

FAO Claire Potts
Planning Department
Arun District Council
1 Maltravers Road
Littlehampton
BN17 5LF

Date: 31 January 2022
Our ref: 14677/01/SSL/ITL/20604604v1
Your ref: PP-10187114

Dear Sir/Madam

BEW Parcel SC1: Submission of Outline Planning Application

On behalf of C.C. Projects, Ashmarden Limited and Hanbury (PM) Limited, Lichfields is pleased to submit an outline planning application for development at land south of Barnham Road and north of the railway line, as well as the route of the A29 realignment south of Barnham Road, referred to as BEW Parcel SC1, which forms part of the Barnham Eastergate and Westergate (BEW) allocation in the Arun Local Plan (Policy H SP2C SD5). The site is within Arun District Council (ADC).

The description of development is as follows:

“Outline planning permission (with all matters reserved except for the A29 realignment) for the demolition of existing structures and mixed use development to provide residential dwellings (Use Class C3), care home/senior living accommodation (Use Classes C2/C3), flexible retail and community floorspace (Use Classes E/F2/sui generis), a primary school, plus associated open space, landscaping, drainage and all other associated ancillary works; and realignment of the A29 and early connection to existing A29, including construction of a new road carriageway, junctions and associated infrastructure.”

All matters are reserved (i.e. details of appearance, landscaping, access, layout and scale) for the main development proposals but full access details are provided for the A29 realignment, through the entirety of the Site from Barnham Road to its connections with the existing A29 south of the Lidsey Bends.

The documents submitted in support of the application are listed in Annex 1; the drawings submitted for approval are listed in Annex 2.

Background

The Site forms a significant proportion (34%) of the total strategic Site Allocation in the Arun Local Plan (2018) for the land at “Barnham/Eastergate/Westergate” (Site SD5) which is identified for up to 3,000 homes, alongside other infrastructure – a new A29 route through the allocation, two new primary schools, community facilities, public open space, sports and retail provision. The application site is therefore integral to the delivery of the BEW Site Allocation in its entirety as it will provide significant infrastructure necessary



to support the new homes delivered by third party landowners within the allocation (such as roads and education).

Following adoption of the Local Plan, in November 2020, ADC formally endorsed a Framework Masterplan for the Site, which sets the overarching principles for its development. The next stage in the planning process is this Outline Planning Application, which seeks outline approval for the distribution of land uses (including green infrastructure), building heights, access and movement, and other matters and approval for the new A29 road realignment. If outline permission is granted, reserved matters applications will be submitted to ADC for approval of the detailed elements (access, appearance, layout, landscaping and scale) of the development (except for the A29 realignment for which details are not reserved).

The development of the Site is a key part of the allocation which is important to the Local Plan as a whole as it will contribute towards housing delivery of up to 3,000 homes to assist in meeting the District's housing need.

The Site

The Site comprises circa 92 hectares of land and comprises a large part of land within the wider Site Allocation (270 hectares). The Site itself primarily consists of relatively flat arable land, with the exception of large greenhouses to the north and the Lidsey Rife, which runs north to south.

The Site is bordered by Barnham (to the east), Eastergate (to the north) and Westergate (to the west) and the railway line (to the south) in West Sussex, with the exception of the area for the A29 realignment which extends southwards to cross the Lidsey Rife and re-join the existing A29 in two locations. The application Site is on the Sussex coastal plain east of Chichester, north of Bognor Regis, and north-west of Littlehampton.

The Site is located approximately 6.5km north of Bognor Regis town centre and approximately 10km from Chichester City Centre.

The Proposals

The Application has been prepared following extensive consultation with many stakeholders including Officers at ADC and the BEW Advisory Group. The Advisory Group has been set up by ADC to provide local Councillors and key stakeholders with a forum to discuss the emerging proposals for the Site Allocation.

The Planning Application proposes to deliver a high quality development that will deliver a number of significant planning and public benefits for ADC, the local community and future occupiers. These are material benefits which weigh in favour of a grant of planning permission and are set out below:

- 1 Facilitation of delivery of the wider allocation through the provision of integral infrastructure necessary to unlock these land parcels and realise ADC's ambitions for growth to 2031 and beyond.
- 2 The remainder of A29 road realignment including the crossing of the railway line, subject to land and funding availability, which critically, will unlock the other land parcels as well as increase highways capacity for the wider strategic network to the benefit of the existing local community.
- 3 1,250 new homes including a care home/senior living accommodation making a significant contribution towards meeting local need, including contribution of the maximum viable level of affordable housing.
- 4 Modest extension to the existing built development at Eastergate and Barnham through residential parcels on the northern site boundary and adjacent to the Warwick Nursery and Boweries parcels, in an area referred to as the 'mini-masterplan';

- 5 High quality placemaking, including delivering the first parcel forming a new community, physically separate from the existing villages, with design principles tailored to its context, creating a distinct sense of place.
- 6 Primary school, nursery places and SEND provision which will provide school places for the application Site and the other land parcels coming forward within the allocation.
- 7 A Neighbourhood Centre with retail, commercial and community facilities to support the allocation and the wider community. This in turn, along with the primary school provision, will support 113 FTE jobs.
- 8 Other economic benefits include £5.2 million additional economic output (Gross Value Added) in the local impact area and a net additional resident expenditure of c. £6.25 million in Phase 1 and c. £2.23 million in Phase 2.
- 9 The majority of the East-West Link Road north of the railway line which will ultimately provide direct connections from the Westergate towards Barnham Railway Station (with the remainder to be delivered in the Cala land parcel).
- 10 Additional surface level car parking for Barnham Station; an essential requirement of Barnham and Eastergate Parish Council for the development and the High Level Development Principles.
- 11 An extensive network of pedestrian and cycle routes throughout the Site to create walkable neighbourhoods and tie in with the wider allocation and surrounding communities; including direct and attractive routes to the railway station in the form of an appealing pedestrian and cycle link via Gospond Road; and cycle route through the Linear Park to form part of the 'South Downs to Coast' route. These are all important policy requirements and aspirations.
- 12 Land for a cricket pitch and small pavilion to contribute to the new sports pitch and changing facilities provision.
- 13 The majority of the Lidsey Rife Linear Park following the route of the Lidsey Rife and over 31ha of public open space that the new residents and the existing community will be able to use.
- 14 Retention, enhancement and expansion of existing ecological features across the Site, particularly the Lidsey Rife and the Biodiversity Corridors, which in turn will deliver net gains in biodiversity.

Overall, it is concluded that the proposed development would deliver much needed new homes and embody the principles of sustainable development promoted through the NPPF. The development will generate a significant number of social, economic and environmental benefits as set out in this letter, the accompanying documents and Environmental Statement.

Full details of the proposed development are set out in the accompanying Design and Access Statement prepared by JTP and Landscape Strategy prepared by Fabrik.

Next Steps

We look forward to receiving confirmation that the planning application has been registered as valid in order for the statutory consultation period to commence. A Planning Application Fee of £135,908 has been paid to the Planning Portal via BACS transfer.

Please do not hesitate in contacting me or my colleague Isabella Tidswell should you wish to discuss any matters further.

Yours faithfully



Victoria Barrett-Mudhoo
Associate Director

Annex 1: Application Documents

Planning Documents	Author
Planning application form, notices and certificates	Lichfields
CIL Information Requirements Form	Lichfields
Landscape Strategy	Fabrik
Planning Statement, including draft S106 Heads of Terms and Affordable Housing Statement	Lichfields
Sustainability and Energy Strategy	Hoare Lea
Design and Access Statement	JTP
Design Principles Document	JTP
Statement of Community Involvement	Lichfields
Minerals Resource Assessment	Pell Frischmann
A29 Design Statement	Pell Frischmann
Land Contamination Desk Study	Pell Frischmann
Arboricultural Impact Assessment	Pell Frischmann

Environmental Statement	
Chapter	Author
Volume I	
A Intro, Policy & Background	Lichfields
B Scope & Methodology	Lichfields
C Site and Scheme Description	Lichfields
D Transport and Accessibility	Pell Frischmann
E Landscape and Views	Fabrik
F Ecology	Ecology Solutions
G Air Quality	Air Quality Consultants Ltd
H Noise and Vibration	AF-Acoustics
I Historic Built Environment	Development Archaeology Services (ARCDAS)
J Archaeology	Development Archaeology Services (ARCDAS)
K Water Environment and Drainage	Pell Frischmann
L Socio-Economics	Lichfields
M Climate Change and Resilience	Hoare Lea
N Cumulative Impact Assessment	Lichfields
O Mitigation and Monitoring	Lichfields
Volume III	
Non-Technical Summary	Lichfields

Environmental Statement Volume II - Appendices

Appendices	Title
Appendix A1	Site Location Plan
Appendix A2	ES Developer Sign-off Sheets
Appendix B1	2020 EIA Scoping Report (23 September 2020);
Appendix B2	2020 EIA Scoping Opinion (11 November 2020);
Appendix B3	Cumulative assessment briefing note
Appendix B4	Scoping correspondence following scheme design iterations
Appendix C1	Scheme Plans (Parameter Plans and Detailed Access Drawings)
Appendix C2	Framework Masterplan
Appendix C3	Outline CEMP
Appendix C4	Demolition Plan
Appendix C5	Lighting Assessment
Appendix D1	Transport Assessment (TA)
Appendix D2	Framework Travel Plan (FTP)
Appendix E1	LVIA Methodology
Appendix E2	Plans and Photos
Appendix E3	Verified Visual Montages
Appendix E4	A3 photos
Appendix F1	Figure F1: Application Site Location and Ecological Designations
Appendix F2	Figure F2.1: Ecological Features (North)
Appendix F3	Figure F2.2: Ecological Features (South)
Appendix F4	Figure F3: Protected Species
Appendix F5	Figure F4: Great Crested Newt Pond Survey Plan
Appendix G1	Construction Dust Assessment Procedure
Appendix G2	EPUK & IAQM Planning for Air Quality Guidance
Appendix G3	Professional Experience
Appendix G4	Modelling Methodology
Appendix G5	Receptor Locations
Appendix G6	Emissions Mitigation Statement
Appendix G7	Email Consultation with Arun District Council
Appendix H1	Noise Glossary
Appendix H2	Graphs of baseline survey results
Appendix H3	Construction noise plant lists
Appendix H4	Traffic noise assessment
Appendix H5	Noise Chapter Figures
Appendix I1	An Archaeological Desk Based Assessment ('DBA') of Land at BEW including assessment of built heritage assets (October 2021)
Appendix K1	Flood Risk Assessment
Appendix K2	Sustainable Drainage Report
Appendix K3	HEWRAT Analysis
Appendix N1	Cumulative Schemes Plan

Annex 2: Drawings

Ref.	Title	Revision	Scale	Size
00605B_S07	Site Location Plan	P1	1:2500	A0
00605B_S05	Demolition Plan	P1	1:5000	A3
00605B_PP01	Land Use Parameter Plan	P1	1:5000	A3
00605B_PP03	Building Heights Parameter Plan	P1	1:5000	A3
00605B_PP04	Landscape and Green Infrastructure Parameter Plan	P1	1:5000	A3
00605B_PP07	Access and Movement Parameter Plan	P1	1:5000	A2
00605B_PP05	Development Areas Parameter Plan	P1	1:5000	A3
Supporting Plans				
BEW-001	Photos of Existing Buildings to be Demolished	n/a	n/a	n/a
00605B_S_06	Illustrative Masterplan	P1	1:2000	A1
Highways Drawings				
A29 General Arrangements				
A13394-PF-ZZ-XX-DR-CD-00001	Masterplan Highway Corridor Including Junctions	P05	1:500	A0
A13394-PF-ZZ-XX-DR-CD-00100	A29 Link Road General Arrangement Sheet 1	P06	1:500	A0
A13394-PF-ZZ-XX-DR-CD-00101	A29 Link Road General Arrangement Sheet 2	P06	1:500	A0
A13394-PF-ZZ-XX-DR-CD-00102	A29 Link Road General Arrangement Sheet 3	P06	1:500	A0
A13394-PF-ZZ-XX-DR-CD-00103	A29 Link Road General Arrangement Sheet 4	P06	1:500	A0
A13394-PF-ZZ-XX-DR-CD-00104	A29 Link Road General Arrangement Sheet 5	P06	1:500	A0
A13394-PF-ZZ-XX-DR-CD-00105	A29 Link Road General Arrangement Sheet 6	P06	1:500	A0
A13394-PF-ZZ-XX-DR-CD-00106	A29 Link Road General Arrangement Sheet 7	P06	1:500	A0
A13394-PF-ZZ-XX-DR-CD-00107	A29 Link Road General Arrangement Sheet 8	P06	1:500	A0
A13394-PF-ZZ-XX-DR-CD-00108	A29 Link Road General Arrangement Sheet 9	P03	1:500	A0
A13394-PF-ZZ-XX-DR-CD-00109	A29 Link Road General Arrangement Sheet 10	P03	1:500	A0
A29 Level Principles				
A13394-PF-ZZ-XX-DR-CD-00400	A29 Link Road Earthworks And Construction Extents Sheet 1	P05	1:500	A0
A13394-PF-ZZ-XX-DR-CD-00401	A29 Link Road Earthworks And Construction Extents Sheet 2	P05	1:500	A0
A13394-PF-ZZ-XX-DR-CD-00402	A29 Link Road Earthworks And Construction Extents Sheet 3	P05	1:500	A0

A13394-PF-ZZ-XX-DR-CD-00403	A29 Link Road Earthworks And Construction Extents Sheet 4	P05	1:500	A0
A13394-PF-ZZ-XX-DR-CD-00404	A29 Link Road Earthworks And Construction Extents Sheet 5	P05	1:500	A0
A13394-PF-ZZ-XX-DR-CD-00405	A29 Link Road Earthworks And Construction Extents Sheet 6	P05	1:500	A0
A13394-PF-ZZ-XX-DR-CD-00406	A29 Link Road Earthworks And Construction Extents Sheet 7	P05	1:500	A0
A13394-PF-ZZ-XX-DR-CD-00407	A29 Link Road Earthworks And Construction Extents Sheet 8	P05	1:500	A0
Lighting Contours				
A13394-PF-ZZ-XX-DR-CD-00600	A29 Link Road Street Lighting and Contours Design	P03	1:1000	A0
A13394-PF-ZZ-XX-DR-CD-00601	A29 Link Road Street Lighting and Contours Design	P03	1:1000	A0
A13394-PF-ZZ-XX-DR-CD-00602	A29 Link Road Street Lighting and Contours Design	P03	1:1000	A0
Highways landscaping drawings				
D2898-FAB-00-XX-DR-L-1000	Soft Landscape General Arrangement Plan – Sheet 1 of 8	PL01	1:500	A0
D2898-FAB-00-XX-DR-L-1001	Soft Landscape General Arrangement Plan – Sheet 2 of 8	PL01	1:500	A0
D2898-FAB-00-XX-DR-L-1002	Soft Landscape General Arrangement Plan – Sheet 3 of 8	PL01	1:500	A0
D2898-FAB-00-XX-DR-L-1003	Soft Landscape General Arrangement Plan – Sheet 4 of 8	PL01	1:500	A0
D2898-FAB-00-XX-DR-L-1004	Soft Landscape General Arrangement Plan – Sheet 5 of 8	PL01	1:500	A0
D2898-FAB-00-XX-DR-L-1005	Soft Landscape General Arrangement Plan – Sheet 6 of 8	PL01	1:500	A0
D2898-FAB-00-XX-DR-L-1006	Soft Landscape General Arrangement Plan – Sheet 7 of 8	PL01	1:500	A0
D2898-FAB-00-XX-DR-L-1007	Soft Landscape General Arrangement Plan – Sheet 8 of 8	PL01	1:500	A0
D2898-FAB-00-XX-DR-L-1008	Soft Landscape General Arrangement Plan – Sheet 9 of 8	PL01	1:500	A0