Energy and Climate Change Mitigation requires new development to be energy efficient and to demonstrate how they will:

- › Achieve energy efficiency measures that reflect the current standards applicable at submission
- › Use design and layout to promote energy efficiency; and
- › Incorporate decentralised, renewable and low carbon energy supply systems, for example photovoltaic panels;
- › 10% of the total predicted energy requirements from renewable or low carbon energy generation on site, unless unviable.



Baseline Local Emissions Rates

The Carbon Emissions in each industry sector have steadily declined in Arun between 2005 and 2020, with a slight increase in 2021.

Year	Per Capita Emissions (t)
2005	6.8
2010	6.0
2015	4.5
2020	3.3
2021	3.4

Energy Demand Reduction

Demand reduction is a more cost-effective means of achieving carbon savings than providing low or zero carbon technologies. This is particularly true of passive measures (the architecture), which are simpler and have greater longevity than active systems (building services). The following energy efficiency measures will be incorporated:

- › Highly insulated building fabric with external walls, floors and roofs of low U-values to reduce heat loss;
- › Efficient double or triple glazed windows;
- › Use of natural ventilation where feasible to reduce energy demands;
- › Where feasible, dwellings have been designed to allow for cross-ventilation to reduce the risk of overheating and help them stay cool in warmer conditions;
- › Low energy lighting; and
- › Strong Continuity of Insulation at building junctions to reduce thermal bridging heat loss including high efficiency insulated lintels.

Renewable Energy and Low Carbon Technology

Following the incorporation of energy demand reduction measures, a high-level feasibility study has been carried out to assess potentially viable sources of low carbon technology and renewable energy. Methods such as PV Panels; Heat Recovery and Heat Pump would be feasible on site.

There is the potential for battery storage however, this is unlikely to be feasible but this can be confirmed at Reserved Matters stage. There is also the potential for Solar Thermal to be used however, PV Panels are considered more appropriate to assist with heat pumps and EV Charging.

The possibility of wind and biomass is not considered appropriate due to the urban location of the site meaning wind turbines would not operate favourably and biomass fuel deliveries would be unsustainable and problematic for residents.

Due to the energy efficiency measures specified, additional renewable generation is not required to meet Part L 2021, or to achieve compliance with Policy ECC SP2. Summary of the predicted performance of the development under Part L 2021 is shown below:

Annual Performance Measures		Target	Actual	% Reduction
Part L 2021	CO2 Emissions (kg CO2/m2)	12.2	3.7	70%
	Fabric Energy Efficiency (kWh/m2)	39.9	35.6	11%
	Primary Energy (kWh/m2)	63.9	36.7	43%
Total Development Carbon Emissions (kg CO2)		468,742.5	140,861.1	70%

Summary

The development will incorporate energy efficiency measures to meet residential demand and will comply with the NPPF, Building Regulations Part L and Policy ECC SP2.

The submitted Energy Statement produced by Stantec sets out the above in detail.

Archaeology & Built Heritage

Assessment

An Archaeological Desk Based Assessment (DBA) was undertaken to assess the archaeological potential of the development site. The Desk Based Assessment is informed by the West Sussex Historic Environment Record (HER), the West Sussex Record Office, the aerial photographic collections of the National Monuments Record Centre of English Heritage at Swindon, the Chichester Local Studies Library and consultation of published local histories of the area as well as six site walkover surveys.

The survey has not identified any nationally designated World Heritage Sites, Scheduled Ancient Monuments, Historic Battlefield or Historic Wreck sites within or in close proximity to the site.

The DBA also assesses the significance of and the potential impacts of the scheme on the built heritage assets in the immediate and wider area. These include: Grade II Listed parish church of St George at Eastergate, Church Lane Conservation Area and Eastergate Square Conservation Area.

Baseline

Apart from the suggestion that the landscape/site records relatively little modern intervention or landscaping, no topographical features or anomalies were observed that clearly suggested the presence of below ground archaeology present within the site area.

A geophysical survey was undertaken over available sub-site areas in June 2023. The results indicate the presence of a group of anomalies in the centre of the site and a small quantity of weakly positive linear features in the southern part of the site. Results suggest moderate to low potential over the surveyed site area that would require further investigation post determination.

The line of the former Portsmouth-Arundel Canal crosses the southern portion of the study area and survives as an earthwork along much of its length, except for where it has been removed by modern development and agriculture.

Heritage Impacts

The groundworks associated with any proposed development such as the excavation of foundations and services along with ground reduction associated with the construction of new access roads and the cut and fill of associated landscaping can directly impact upon any buried archaeological potential.

The impact of development on low archaeological potential is considered to be low and on moderate and high potential will be high based on available data. Mitigation methods are discussed in the submitted report and summarised at the Conclusions section below.

It is considered that there may be a potential impact on the setting of the Grade II Listed parish church, although this is considered to be low. Similarly, it is considered that the proposed development will have nil impact on the fabric and negligible to nil impact on the settings of built heritage assets within the Conservation Areas.

The substantial site buffer areas, along the eastern boundary and within the central area of the site are considered to be at low to medium risk from any development works.

Conclusions

The report concludes that there is a low to moderate archaeological potential at the site for Mesolithic, Neolithic, Bronze Age, Iron Age, Medieval and Anglo-Saxon origins. There is a moderate to possible high potential at the site for Roman archaeology given the location of a Roman villa to the east and a number of archaeological finds during a series of evaluations in locations to the north of the site.

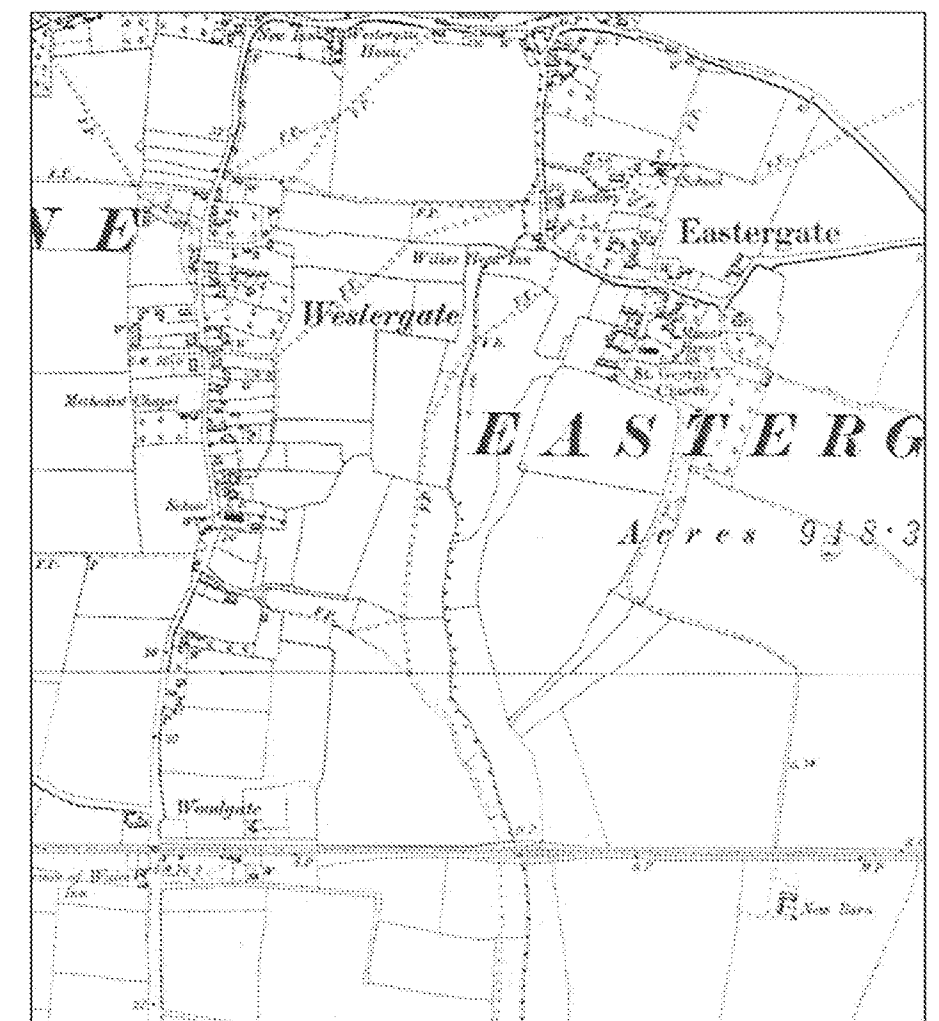
The Lower Sussex Coastal Plain is an area that is well known for unexpected and unforeseen archaeological discoveries.

It is suggested that the indicated level of archaeological resource within the development area should not be viewed as an overriding constraint to development. A program of investigation, post determination, though undertaken in advance of development at each phase, should be implemented and this can be secured via condition.

The details of mitigation to be undertaken should be defined after consultation between the Council Environment and Heritage Team and the applicant and agent.

It is also suggested that any phased investigation program might incorporate an element of local community involvement in collaboration with the Local Planning Authority.

It is considered that the proposed development is in compliance with Policy HER SPI, HER DM1, HER DM3, HER DM5, HER DM6 of the Arun District Council Local Plan (2011-2031) and Section 16 of the NPPE.



Map of the site, 1899 (Source Ordnance Survey)

Ground Conditions

Assessments

Soils Limited has undertaken both a Preliminary Investigation and an Intrusive Ground Investigation at the site in 2021. The subsequent reports are submitted with this Outline Planning Application and should be read in conjunction.

It was concluded that areas of contamination may possibly not have been identified during the preliminary investigation and therefore intrusive investigation was recommended.

The Main Investigation Report (produced following intrusive works) concluded the following:

- » No Asbestos Containing Material (ACM) was detected within any of the samples tested.
- » The vulnerability of controlled waters was low to moderate given the absence of identified sources.
- » The risk to controlled waters is deemed to be low to negligible.
- » None of the samples tested recorded concentrations above the "Residential with home grown produce" end-use screening values.
- » There is no risk to the human health receptors of construction workers or future end-users.
- » There is a relatively low, but possible, risk of soil gas and further works are advised.

Recommendations

Given the soil chemical analysis did not reveal any elevated concentrations and the risk to groundwater is deemed negligible, no further work in respect of soils or controlled waters is considered necessary.

A site-specific soil gas risk assessment is recommended to establish any risk posed by the naturally organic-rich soils present on site. In conjunction with winter groundwater monitoring, the wells installed on site should be monitored for soil gas.

It was recommended to continue winter groundwater monitoring as well as site specific soil gas risk assessments. A Ground Gas Risk Assessment report was produced in June 2022 and is submitted with this Planning Application.

Ground gas data was recorded (methane and carbon dioxide) during the risk assessment on two occasions. However, the limited levels do not indicate any elevated concentrations that would be of concern and so no gas protection measures are deemed necessary. The report concluded that the residual risk from ground gases at the site is deemed to be very low to negligible.

Conclusion

Overall, the investigations and subsequent reports identify the site as having a low risk of containing land contaminants. Based on this low risk to the site, it would be requested that these assessments be conditioned as part of a submission for a Reserved Matters planning application.



Minerals Assessment

Assessment

A Minerals Safeguarding Assessment has been carried out by SLR Consulting Ltd and identifies that the site is within a designated Mineral Safeguarding Area (MSA) and Mineral Consultation Area (MCA) for Sharp Sand and Gravel as defined in the West Sussex County Council (WSCC) Joint Minerals Local Plan (JMLC) (2021). MSA's are defined to protect finite mineral resources from sterilisation by surface developments.

A Minerals Resource Assessment is required under the JMLP Policy M9 to determine the extent and nature of the safeguarded mineral deposit and, if present, to assess the viability and practicality of prior extraction of the mineral. The requirements of Policy M9 are summarised in the above policy section of this document and within the appended Minerals Safeguarding Assessment.

Conclusions and Recommendations

An estimated 109,000 tonnes of sand and gravel deposits have been identified that would be sterilised by the proposed development.

While there is a local market for aggregate products in West Sussex, market need is met by larger aggregate producers around Chichester and north of the site. Any mineral extracted from the site would most likely need to be transported and processed at one of these larger producers' processing plants. The potential mineral deposit within the site is considered extremely small in terms of typical sand and gravel excavation. Therefore, it is unlikely to warrant cost of planning and installation of a processing plant, thus the material would be transported 'as-dug' to a nearby quarry for processing.

The laboratory testing has proven that the sand and/or gravel deposits, where it is free from significant amounts of clay, have the potential to be suitable for aggregate products. However, the clay content of the sand and gravel vary across the site, with 40% of the samples tested being unviable for aggregate use.

Post-extraction would create a landform not conducive to the current development, resulting in elevated flood risk. Therefore, it is considered that an economic mineral deposit is not present, and therefore, there would be no sterilisation by the proposed development.

Agricultural Land Quality

Context

The site comprises of six land parcels, a mixture of grassland and arable use. The NPPF (2023), Paragraph 180 notes that planning policies and decisions should contribute to enhance the natural and local environment by, inter alia, recognising *“the wider benefits from the natural capital and ecosystem services - including the economic and other benefits of the best and most versatile agricultural land”*.

Best and most versatile (BMV) agricultural land is defined in the NPPF as land which is of Grade 1, 2 and Subgrade 3a of the Agricultural Land Classification.

Paragraph 181 of the NPPF requires plans to allocate land with the least environmental or amenity value, where consistent with other policies in the Framework. Footnote 62 of the NPPF identifies that *‘where significant development of agricultural land is demonstrated as necessary, areas of poorer quality land should be preferred to those of a higher quality’*.

The ‘Guide to assessing development proposals on agricultural land’ (Natural England, 2021) advises LPAs to *‘take account of smaller losses (under 20ha) if they’re significant when making your decision’*, suggesting, in the absence of a any definition in the NPPF, that 20ha is a suitable threshold for defining ‘significant’ in many cases.

The ALP refers to development of BMV land under Policy SO DM1 (soils) where it states that unless designated by the ALP or NDP, the use of higher grade agricultural land not associated with agricultural, horticulture or forestry will not be permitted unless the development outweighs the need to protect such land in the long term, and that the lowest grade of land should be used as far as possible.

Assessment

A detailed Agricultural Land Classification (ALC) has been carried out over the site and a subsequent report prepared by Kernon Countryside Consultants Ltd.

The report concludes that the site has been graded as a mixture of Grade 2, Subgrade 3a and Subgrade 3b quality. The site contains approximately 7.9ha of BMV and in terms of the NPPF this is not considered “significant” development of agricultural land.

Conclusions

The site is allocated within the Arun Local Plan (Policy H SP2c) and will deliver ‘up to’ 400 new homes as part of the allocation, assisting in delivering the goals set out in Policy H SP2c, namely the A29 realignment, the delivery of an east-west link from Westergate to Barnham and a large quantum of Public Open Space.

As such, the application site is excluded from the requirements of Local Plan Policy SO DM1 which specifically sets aside land allocations in the Plan. Nevertheless, it is clear from the findings of the submitted ALC Report that there is very little poorer quality land within the area and that it is considered that the application site is likely itself to be the poorest quality land available.

As such, limited weight should be given to the loss of the BMV agricultural land at this site and that should be balanced against the benefits of the scheme in assisting in delivering the goals of Policy H SP2c.

The proposals therefore meet the Local Plan and NPPF requirements and there is no sustainable reason, on the basis of best use of land and loss of agricultural land, why the site should not be granted Outline Planning Permission.



Socio-Economics

The NPPF establishes that building a strong, competitive economy is central to delivering sustainable development. Socio-economic impact assessments identify the degree of significance and spatial impact of a development on lifestyles and services and set out ways to maximise, minimise or mitigate these. These can help stakeholders understand the wider impacts of development.

In terms of benefits, the Proposed Development would have a positive impact upon direct and indirect employment during the construction phases creating an economic output of £34 million. During the operational phase, the development would result in an estimated £13.1 million additional resident household spending per annum with £2.6 million spent in local shops and on local services.

A Health Impact Assessment was carried out by Nexus Analytics and Research and informs the Environmental Statement Chapter 11. The Impact Assessment and ES Chapter evaluate the likely impacts of the Proposed Development on the existing socio-economic conditions in the local area. The following receptors were identified:

- › Population;
- › Deprivation;
- › Employment and the labour market;
- › Earnings;
- › Unemployment;
- › Travel to work;
- › Housing;
- › Health and education facilities;
- › Qualifications and skills; and
- › Social and recreational facilities.

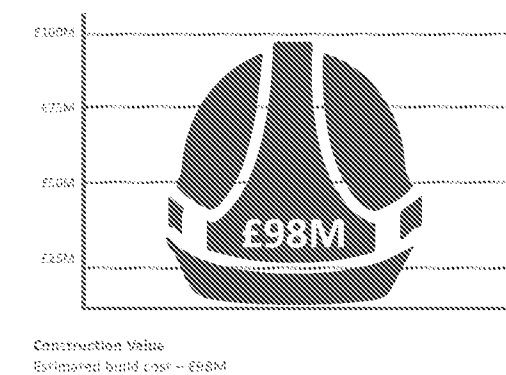
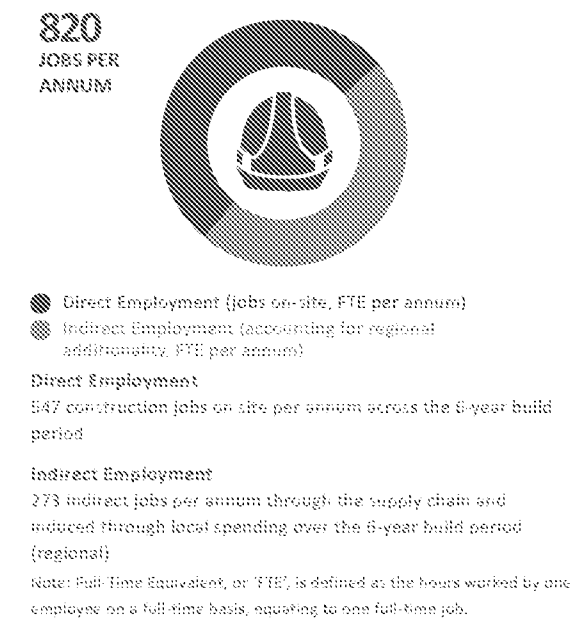
The Impact Assessment concludes that the Proposed Development had either a beneficial or negligible impact against all receptors except one. In the receptor of health and education facilities, it was identified that there was likely to be a permanent minor adverse impact during the operational phase, as existing health and education infrastructure is unlikely to accommodate the increased demand generated by the Proposed Development.

Making financial contributions to new primary schools, to fund places at a new secondary school, and towards the new community hub is proposed as mitigation to reduce this impact on health and education infrastructure. After mitigation, it is judged that the Proposed Development will have either a beneficial or negligible impact against each receptor, during both the construction and operational phase.

LAND EAST OF WESTERGATE, WESTERGATE

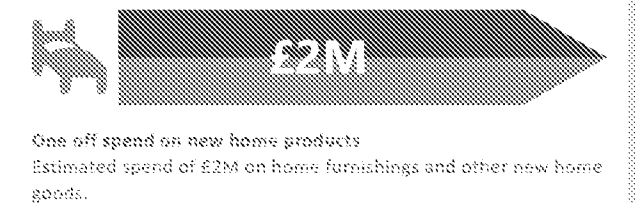
400 DWELLINGS, OPEN SPACE AND ASSOCIATED INFRASTRUCTURE

CONSTRUCTION BENEFITS:



AUGUST 2023

OPERATIONAL PHASE:



METHODOLOGY:

- Construction jobs calculated through regional turnover to employment ratio and average regional construction salary as a proportion of total construction costs
- Construction GVA calculated through regional turnover to GVA ratio
- Construction jobs refer to person years of employment (temporary jobs)
- Construction costs calculated using RICS Construction Cost Calculator, and cost per sqft as provided by project team
- Operational GVA derived from permanent employment multiplied by average regional GVA per head, discounted to net present value (GVA accumulation 'persistence factor' assumed for 10 years)
- Expenditure benefits derived from Household Expenditure survey (by region) discounted to account for assumed local migration based on Census 2011 figures
- HCA Additionality Guide (Fourth Edition) used for indirect/induced multiplier
- Spend for new home products assumes £5,000 per household
- Council tax based on UK average (2022/23)
- Figures have been rounded to the nearest thousand/million for ease of illustration

Heads of Terms for S106 Agreement

The planning application is submitted as a hybrid comprising a residential development in outline and a section of strategic link road in full. It seeks planning permission for the development:

Hybrid Application for the following: 1) Full Permission sought for alterations to site access off Westergate Street and through Pine Close; east-west link road, including a bridge over the Lidsey Rife, drainage, landscaping & associated works; 2) Outline Planning Consent with all matters reserved except access for up to 400 No. Dwellings with associated works

It is proposed that the heads of terms and financial contributions within the S106 Agreement for the above application will be similar to those advised by the Council in the formal Pre-Application Advice (Arun DC ref. PAA/73/22).

The following list of contributions were advised as being made towards local infrastructure (some of which is to be located within the BEW Strategic Allocation) on a pro rata basis to reflect the number of proposed dwellings in the application set against the total number of dwellings to be delivered within the strategic allocation.



Education:

- › Nursery - approx. £576,744
- › Primary - approx. £2,790,697.60
- › Secondary - Multiplier formula based on £36,932 per pupil product.
- › Sixth Form - Multiplier formula based on £36,932 per pupil product.
- › Special Educational Needs and Disabilities - approx. £223,255.68
- › Secondary Transport Contribution - tbc

Highways Contributions:

- › A27/B2233 Nyton Road - £29,953.48
- › A27/A29 Fontwell West Roundabout - £143,441.86
- › A27/A29 Fontwell East Roundabout - £101,395.35
- › A29-A259 Rowan Way Junction - £141,953.48
- › A29-A259 Felpham Relief Road Junction - £75,348.84
- › Barnham Village Centre Enhancement - £32,930.23
- › A29 Realignment - £4,010,325.58
- › Bus Service Contribution - tbc

Cycle/Pedestrian Contributions:

- › B2233 Pedestrian Improvements - £111,693
- › Barnham to Bognor Regis cycle route - £293,023
- › Barnham to Tangmere cycle route - £330,232
- › Cycle link - BEW to South Downs National Park - £493,023
- › Barnham to Chichester cycle route - £365,402
- › Libraries - tbc
- › Health Care Contribution - tbc
- › Police Contribution - tbc
- › Fire and Rescue - approx. £12,240

Leisure:

- › Sports Halls/ flexible activity space - £158,884
- › Swimming pools - £175,741
- › Health & Fitness - £49,600
- › Public Art - £15,400
- › Contribution towards Playing Pitches (Football, Cricket and Rugby) - tbc

Monitoring Fees:

- › £450 per Arun financial obligation (based on 9 hours monitoring over 3 years)
- › £900 per Arun non-financial obligation (based on 18 hours monitoring over 6 years)
- › £150 per WSCC obligation (financial or non-financial) (based on 9 hours monitoring over 3 years)

The above is not an exhaustive list of financial contributions, and the financial figures shown are indicative and subject to change once more accurate costings have been done. Specifically, financial contributions will be confirmed following the finalisation of the BEW IDP, which is currently being reviewed.



LUKE & BECK

CONCLUSIONS

Conclusions

Cala Homes South Home Counties are seeking planning permission for up to 400 dwellings, a waterside linear park and the western section of the East West Link Road to Barnham Railway Station on Land East of Westergate. This proposal would deliver a key part of Policy H SP2c in the Adopted Arun Local Plan 2011-2031.

This is an important and significant proposal for the economic, social and environmental future of the area, which will see major benefits delivered. As well as assisting the Council in reducing the significant under supply of housing within the District, the proposed new neighbourhood would also provide significant contributions towards the infrastructure requirements to deliver the Barnham Eastergate Westergate Strategic Allocation.

The proposals submitted are considered to be fully in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 with regard to both the Adopted Arun Local Plan 2011-2031 and the Made Aldingbourne Neighbourhood Plan.

The proposals have been subject to extensive and detailed technical and design work, and this is set out in both this Statement, Design and Access Statement, the Environmental Statement and other technical reports submitted as part of this application.

This application is a key aspect of the Council's proposal to deliver a minimum of 2,300 houses and associated green and blue infrastructure, utilities, highways and community infrastructure by 2031, within the Barnham Eastergate Westergate (BEW) Strategic Allocation.

The applicant has worked hard to overcome the reasons for refusal of the previous planning application submission (Arun DC ref. AL/15/17/PL). The application has also been carefully designed to take on board extensive engagement with local residents and a wide range of key stakeholders, including Council officers.

The proposals are fully integrated with the current planning application on the adjoining land to the east (Arun DC ref. BN/11/22/OUT), not least the delivery of a section of the East West Link Road to Barnham Railway Station. Significant evidence has been provided in this planning submission to demonstrate the site is not suitable for the prior extraction of sand or gravel. Furthermore, it has been demonstrated through the technical assessments forming part of this application that it is entirely achievable to accommodate up to 400 dwellings (inclusive of affordable, adaptable and elderly accommodation) within a well-designed layout whilst ensuring the delivery of all necessary infrastructure and environmental mitigation measures required for a sustainable new neighbourhood. Therefore this scheme is wholly compliant with Policy H SP2c, Policy D DM1, WM DM1(a) and ENV DM5, ENV DM4 of the Adopted Arun Local Plan 2011-2031, Policy M9 of the Joint West Sussex Minerals Local Plan and Policy H2, EH2 and EH6 of the Made Aldingbourne Neighbourhood Plan.

In summary, the application will deliver a sustainable neighbourhood to help reduce the current housing shortfall in the District, in tandem with supporting the delivery of essential highways, community, utilities and green infrastructure identified to achieve the BEW Strategic Allocation, as required under Policy H SP2c of the Adopted Arun Local Plan 2011-2031.

- 
- Site Boundary (Area 19.35 ha)
 - Detailed Application Boundary (Area 2.42 ha)
 - 26 Plot Number
 - Cycle Route
 - Public Rights of Way (PROW)
 - Footpath

A large, stylized, light gray letter 'E' is positioned on the left side of the page. It has a thick vertical stem and three horizontal bars. The top and bottom bars are slightly curved at their right ends. The middle bar is straight. The entire logo is set against a dark gray background.

APPENDICES

Appendices

The following Appendices are included as part of this application:

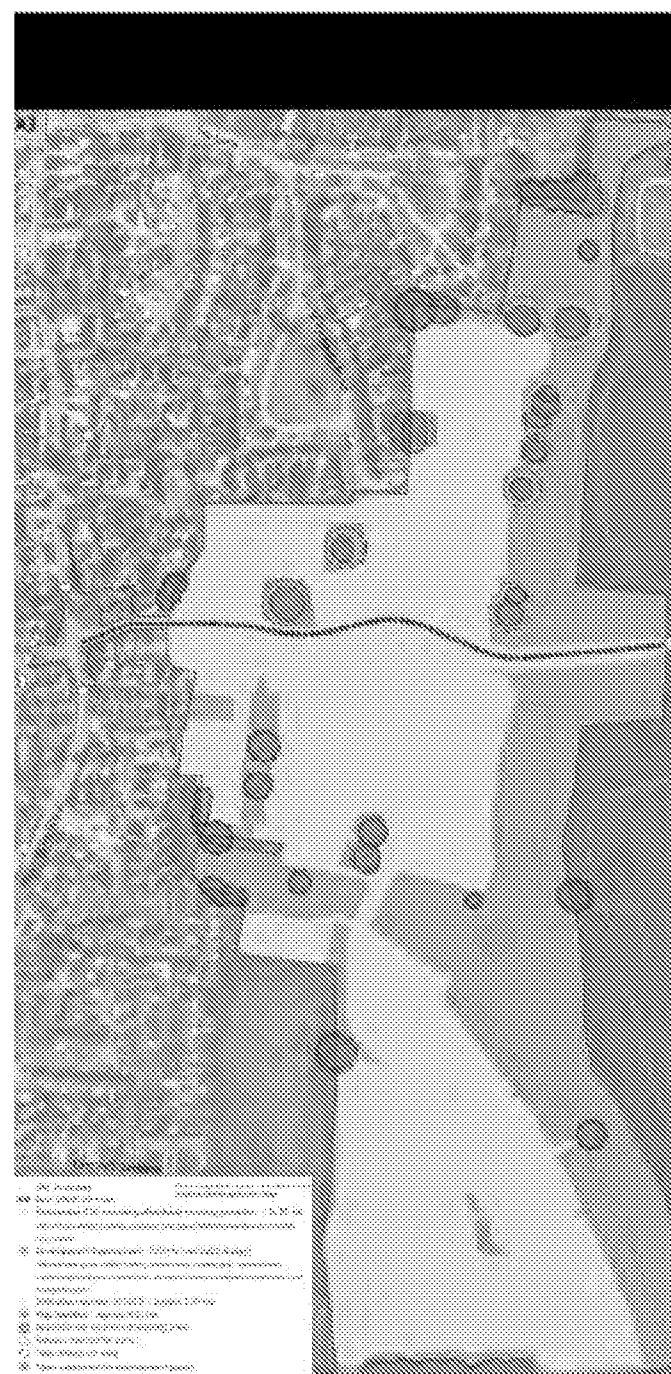
- › **Appendix 1:** Community Engagement Leaflet
- › **Appendix 2:** Community Engagement Website
(landeastofwestergate.squarespace.com)
- › **Appendix 3(a):** BN/11/22/OUT Parameter Plans - Landscape and Green Infrastructure
- › **Appendix 3(b):** BN/11/22/OUT Parameter Plans - Development Areas Character Plan
- › **Appendix 3(c):** BN/11/22/OUT Parameter Plans - Building Heights
- › **Appendix 3(d):** BN/11/22/OUT Parameter Plans - Land Use
- › **Appendix 3(e):** BN/11/22/OUT Parameter Plans - Access and Movement

Appendix 1: Community Engagement Leaflet

Cala Homes (South Home Counties) Public Consultation



Proposal to provide up to 400 homes, new parkland
and first section of link road to Barnham Station



The Need for Housing

- The site is a Strategic Allocation in the Arun Local Plan under allocation SD5 (BEW Allocation)

Why here?

- The principle of development was considered as part of the Local Plan allocations process and deemed acceptable subject to appropriate design, safe highway access, landscape, ecology and flood risk mitigation.
- The development will also deliver the first section of a new link road to Barnham Station.

What are the benefits for you?

- High quality homes of mixed types and sizes including First Homes, Shared Ownership and rented properties.
- A large area of new parkland including equipped play areas.
- Attractive and convenient walking and cycle links to the surrounding area.
- Protection of local wildlife, key views and providing sustainable drainage.

How do I get involved?

Sustainable new neighbourhoods cannot be created without public engagement. It is our aim to listen and take seriously the views of local people, local businesses, interested Community Groups, the Parish, District and County Councils.

We are inviting local residents to review our proposals in more detail on our Community Involvement website at landeastofwestergate.squarespace.com. Please respond by the 17th September 2023.

Within this site, you will find information on the proposed new neighbourhood which we hope you find useful and will get involved in shaping the community in which you live, work and play.

If you wish to get involved you can either provide your comments on the website or:

Write to us at Luken Beck, 30 Carlton Crescent, Southampton, SO15 2EW or email us at landeastofwestergate@lukenbeck.com

About Cala Homes

The home of award winning service

Cala is rated five-star for customer satisfaction by independent industry body, the Home Builders Federation (HBF). We have a longstanding reputation as an award-winning housebuilder, but the HBF's five-star accolade is particularly meaningful as it is the result of positive feedback from the people that buy and live in our homes.

Quality as Standard

Cala is a name synonymous with exceptional design and build standards. Quality is at the heart of everything we do and you'll see this across our developments.

Ockford Park, Goadalming



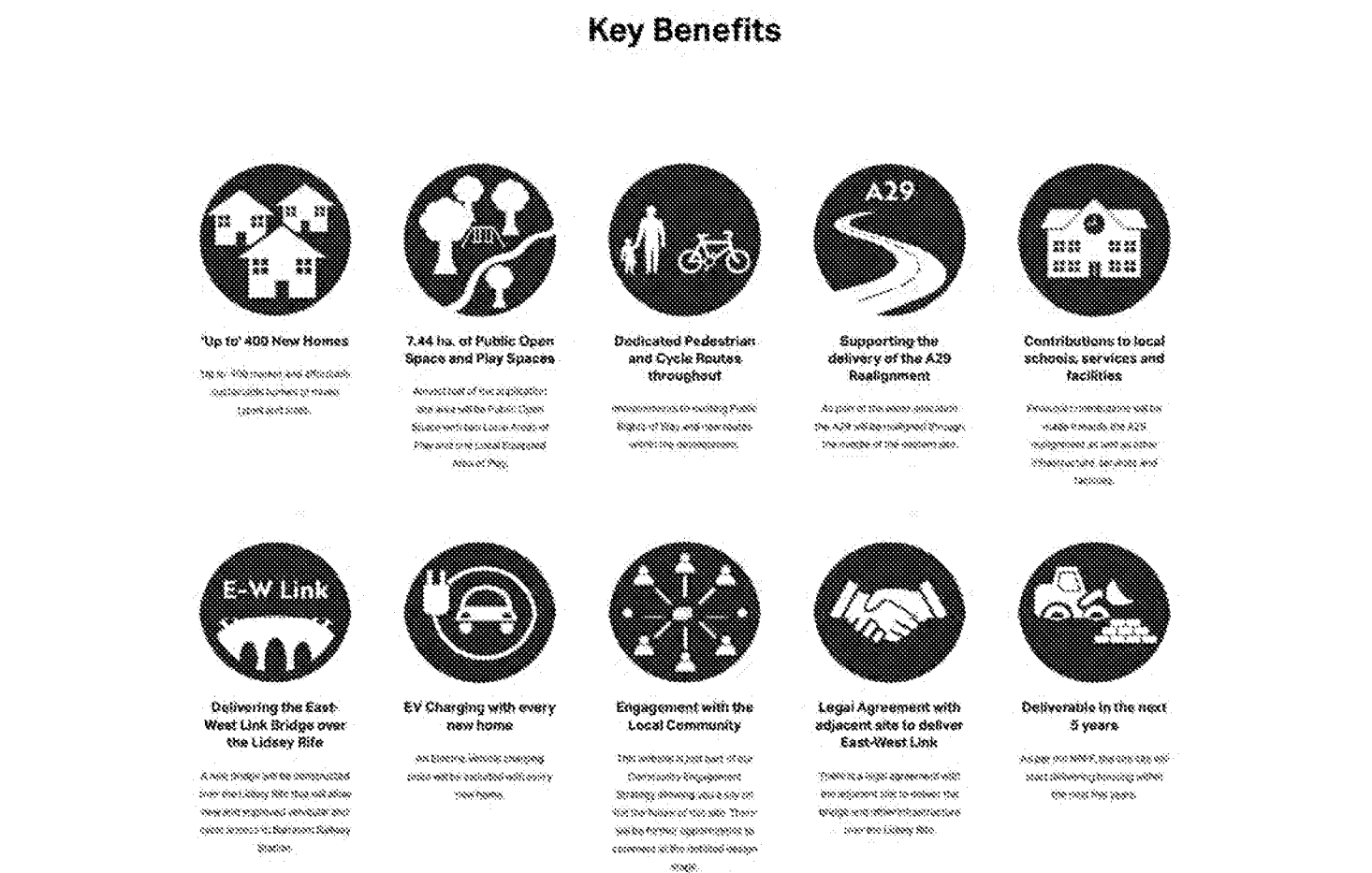
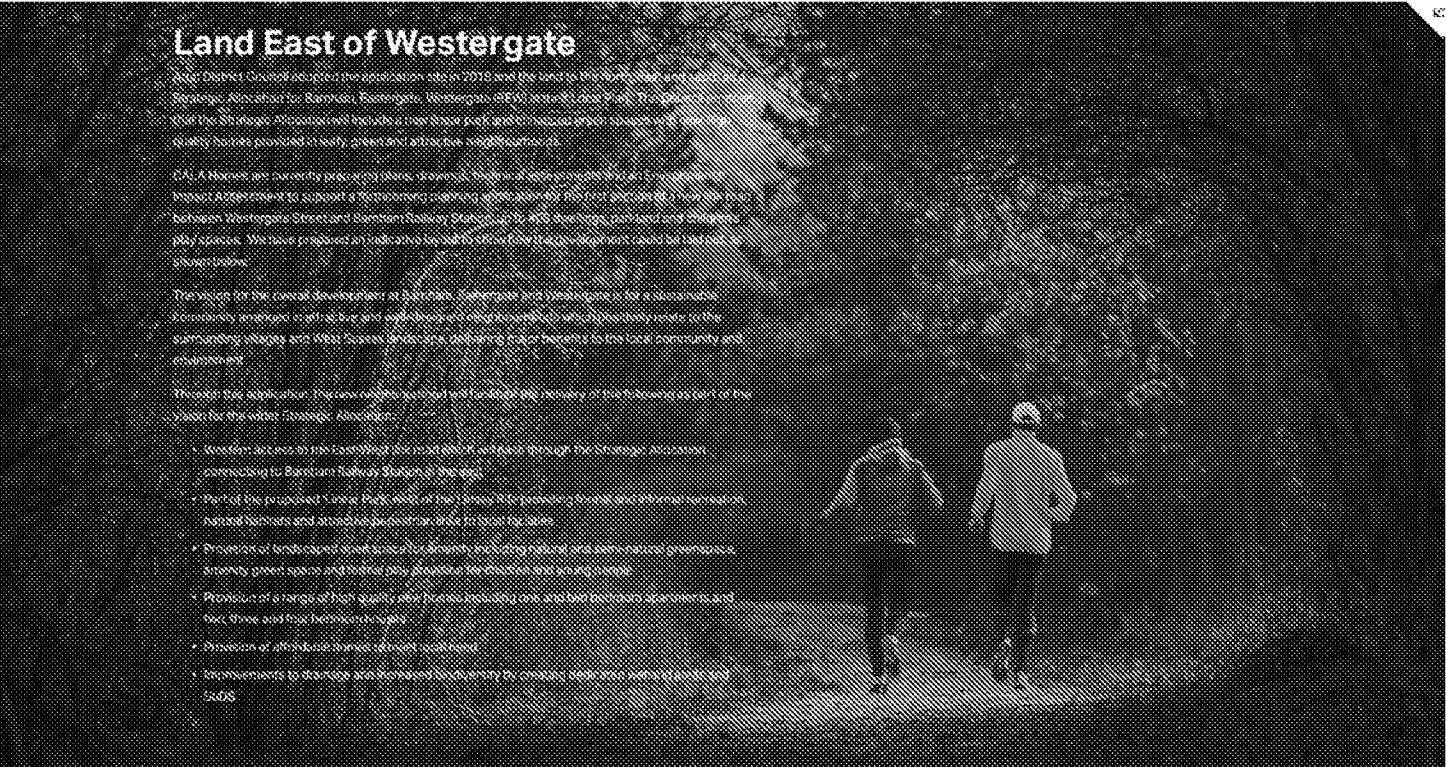
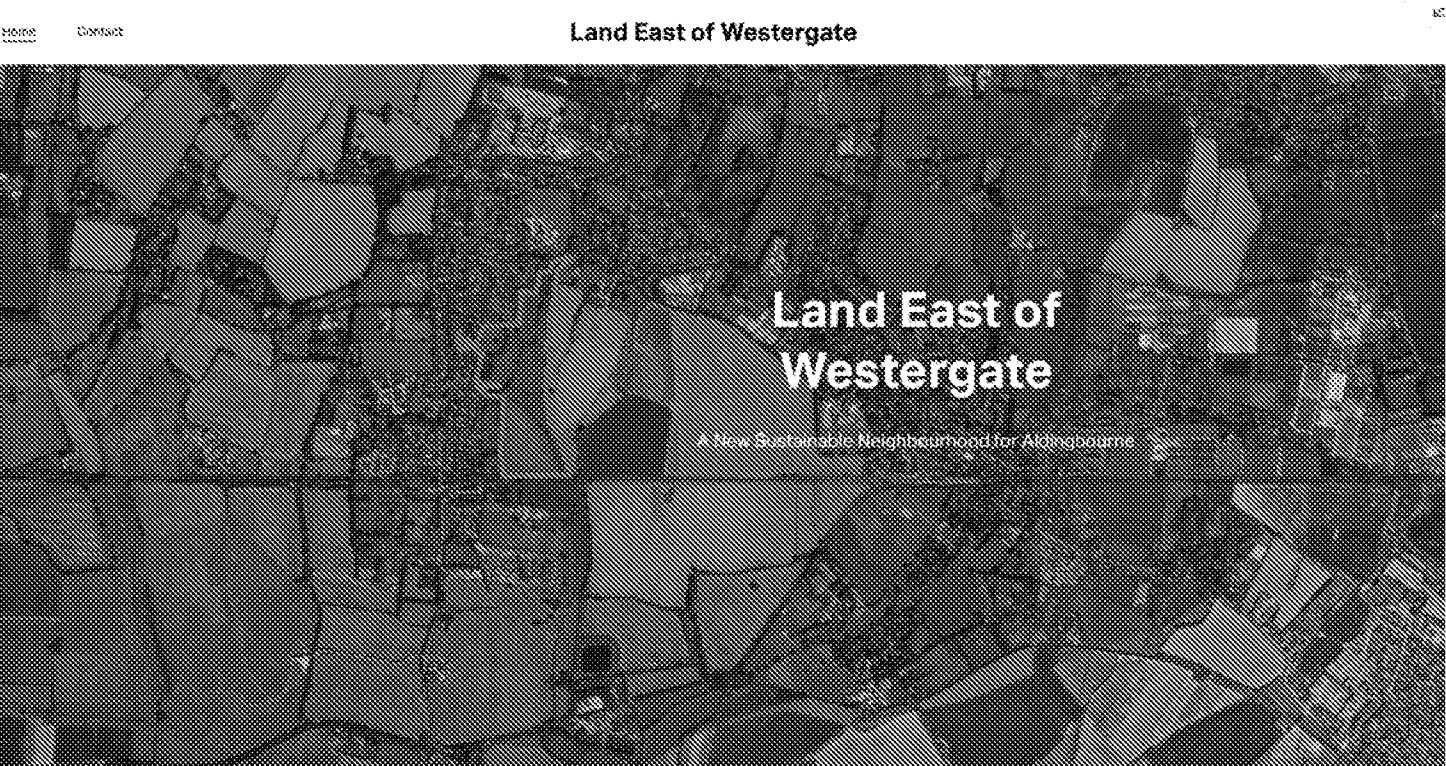
Kings Barton, Winchester



This leaflet has been prepared by Luken Beck
mdp Ltd. on behalf of Cala Homes Ltd.



Appendix 2: Community Engagement Website (Landeastofwestergate.squarespace.com)



Aldingbourne Neighbourhood Plan

"Arvin District Council is facing a serious and persistent housing crisis." "There is a significant need for affordable housing within the District, with over 1,000 households currently on the Council's housing register, having risen from 900 in 2019"

**Adopted Arun Local Plan
2011-2031**

Aldingbourne Neighbourhood Plan

- High quality design that reflects the local character and reinforces local distinctiveness.
- A range of house types, sizes and tenures and mixed local housing for affordable, intermediate and adaptable accommodation.
- Convenient access to sustainable modes of transport. There will be a first section of roads to interconnect Street with Moorhead Railway Station. This road will be designed to accommodate footways and a segregated cycle route. All residential properties with driveways and garages will also be provided with an electric vehicle charging point.
- Different character areas with appropriate densities by virtue of size, form and relationship to existing properties.
- As new houses will have outdoor amenity space of sustainable size and quality, either as a private garden or shared amenity area.
- The development will seek to retain and reinforce wildlife habitats where possible, including additional area for better tree planting.
- A network of walking and cycling routes providing safe and attractive links with local services and facilities and the network of secure routes in the surrounding countryside.
- Consideration of long-term connections towards enhancing community facilities and a new 0.2 mile link between Westgate Street to the south of Lister, Barnfoot Road and onto Forest Way.

Was may already be under. In 2018 Arun District Council identified this site for development in the Adopted Local Plan, as part of a Strategic Allocation for Barnham, Eastleigh, Watergate (SEW). The SEW Strategic Allocation comprises of up to 3,500 houses, community infrastructure, A29 realignment, sports pitches, East/West link road between Watergate Street and Barnham Railway Station, associated open spaces and employment premises.

Our design has attempted to stay as close to the development areas within the NSW Association as possible.

To get more on the Additions see how Christ's Church here.

At this stage, we are assessing a hybrid planning context for the residential zone, garden and the first section of the East-West Link Road. This involves us and only asking Brun District Council to consider whether the principle of the amount of housing is acceptable at this stage. This entails the following:

- Six-by six-foot elevations including a Microclimate Hauling
- Access is applied for to be for the road including the bridge over the Lacey River. The bridge will be restricted to public, private, and pedestrian traffic only. The A25 submittal is complete.
- The number of the site will be applied for it, which will be a submittal for the submittal. The submittal will be applied for it, which will be a submittal for the submittal.
- Six-by six-foot elevations including a Microclimate Hauling

All you can see, the Sustainable Urban Drainage Systems and areas of open spaces complement the Church Commissioners' Application (B04/1/22/G/2) to the Local and County Councils to create a Linear Park that will keep the separation between the villages of Bardon, Enderbary and Woodington.

The part of the right-of-way Application to be applied for in full is the section of the blue line showing those West Lake Road rights-of-way side boundary to the adjacent plot. At the Lacey Park area along the eastern boundary of the site, an agreement has been made between F.A. Jones and his daughter, Genevieve Jones, to have a right-of-way for the site.

This bridge will be restricted to pedestrian, bicycle and public transport use only until the A10 realignment is completed. Traffic will be able to use the realigned A10 that is to be destroyed as part of the BEV Application, and will further enhance access to the existing network.

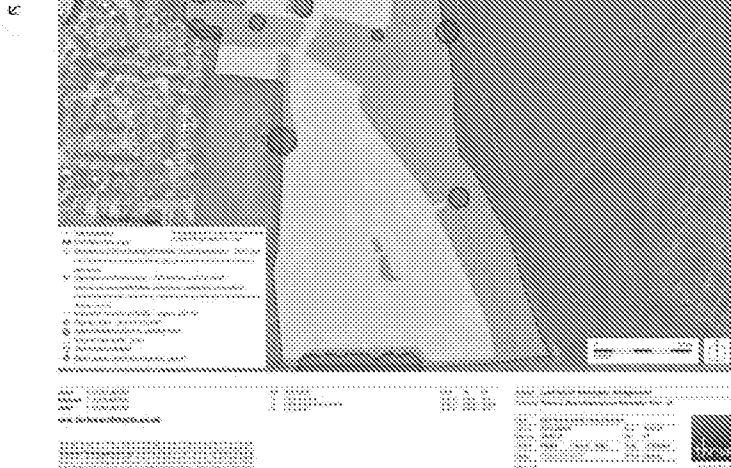
Appendix 2 (cont.): Community Engagement Website (Landeastofwestergate.squarespace.com)

Parameter Plans

Green & Blue Infrastructure



Access, Movement & Street Hierarchy

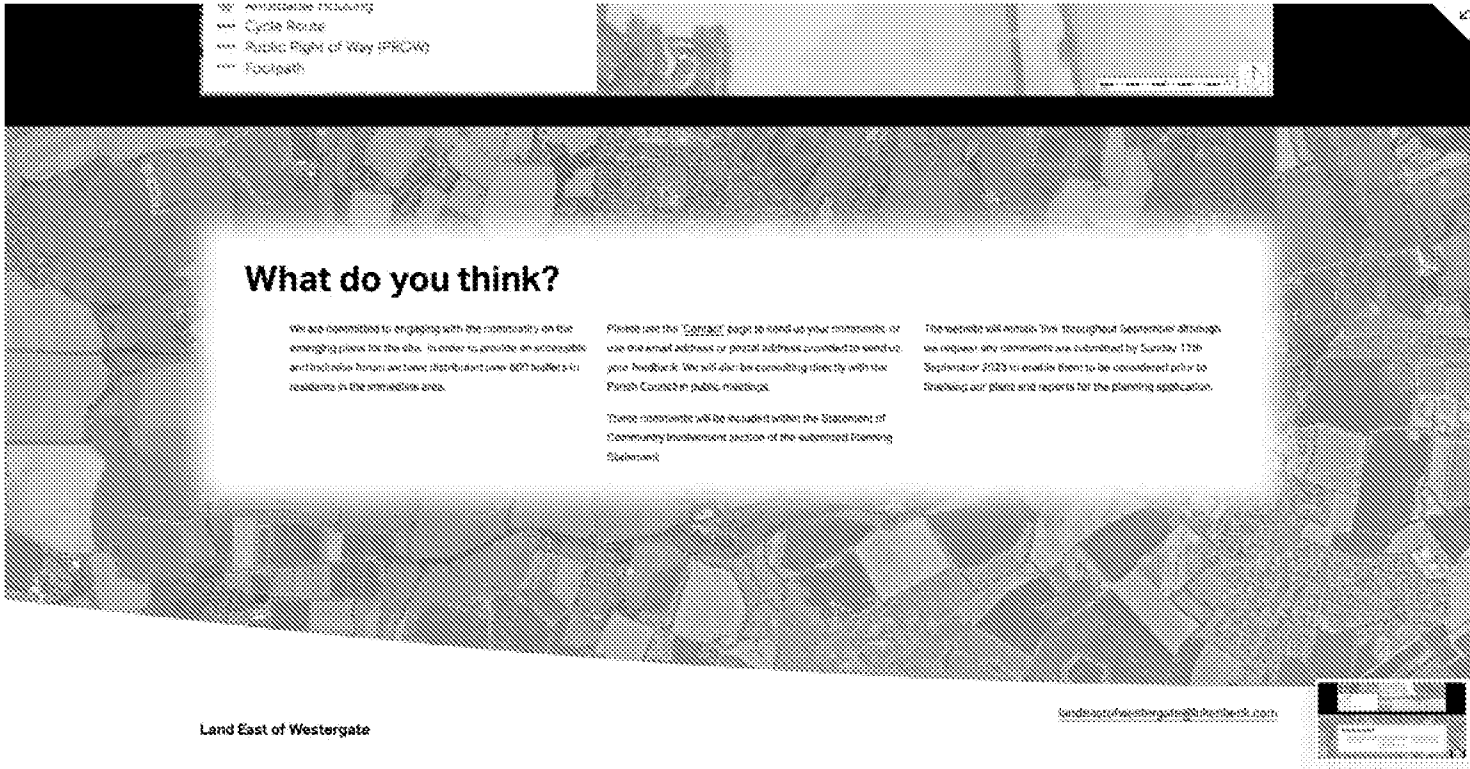


Development Parcels & Density



Storey Heights

Indicative Layout



Appendix 3 (a): BN/11/22/OUT Parameter Plans - Landscape and Green Infrastructure



Notes:
Scale for planning purposes only
All contractors must visit the site and be responsible for taking and checking dimensions.
All construction information should be taken from figured dimensions only.
Any discrepancies between drawings, specifications and site conditions must be brought to the attention of the supervising officer.
This drawing and the works depicted are the copyright of JTP.

This drawing is for planning purposes only. It is not intended to be used for construction purposes. Whilst all reasonable efforts are used to ensure drawings are accurate, JTP accept no responsibility or liability for any reliance placed on, or use made of, this plan by anyone for purposes other than those stated above.

- Planning Application Boundary
- ROAD INFRASTRUCTURE**
- A28 Strategic Road Corridor (refer to detailed highways drawings)
 - Approved WSCC A28 Scheme (WSCC/052/20)
 - East-West Link Road
 - Secondary Road (indicative parcel access route, exact alignment to be confirmed at detailed design stage)
 - Indicative Locations of Vehicular Connections Across Open Space
 - Potential Expansion Area for St Philip Howard Catholic School
- GREEN INFRASTRUCTURE**
- Indicative Location of Cricket Pitch (including a small scale pavilion and car park)
 - Open Space/Infrastructure (including Lidsay Rifle Linear Park, informal open space, wildlife habitats, wetland areas, meadow land, wet woodlands, vegetation/planted areas, retained trees, play areas, water bodies, drainage features, footpaths/cycleways, parking and occasional vehicular connections)
 - Indicative Location of Open Space Provision
 - Indicative Location of LAP
 - Indicative Location of LEAP
 - Indicative Location of NEAP
 - Indicative Location of Other Outdoor Provision
 - Existing Waterbodies
 - Existing Trees/Hedges to be Retained
 - Minimum Settlement Gap between Barnham, Eastergate, Westergate and New Settlement (including water bodies, drainage features, footways/cycleways, vegetation planted areas, retained trees, play areas and occasional vehicular connections)
 - Proposed Primary Pedestrian and Cycle Connection Points into the Site (indicative locations, exact alignment to be confirmed at detailed design stage)
 - Potential Alternative Pedestrian and Cycle Connection Point into the Site (The potential alternative pedestrian and cycle connection point will be delivered should the primary connection not be deliverable)
- CIRCULAR WELLBEING NETWORK**
- Proposed Pedestrian and Cycle Routes (accommodates a wellbeing trail and includes upgrades to parts of existing Public Right of Way. Indicative only and exact alignment to be confirmed at detailed design stage)
 - Indicative Route of Realigned Public Right of Way
 - Connections to Wider Wellbeing Trail for Future BEW Phases

Note: The red line and associated area shown in this drawing are based on guidance provided by others. JTP accept no responsibility or liability for reliance placed on, or use made of, this plan by anyone for purposes other than planning.
Note: All features and areas are subject to a lateral tolerance of +/- 50m unless stated otherwise.
Note: Access interferences into the site will be avoided with the approved highways drawings.
Note: All play areas to be located outside Road zone

Rev	Date	Description	Drawn	Chkd
P1	14.01.22	First Issue	NW	EC:ds

Drawing Status
PLANNING

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Drawing Title
**Parameter Plan
Landscape and Green Infrastructure**

Scale @ A3 1: 5000 Job Ref. 00605B
Drawing No. 00605B_PP04 Revision P1
Scale Bar 0 50 100 150m

Appendix 3 (b): BN/11/22/OUT Parameter Plans - Development Areas Character Plan



Notes:
Scale for planning purposes only
All contractors must visit the site and be responsible for taking and checking Dimensions.
All construction information should be taken from figured dimensions only.
Any discrepancies between drawings, specifications and site conditions must be brought to the attention of the supervising officer.
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==== Planning Application Boundary

ROAD INFRASTRUCTURE

- ==== A29 Strategic Road Corridor (refer to detailed highways drawings)
- ==== Approved WSCC A29 Scheme (WSCC/052/20)
- ==== East-West Link Road
- ==== Proposed Additional Barnham Railway Station Car Park and Drop-Off Facility (Approximately 200 spaces)

CHARACTER AREAS

- ==== Mini Masterplan Urban Extension
- ==== New Neighbourhoods
- ==== Neighbourhood Core (Including Primary School and Playing Fields (F1) and Care Home/Senior Extra Care Facility (C2/C3))

Note: The red line and associated area shown in this drawing are based on guidance provided by others. JTP accept no responsibility or liability for reliance placed on, or use made of, this plan by anyone for purposes other than planning.

Note: All features and areas are subject to a lateral tolerance of +/- 10m unless stated otherwise

Note: Access arrangements into the site will accord with the approved highways drawings.

P1 14.01.22 First Issue NW ECdS

Rev | Date | Description | Drawn | Chkd

Drawing Status
PLANNING

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Drawing Title
**Parameter Plan
Development Areas Character Plan**

Scale @ A3 1: 5000 Job Ref. 00605B

Drawing No. 00605B_PP05 Revision P1

Scale Bar 0 50 100 150m



Appendix 3 (c): BN/11/22/OUT Parameter Plans - Building Heights



Notes:
Scale for planning purposes only
All contractors must visit the site and be responsible for taking and checking dimensions.
All construction information should be taken from figured dimensions only. Any discrepancies between drawings, specifications and site conditions must be brought to the attention of the supervising officer.
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--- Planning Application Boundary

ROAD INFRASTRUCTURE

- A29 Strategic Road Corridor (refer to detailed highways drawings)
- Approved WSCC A29 Scheme (WSCC/052/20)
- East-West Link Road
- Secondary Road (Indicative parcel access route, exact alignment to be confirmed at detailed design stage)

HEIGHTS

- Up to 5 Storeys/max. 18m Ridge Height (from existing ground levels +/- 2m)
- Up to 4 Storeys/max. 15m Ridge Height (from existing ground levels +/- 2m)
- Up to 3 Storeys/max. 14m Ridge Height (from existing ground levels +/- 2m)
- Up to 2.5 Storeys/max. 12m Ridge Height (from existing ground levels +/- 2m)
- School Building Up to 3 Storeys/max. 15m Ridge Height (from existing ground levels +/- 2m)
- Indicative Location of Cricket Pavilion Up to 1 Storey/max. 5m Ridge Height (from existing ground levels +/- 2m)

Note: The red line and associated area shown in this drawing are based on guidance provided by others. JTP accept no responsibility or liability for reliance placed on, or use made of, this plan by anyone for purposes other than planning.

Note: All features and areas are subject to a lateral tolerance of +/- 10m unless stated otherwise.

Note: Access arrangements into the site will accord with the approved highways drawings.

Note: The heights parameter plan prescribes the maximum heights of buildings across the development site. The heights enable the provision of one, two and a half, three, four and five storey residential buildings and non-residential equivalent buildings and allows for a variation in the eaves, ridge heights and roof forms of buildings. The height limits exclude chimneys/flues.

P1 14.01.22 First Issue NW ECdS

Rev	Date	Description	Drawn	Chkd
Drawing Status				
PLANNING				
Client				
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Barnham, Eastergate & Westergate				
Drawing Title				
Parameter Plan Building Heights				
Scale @ A3 1: 5000 Job Ref. 00605B				
Drawing No. 00605B_PP03 Revision P1				
Scale Bar 0 50 100 150m				