

Land at Barnham, Eastergate and Westergate (BEW Parcel SC1) Environmental Statement

Chapter A: Introduction and Background

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A1.0 Introduction

- A1.1 This Environmental Statement ('ES') has been prepared on behalf of the Southern Consortium, consisting of C.C. Projects, Ashmarden Limited and Hanbury (PM) Limited (the 'Applicant'). It sets out the findings of an Environmental Impact Assessment ('EIA') of proposals for the realignment of the A29 south of Barnham Road and a residential led mixed use development (the 'Proposed Development') on land forming the northern section of the Barnham, Eastergate and Westergate Strategic Allocation (being BEW Parcel SC1) within the adopted Arun District Council ('ADC') Local Plan (Ref 1) (here on referred to as the 'Application Site').
- A1.2 The site area of the Proposed Development considered as part of this EIA is 91.8 hectares. A plan identifying the extent of the application site is provided at Appendix A1 to this ES.
- A1.3 The description of development as described in the planning application 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."
- A1.4 The Proposed Development is brought forward through the submission of an outline planning application (the 'Application'), which this ES accompanies and which is being submitted to ADC. The application site falls entirely within the administrative area of ADC.
- A1.5 EIA is a process undertaken in respect of certain types of development prior to the grant of planning permission. It provides a means of drawing together the findings from systematic analysis of potential significant environmental effects of a scheme to assist local planning authorities, statutory consultees and other key stakeholders in their understanding of the significant environmental impacts (if any) arising from the Proposed Development.
- A1.6 The need for EIA was derived from the EU Directive No 2014/52/EU (Ref 2) on the assessment of certain public and private projects on the environment. The Directive was incorporated into UK planning legislation through the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 ('the 2017 Regulations') (Ref 3) which came into force on 16 May 2017 and as updated. This EIA has been carried out with regard to the requirements of the updated 2017 EIA Regulations.
- A1.7 The Proposed Development falls within Part 10(b) of Schedule 2 of the EIA Regulations as an urban development project which includes more than 150 dwellings. For such developments, EIA is required where significant environmental effects are likely.
- A1.8 The EIA considers the likelihood of significant effects arising during the construction of the Proposed Development and its operation. Given the nature of the development future decommissioning is not considered and is not relevant. Where significant adverse effects on the environment are identified, the assessment process establishes mitigation measures to prevent, reduce and, where possible, off-set the effects and monitoring measures to ensure their ongoing delivery.
- A1.9 An assessment has also been carried out of the potential for cumulative effects which may arise from the Proposed Development when considered alongside other relevant nearby development

proposals. As part of this, specific consideration has been given to the Proposed Development in the context of the wider Barnham, Eastergate and Westergate (BEW) Strategic Allocation.

Purpose of this Chapter

A1.10 Chapter A provides background to the ES including a consideration of the need for the Proposed Development and the policy background within which it is brought forward. It also sets out the structure of the ES and the competent experts involved in its preparation. Information is also provided on how copies of the ES can be secured.

A1.11 The chapter is accompanied by the following appendices provided at Volume 2 to this ES:-

- 1 **Appendix A1 - Site Location Plan; and**
- 2 **Appendix A2 - ES Developer Sign-off Sheets.**

A2.0 Background and Context

A2.1 This section provides a summary of the background and context to the Proposed Development.

The Applicant

A2.2 The Applicant is the Southern Consortium, made up of C.C. Projects, Ashmarden Limited and Hanbury (PM) Limited. The landowners have been collaborating since at least 2009 with a view to realising the development potential of this site and more recently, they have been promoting the site and Framework Masterplan through public consultation and the Local Plan process.

Planning Context and Need for the Development

A2.3 The Arun District Council Local Plan (2018) has identified the application site and the surrounding land as suitable for a new community including new homes and associated infrastructure, including two new primary schools and community facilities. It is one of 11 strategic housing sites identified in the local plan, which are areas of land that have been identified through the local plan preparation process to provide an important contribution to the future housing supply within the wider Housing Market Area throughout the plan period – which covers the period 2011 to 2031.

A2.4 Figure A2.1 below shows the spatial representation of the Local Plan vision within the ADC Local Authority boundary. The 11 strategic allocations are shown in yellow, with the Barnham, Eastergate and Westergate Strategic Allocation identified with a star.

Figure A2.1 Arun Local Plan - Key Diagram (showing distribution of allocated strategic housing sites in yellow)

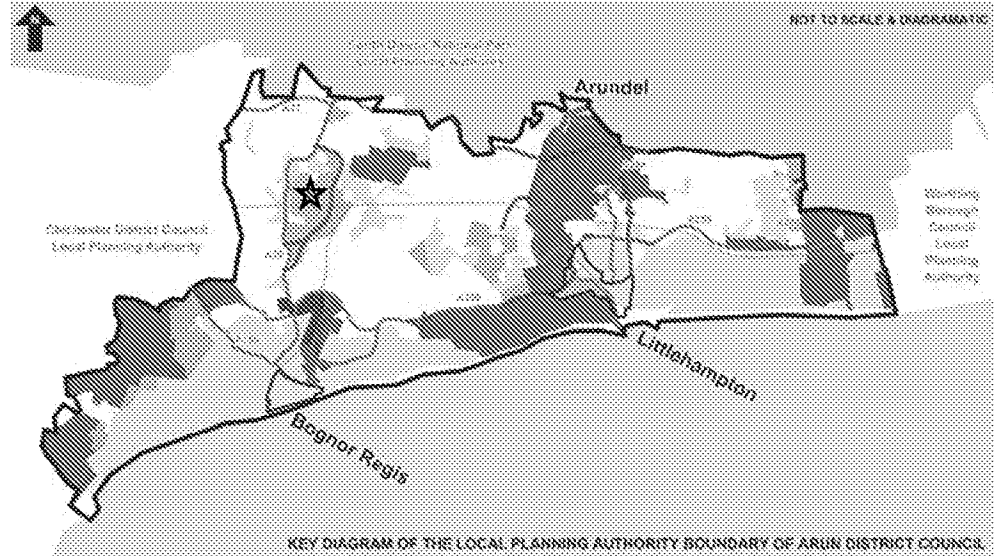
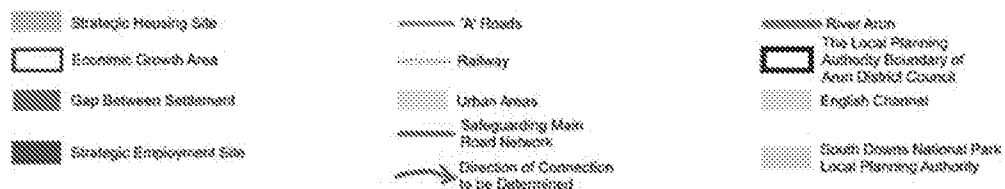


Figure 2.2



Source: Arun District Local Plan 2011-2031

A2.5 The Strategic Allocation is outlined under Policy H SP2c (SD5) Barnham/Eastergate/Westergate as follows:

This allocation is located around the small settlements of Barnham, Eastergate and Westergate. This Strategic Allocation will provide at least 2,300 dwellings over the plan period, and up to 3,000 in total (a further 700 beyond 2031). Development proposals must demonstrate compliance with the following key design and infrastructure requirements:

- a *Preserve the separate identities and avoid any further physical coalescence of the three villages of Barnham, Eastergate and Westergate through the delivery of green infrastructure. Eastergate and Barnham should be protected from a continuous urban form / coalescence along the north and south aspects of the B2233,*
- b *the design of development and landscaping shall ensure that there is continuity between the existing landscape setting and villages,*
- c *the design and layout of the development shall take account of the location of the railway line crossing the Site,*
- d *housing shall be designed around a Linear Park which follows along the Lidsey Rife,*
- e *A comprehensive strategy for surface water management will be developed in line with specific recommendations for this locality, in the Arun Strategic Surface Water Management Study;*
- f *significant views to and from the South Downs shall be incorporated within the Site,*
- g *provide a Community Hub which has been designed and will include;*
 - i *new well-connected local centre, with connections to the train station at Barnham,*
 - ii *the location and scale of the local centre shall support and respect the relationship with existing facilities within the six villages area;*
 - iii *new retail, commercial and community facilities*
 - iv *new Tier 7 library facility; and*
 - v *healthcare facilities to serve BEW (SD5) and Fontwell (SD6)*
- h *transport requirements including:*
 - i *a new A29 route through the allocation which provides all necessary linkages and routing between the A259 (Bognor Regis Relief Road) to the south and A27 to the north and includes a bridge over the railway to the east of the current Woodgate crossing. The construction of this new route will be regarded as not only mitigating the effect of additional development traffic from the strategic Site, but also providing significant additional benefits to the primary local road network and reducing the potential for future congestion in the wider area. In the event that the any landowner delays the delivery of the route and/or does not reasonably make available part or all of the route then Arun District Council will utilise Compulsory Purchase Order powers to deliver the entire route of the road from the A29 Fontwell Avenue in the north to the A29 Lidsey Road in the south;*
 - ii *provision of an east-west route north of the railway line that will join the existing A29 route to the new A29 route and continue eastwards to Barnham railway station;*

- iii *access to Barnham railway station shall be maximised through the provision of direct and attractive routes for all transport modes including additional car parking to serve facilities in Barnham's centre including at the railway station;*
- iv *regular bus services linking BEW with Bognor Regis (A29 route) and local facilities and employment; and*
- v *Westergate Link cycle scheme, in addition to further cycle routes to/from Bognor Regis and linkages,*
- i *provide a new two-form entry primary school, a new one-form (expandable to two-form) entry primary school and nursery places,*
- j *incorporate two new sports pitches and changing facilities, and*
- k *incorporate planned new employment provision.*

Barnham, Eastergate and Westergate (BEW) Framework Masterplan

- A2.6 Policy H SP2 requires a masterplan to be prepared for Land at Barnham, Eastergate and Westergate (SD5), which must be endorsed by the Council. The Framework Masterplan (Ref 4) should incorporate high quality design giving a sense of place and a permeable layout. The Framework Masterplan has been prepared by JTP on behalf of the key landowners for the Barnham, Eastergate and Westergate Strategic Allocation.
- A2.7 The Framework Masterplan forms the first stage in the master planning process for the Barnham, Eastergate and Westergate Strategic Allocation and sets out the overarching principles for the development across all of the allocation site to guide planning applications coming forward within the Allocation Site and meet the requirements of the Arun District Local Plan, particularly Policy H SP2a. The Framework Masterplan provides details including land uses (e.g. housing, employment, community and open space), where these will be located and the access points and key routes through the Strategic Allocation Site.
- A2.8 The Framework Masterplan is guided by a vision and framework objectives (included within the endorsed version of the Framework Masterplan), which are considered to be key components for creating a new community. The vision is founded on three key themes: Connectivity, Landscape and Placemaking. Each theme has a number of objectives which have shaped the Framework Masterplan and design decisions for the Strategic Allocation.

1 Connectivity

- Delivering the realigned A29 including new bridge access across the railway line
- Integrating with the existing pedestrian and cycle links to the surrounding villages
- Delivering an east-west link between the existing A29 and the new A29
- Establishing a sustainable link to Barnham Station

2 Landscape

- Creating an accessible Linear Park for the community
- Establishing a network of green links that are intrinsically connected to the Linear Park
- Creating opportunities for enhancing biodiversity
- Delivering a mix of active spaces and formal sports
- Enhancing existing waterways and promoting sustainable drainage attenuation

3 Placemaking

- Establishing a new community made up of a series of urban extensions and a new vibrant place
- Creating two community focused local centres
- Providing for a phased delivery that facilitates a sense of place and community

A2.9 The Barnham, Eastergate and Westergate (BEW) Framework Masterplan (Ref 4) was endorsed by ADC on 25 November 2020.

A2.10 The Proposed Development is the largest component of the Barnham, Eastergate and Westergate (BEW) Strategic Allocation. There are seven other sites within the Strategic Allocation, these are known as:

- West Sussex County Council (WSCC) - A29 realignment to the north of Barnham Road (Phase 1)
- Barratts (land north of Barnham Road)
- CALA land parcel
- Pye Homes
- Boweries
- Warwick Nursery
- Bexstone House

A2.11 Separate applications will be and are being submitted by or on behalf of the landowners of the other sites within the wider Strategic Allocation; albeit, development on these parcels will be served by much of the infrastructure for which planning permission is sought as part of this Application. The landowners have worked collaboratively to bring about a coherent and sustainable development.

A2.12 Consideration of the potential cumulative effects of the Proposed Development and the proposed other plots within the wider Strategic Allocation is provided in Chapter N of this ES.

Planning History

A2.13 The applications for development on land adjacent or near to the Site listed in Table A2.1 are of relevance, based on a review of the Arun District Council online planning records.

Table A2.1 Relevant planning applications

Site and LPA reference	Description dev.	Decision
Land to the East of Westergate Westergate Street Westergate PO20 3Q AL/15/17/PL	Hybrid Application 1) Full Planning Application for 101 No. dwellings with new access & associated works on 3.34 ha land; 2) Outline Planning Application with all matters reserved for 249 No. dwellings with access & associated works on 15.06 ha of land. This application affects the character & appearance of the Eastergate (Church Lane) Conservation Area, the setting of Listed Buildings, Public Rights of	Refused 31.03.21 This site is abutting the Site Allocation.

Site and LPA reference	Description dev.	Decision
	Way & is a Departure from the Development Plan	
Boweries Barnham Road Eastergate PO20 3RT EG/42/18/OUT	Outline application with all matters reserved for the erection of 28 No. dwellings, access, landscaping & associated works.	Withdrawn 25.10.18 This site is within the site allocation.
Boweries Barnham Road Eastergate PO20 3RT EG/22/19/OUT	Outline application with some matters reserved for the erection of 28 No. dwellings, access, landscaping & associated works (resubmission following withdrawal of EG/42/18/OUT).	Refused 29.11.19 and appeal submitted which was also dismissed on 18.12.20. This site is within the site allocation.
Boweries Barnham Road Eastergate PO20 3RT BN/135/20/PL	Construction of 30 no. dwellings, new access, public open space, landscaping and associated works (submission following EG/22/19/OUT). This site is a Strategic Site in SP2 (Zero Rated).	Approved 13.10.21 This site is within the site allocation.
Warwick Nursery Barnham Road Eastergate Barnham PO203RT BN/153/20/PL	44 No. dwellings & associated infrastructure. This Site falls within the BEW Strategic Site, CIL Zone 1 (Zero Rated).	Approved 10.12.21 This site is within the site allocation.
Phase 1 A29 realignment (Land north of Eastergate and north-west of Barnham) WSCC/052/20	Construction of a single carriageway with shared cycleway / footway, roundabouts, road markings, traffic signals, bus stops, provision of hard and soft landscaping, construction of a substation building, installation of a noise barrier, and other associated works	Approved 30.06.21 This site is within the site allocation.
Woodgate Centre Oak Tree Lane Woodgate PO20 3GU AL/107/21/PL	Demolition of the Woodgate Centre buildings (including 3 No. residential dwellings) & the construction of 180 No. residential dwellings with the creation of new vehicular access with footways and cycleways, ancillary road infrastructure, emergency access arrangements, associated parking, public open space, including children's play space, landscape planting, surface water attenuation & drainage & other associated infrastructure	Decision pending. Target date 8.11.21 (now passed) This site is within the site allocation.
Ryefield Farmhouse, Oak Tree Lane, Woodgate, PO20 3GU AL/81/21/PL	Demolition of existing building & erection of 5 No houses comprising 1 No 4-bed detached, 2 No 4-bed link detached & 2 No 3-bed detached houses with associated	Refused 6.10.21 This site is within the site allocation.

Site and LPA reference.	Description dev.	Decision
	access & parking (resubmission following AL/72/19/PL).	

Relationship of the ES to the Planning Application

A2.14 The ES is submitted alongside the outline planning application for the Proposed Development. In addition to the ES, the planning application comprises a range of documents including the following: -

- 1 Design and Access Statement (including Landscape Strategy)
- 2 Planning Statement (including draft S106 Heads of Terms and Affordable Housing Statement);
- 3 Application drawings;
- 4 Sustainability Statement;
- 5 Design Principles; and
- 6 Statement of Community Involvement.

A2.15 In addition, the ES itself also includes a range of documents that will assist in consideration of the proposals, including: -

- 1 Illustrative Masterplan
- 2 Outline Construction Environmental Management Plan (CEMP);
- 3 Demolition Plan;
- 4 Tree Survey;
- 5 Tree Retention/Removal Plan;
- 6 Transport Assessment;
- 7 Framework Travel Plan;
- 8 Landscape and Visual Appraisal;
- 9 Designated Sites and Ecological Figures;
- 10 Air Quality Receptor Locations and Emissions Mitigation Statement;
- 11 Traffic Noise Assessment;
- 12 Heritage and Archaeology Desk Based Assessment (DBA);
- 13 Flood Risk Assessment and Sustainable Drainage Report; and
- 14 Foul and Surface Water Drainage Statement.

A2.16 Chapter B provides further information on the scope of the ES and the process undertaken to determine those matters requiring consideration as part of the EIA.

A3.0 Policy Context

- A3.1 This section provides a summary of the main policy context in which the Proposed Development is being brought forward.
- A3.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are to be determined in accordance with the statutory development plan unless material considerations indicate otherwise.
- A3.3 The statutory development plan for the application site comprises:
- 1 The Arun Local Plan 2011-2031 (adopted July 2018);
 - 2 The West Sussex Waste Local Plan (2014);
 - 3 The Joint Minerals Local Plan 2018;
 - 4 Aldingbourne Neighbourhood Plan (2021); and
 - 5 Barham and Eastergate Neighbourhood Plan (2014 and currently subject to review).
- A3.4 In accordance with Paragraph 48 of the National Planning Policy Framework (2021) (Ref 5), decision-takers may also give weight to relevant policies in emerging plans according to the stage of preparation, number of outstanding objections and consistency with the NPPF.

National Planning Policy

National Planning Policy Framework (2021)

- A3.5 The National Planning Policy Framework (July 2021) sets out the Government's planning policies. It states that the purpose of the planning system is "to contribute to the achievement of sustainable development" (para, 7). Paragraph 8 sets out the three dimensions of sustainable development; 'economic' in contributing to a strong, competitive economy and ensuring availability of land to support growth; 'social' in supporting strong, healthy communities, and fostering a well-designed and safe built environment; and 'environmental' in protecting and enhancing the natural, built and historic environment.
- A3.6 The NPPF identifies a presumption in favour of sustainable development (paragraph 10). Plans and decisions should apply this presumption in favour of development, and where development proposals accord with an up to date plan, they should be approved without delay (paragraph 11c). Where policies are out-of-date, planning permission should still be granted unless protective policies for areas of importance provide a clear reason to refuse; or where adverse impacts significantly and demonstrably outweigh the benefits (paragraph 11d).
- A3.7 The NPPF also sets out national policy relevant to the Proposed Development, as follows
- 2. Achieving sustainable development (Paragraphs 7-14);
 - 5. Delivering a sufficient supply of homes (Paragraph 60- 77);
 - 6. Building a strong, competitive economy (Paragraphs 81-83);
 - 8. Promoting healthy and safe communities (Paragraphs 92-102);
 - 9. Promoting Sustainable Transport (Paragraphs 104-113);
 - 11. Making effective use of land (Paragraphs 119-125);
 - 12. Achieving well-designed places (Paragraphs 126-136);
 - 14. Meeting the challenge of climate change, flooding and coastal change (Paras 152-173);

- 15. Conserving and enhancing the natural environment (Paragraphs 174-188); and
- 16. Conserving and enhancing the historic environment (Paragraphs 189-208).

Local Planning Policy

Arun Local Plan 2011 – 2031 (adopted July 2018)

- A3.8 The Arun Local Plan 2011-2031 (Ref 1) identifies a number of ‘Strategic Allocations’ which are areas of land (sites) that have been identified to provide residential and commercial development to meet local housing and employment needs throughout the plan period (2011-2031).
- A3.9 Designations applicable to the application site:
- Lidsey Treatment Catchment Area
 - Strategic Housing Sites Allocation (H SP2)
 - Archaeological Notification Areas (HER DM6)
 - WSCC Minerals Consultation Areas
 - Safeguarding the Main Road Network – indicative (TSP3K)
 - Eastergate Church Lane Conservation Area
- A3.10 The Arun Local Plan identifies the Barnham/Eastergate/Westergate strategic allocation under policy H SP2c (SD5) as providing up to 3,000 homes and identifies that the development proposals will need to meet key infrastructure requirements. These requirements include a new A29 route through the allocation which provides all necessary linkages and routing between the A259 (Bognor Regis Relief Road) to the south and A27 to the north. The policy states:
- “This allocation is located around the small settlements of Barnham Eastergate and Westergate. This Strategic Allocation will provide at least 2,300 dwellings over the plan period, and up to 3,000 in total (a further 700 beyond 2031). Development proposals must demonstrate compliance with the following key design and infrastructure requirements:*
- a *Preserve the separate identities and avoid any further physical coalescence of the three villages of Barnham, Eastergate and Westergate through the delivery of green infrastructure. Eastergate and Barnham should be protected from a continuous urban form / coalescence along the north and south aspects of the B2233,*
 - b *the design of development and landscaping shall ensure that there is continuity between the existing landscape setting and villages,*
 - c *the design and layout of the development shall take account of the location of the railway line crossing the site,*
 - d *housing shall be designed around a Linear Park which follows along the Lidsey Rife,*
 - e *A comprehensive strategy for surface water management will be developed in line with specific recommendations for this locality, in the Arun Strategic Surface Water Management Study;*
 - f *significant views to and from the South Downs shall be incorporated within the site,*
 - g *provide a Community Hub which has been designed and will include;*
 - i *a new well connected local centre, with connections to the train station at Barnham,*

- ii *the location and scale of the local centre shall support and respect the relationship with existing facilities within the six villages area;*
- iii *new retail, commercial and community facilities;*
- iv *new Tier 7 library facility; and v. healthcare facilities to serve BEW (SD5) and Fontwell (SD6)*
- h *transport requirements including:*
 - i *a new A29 route through the allocation which provides all necessary linkages and routing between the A259 (Bognor Regis Relief Road) to the south and A27 to the north and includes a bridge over the railway to the east of the current Woodgate crossing. The construction of this new route will be regarded as not only mitigating the effect of additional development traffic from the strategic site, but also providing significant additional benefits to the primary local road network and reducing the potential for future congestion in the wider area. In the event that the any landowner delays the delivery of the route and/or does not reasonably make available part or all of the route then Arun District Council will utilise Compulsory Purchase Order powers to deliver the entire route of the road from the A29 Fontwell Avenue in the north to the A29 Lidsey Road in the south;*
 - ii *provision of an east-west route north of the railway line that will join the existing A29 route to the new A29 route and continue eastwards to Barnham railway station;*
 - iii *ii. access to Barnham railway station shall be maximised through the provision of direct and attractive routes for all transport modes including additional car parking to serve facilities in Barnham's centre including at the railway station;*
 - iv *regular bus services linking BEW with Bognor Regis (A29 route) and local facilities and employment; and iv.*
 - v *Westergate Link cycle scheme, in addition to further cycle routes to/from Bognor Regis and linkages*
 - i *provide a new two-form entry primary school, a new one-form (expandable to two-form) entry primary school and nursery places;*
 - j *incorporate two new sports pitches and changing facilities; and*
 - k *incorporate planned new employment provision.”*

A3.11 The following Local Plan policies are relevant to the Proposed Development:

- Policy SD SP1 Sustainable Development
- SD SP1a Strategic Approach
- Policy SD SP2 Built up Area Boundary
- Policy GI SP1 Green Infrastructure and Development
- Policy SKILLS SP1 Employment and Skills
- Policy TEL SP1 Strategic delivery of telecommunications infrastructure
- Policy RET DM1 Retail development
- Policy H SP1 The Housing Requirement
- Policy H SP2 Strategic Site Allocations
- HSP2a Greater Bognor Regis Urban Area

- Policy H DM1 Housing Mix
- Policy AH SP2 Affordable Housing
- Policy H DM2 Independent living and care homes
- Policy D SP1 Design
- Policy D SM1 Aspects of Form and Quality
- Policy ECC SP1 Adapting to climate change
- Policy ECC SP2 Energy and climate change mitigations
- Policy HWB SP1 Health and Wellbeing
- Policy ORS EM1 Open space, sport and recreation
- Policy T SP1 Transport and Development
- Policy T DM1 Sustainable Travel and Public Rights of Way
- Policy HER SP1 The Historic Environment
- Policy HER DM1 Listed Buildings
- Policy LAN DM1 Protection of landscape character
- Policy HER DM6 Sites of Archaeological Interest
- Policy ENV SP1 Natural Environment
- Policy ENV DM1 Pagham Harbour
- Policy ENV DM4 Protection of trees
- Policy ENV DM5 Development and biodiversity
- Policy W SP1 Water
- Policy W DM1 Water supply and quality
- Policy W DM2 Flood Risk Policy W DM3 Sustainable Urban Drainage Systems
- Policy WM DM1 Waste Management
- Policy QE SP1 Quality of the Environment
- Policy DM1 Noise Pollution
- Policy QE DM3 Air Pollution
- Policy INF SP1 Infrastructure provision and implementation

West Sussex Joint Minerals Local Plan

A3.12 The West Sussex Joint Minerals Local Plan was adopted in 2018 and covers the period to 2033. The application site falls within a Mineral Safeguarding Area (Sharp Sand Resource Consultation Area, as set out in the West Sussex Minerals and Waste Safeguarding Guidance 2020). Policy M9 refers to the safeguarding of Minerals Resources and requires that proposals for non-mineral development within the Minerals Safeguarding Areas will not be permitted unless the overriding need for the development outweighs the safeguarding of the minerals and it has been demonstrated that prior extraction is not practicable or environmentally feasible.

Barnham and Eastergate Neighbourhood Plan

A3.13 The Barnham and Eastergate Neighbourhood Plan (BENP) was made in 2014. The majority of the application site falls within the Neighbourhood Plan boundary.

A3.14 In 2021 the Parish Council undertook a review of the Neighbourhood Plan. The Regulation 15 BENP was submitted to ADC in June 2021 and was subject to public consultation between July and August 2021. The Examination Report was issued on 26 October 2021 recommending that subject to modifications that ADC can ‘make the Plan’ in its modified form (a referendum was not considered necessary). The Plan was due to be considered by Full Council on 26th January 2022 with recommendation to ‘make’ the Plan however this was withdrawn due to a judicial review. The emerging Neighbourhood Plan forms a material consideration in the determination of this application.

A3.15 The following Barnham and Eastergate Neighbourhood Plan Policies (which have the same references in both the adopted and emerging plan) are relevant to the proposals:

- Policy ES3 The Local Gap/Green Infrastructure Corridor
- Policy ES4 Protection of open views
- Policy ES5 Quality of design
- Policy ES10 Trees and hedgerows
- Policy ES 15 Green Infrastructure and Ecosystem Services
- Policy GA1: Connection to sustainable transport
- Policy GA2: Public Right of Way network
- Policy CLW1: Support independent living
- Policy EE3: Support for new commercial uses
- Policy H1: Housing
- Policy H8: Settlement boundary

Aldingbourne Neighbourhood Plan

A3.16 An updated Aldingbourne Neighbourhood Plan (2019-2031) was made on 14 July 2021. The majority of the Site falls outside of the Neighbourhood Plan boundary with the exception of the southern end of the A29 realignment and the Hanbury Link. The policies in the Neighbourhood Plan therefore only apply to this part of the Site. Relevant policies include:

- Policy EH1 Built Up Area Boundary
- Policy EH2 Green Infrastructure and Ecosystem Services
- Policy EH5 Surface Water Management
- Policy GA2 Footpath and Cycle Path network

Barnham, Eastergate and Westergate (BEW) Framework Masterplan (endorsed November 2020)

A3.17 The endorsed Framework Masterplan (Ref 4) for the Land at Barnham, Eastergate and Westergate (BEW) Strategic Allocation provides more detailed guidance specific to elements of the Proposed Development and the Allocation. It sets out guiding high-level development principles and framework objectives for the delivery of the Land at Barnham, Eastergate and Westergate (BEW) Strategic Allocation.

Summary of Key Policy Themes

A3.18 The policy summarised above establishes several key themes to be taken into account in consideration of the Outline Planning Application for the Proposed Development:

- 1 Principle of Development
- 2 Residential Quantum and Mix
- 3 Affordable Housing Statement
- 4 Design
- 5 Height
- 6 Public Open Space, Residential Amenity and Landscaping
- 7 Access, Parking and Transport
- 8 Density
- 9 Flooding
- 10 Heritage and Archaeology
- 11 Socio-economics
- 12 Telecommunications
- 13 Environmental Issues

A4.0 Structure of the ES

- A4.1 The findings of the EIA are set out in this ES which comprise three volumes: -
- 1 Volume 1 - Main Technical Assessments
 - 2 Volume 2 – Technical Figures and Appendices
 - 3 Volume 3 – Non-Technical Summary
- A4.2 In addition to the technical assessments, the ES contains a consideration of the relevant policy and legislation for each assessment within the individual chapters. A summary of the form and nature of consultation which has taken place with the local community, consultees, and stakeholders in relation to the EIA is also included. The inter-relationships of the effects and the construction methodology and programme used as the basis for assessment are identified.
- A4.3 The ES contains all of the information required in Schedule 4 of the 2017 Regulations which is necessary to assess the environmental effects of the Proposed Development and also accords with the details specified in regulation 18(3), 18(4) and 18(5) which define what comprises an ES.
- A4.4 The EIA has been prepared with reference to best practice including that prepared by the Institute of Environmental Management and Assessment ('IEMA').
- A4.5 The location of information specified in Schedule 4 is identified in Table A4.1 below and the location of information specified in regulations 18(3) and 18(4) is set out in Table A4.2: -

Table A4.1 Schedule 4 of the updated 2017 EIA Regulations - Location of information in the BEW Parcel SC1 ES (2021)

Requirements of Schedule 4 of the 2017 EIA Regulations for Inclusion in Environmental Statements		Location of Information in the BEW ES
1	A description of the development, including in particular: (a) a description of the location of the development; (b) a description of the physical characteristics of the whole development, including, where relevant, requisite demolition works, and the land-use requirements during the construction and operational phases; (c) a description of the main characteristics of the operational phase of the development (in particular any production process), for instance, energy demand and energy used, nature and quantity of the materials and natural resources (including water, land, soil and biodiversity) used; (d) an estimate, by type and quantity, of expected residues and emissions (such as water, air, soil and subsoil pollution, noise, vibration, light, heat, radiation and quantities and types of waste produced during the construction and operation phases	(a) Chapter C, Section C2.0 (b) Chapter C, Sections C3.0 and C4.0 (c) Chapter C (d) Chapters D to M
2	A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.	Chapter C, Section C5.0
3	A description of the relevant aspects of the current state of the environment (baseline scenario) and an outline of the likely evolution thereof without implementation of the development as far as natural changes from the baseline scenario can be assessed with reasonable	Chapter C under 'Non-Development Scenario' and sections 4.0 of Chapters D to M

Requirements of Schedule 4 of the 2017 EIA Regulations for inclusion in Environmental Statements		Location of Information in the BEW ES
	effort on the basis of the availability of environmental information and scientific knowledge.	
4	A description of the factors specified in regulation 4(2) likely to be significantly affected by the development: population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant to adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape	Chapters D to M.
5	A description of the likely significant effects of the development on the environment resulting from, inter alia: (a) the construction and existence of the development, including, where relevant, demolition works; (b) the use of natural resources, in particular land, soil, water and biodiversity, considering as far as possible the sustainable availability of these resources; 73 (c) the emission of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances, and the disposal and recovery of waste; (d) the risks to human health, cultural heritage or the environment (for example due to accidents or disasters); (e) the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources; (f) the impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change; (g) the technologies and the substances used. The description of the likely significant effects on the factors specified in regulation 4(2) should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development. This description should take into account the environmental protection objectives established at Union or Member State level which are relevant to the project, including in particular those established under Council Directive 92/43/EEC(a) and Directive 2009/147/EC(b)	Chapters D to N.
6	A description of the forecasting methods or evidence, used to identify and assess the significant effects on the environment, including details of difficulties (for example technical deficiencies or lack of knowledge) encountered compiling the required information and the main uncertainties involved.	Chapters B and D to M.
7	A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment and, where appropriate, of any proposed monitoring arrangements (for example the preparation of a post-project analysis). That description should explain the extent, to which significant adverse effects on the environment are avoided, prevented, reduced	Chapters D to M and the Mitigation and Monitoring section included within Chapter O.

Requirements of Schedule 4 of the 2017 EIA Regulations for inclusion in Environmental Statements		Location of Information in the BEW ES
	or offset, and should cover both the construction and operational phases.	
8	A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and/or disasters which are relevant to the project concerned. Relevant information available and obtained through risk assessments pursuant to EU legislation such as Directive 2012/18/EU(c) of the European Parliament and of the Council or Council Directive 2009/71/Euratom(d) or UK environmental assessments may be used for this purpose provided that the requirements of this Directive are met. Where appropriate, this description should include measures envisaged to prevent or mitigate the significant adverse effects of such events on the environment and details of the preparedness for and proposed response to such emergencies.	This requirement has been addressed within Chapter C and Chapters H and D where relevant.
9	A non-technical summary of the information provided under paragraphs 1 to 8.	See ES Volume 3 – Non-Technical Summary.
10	A reference list detailing the sources used for the descriptions and assessments included in the environmental statement.	Included at the end of each Chapter.

Table A4.2 How the BEW ES (2021) complies with Regulations 18(3) to (5) of the updated 2017 EIA Regulations

Requirements of Regulation 18(3), 18(4) and 18(5) of the 2017 EIA Regulations of what comprises an Environmental Statement		How the BEW ES (2021) complies
(3) An environmental statement is a statement which includes at least: -		
(a)	a description of the Proposed Development comprising information on the site, design, size and other relevant features of the development;	See Chapter C.
(b)	a description of the likely significant effects of the Proposed Development on the environment;	See Chapters D to M.
(c)	a description of any features of the Proposed Development, or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment;	See Chapters D to M.
(d)	a description of the reasonable alternatives studied by the developer, which are relevant to the Proposed Development and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the development on the environment;	See Chapter C.
(e)	a non-technical summary of the information referred to in sub-paragraphs (a) to (d); and	See Volume 3 'Non-Technical Summary'
(f)	any additional information specified in Schedule 4 relevant to the specific characteristics of the particular development or type of development and to the environmental features likely to be significantly affected.	See Table A4.1 for relevant cross-references.
(4) An environmental statement must: -		
(a)	where a scoping opinion or direction has been issued in accordance with regulation 15 or 16, be based on the most recent scoping opinion or direction issued (so far as the Proposed Development remains materially the same as the Proposed Development which was subject to that opinion or direction);	See Chapter B for further consideration of how the EIA is based on the Scoping Opinion.

Requirements of Regulation 18(3), 18(4) and 18(5) of the 2017 EIA Regulations of what comprises an Environmental Statement		How the BEW ES (2021) complies
(b)	include the information reasonably required for reaching a reasoned conclusion on the significant effects of the development on the environment, taking into account current knowledge and methods of assessment; and	Chapters D to N provide an assessment of significant effects arising from the development; Chapter O provides information to assist ADC in reaching a reasoned conclusion including reference to necessary mitigation and monitoring identified as part of the EIA process.
(c)	be prepared, taking into account the results of any relevant UK environmental assessment, which are reasonably available to the person preparing the environmental statement, with a view to avoiding duplication of assessment.	Not relevant to this EIA
(5) In order to ensure the completeness and quality of the environmental statement: -		
(a)	the developer must ensure that the environmental statement is prepared by competent experts; and	See Appendix A2 of this ES plus commentary in Section A5.0 of this Chapter.
(b)	the environmental statement must be accompanied by a statement from the developer outlining the relevant expertise or qualifications of such experts	See Appendix A2 to this ES plus commentary in Section A5.0 of this Chapter. See also Chapters D to M of this ES.

A5.0 The Team

A5.1 The applicant has assembled an experienced and competent team to undertake the EIA of the Proposed Development. The team and their roles are identified below: -

Table A5.1 The EIA Team

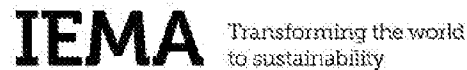
Chapter	Title	Responsibility
A	Introduction and Background	Lichfields
B	Scope, Methodology and Consultation	Lichfields
C	Site and Scheme Description	Lichfields
D	Transport & Accessibility	Pell Frischmann
E	Landscape and Views	Fabrik
F	Ecology	Ecology Solutions
G	Air Quality	Air Quality Consultants Ltd
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

A5.2 Appendix A2 to this ES includes a signed statement from the Southern Consortium which confirms that it has ensured that the ES has been prepared by persons with sufficient expertise to ensure the completeness and quality of the Statement. A summary of the professional credentials and competencies taken into account by the Applicant in forming its view is set out below, in respect of the co-ordination of the EIA, and within Chapters D to M under the heading 'About the Author' (specifying the experience and competency of those technical experts involved in carrying out the EIA).

EIA Co-ordination

A5.3 This Environmental Statement has been co-ordinated by Lichfields, which is accredited with an Institute of Environmental Management and Assessment ("IEMA") EIA 'Quality Mark'. Further details of this accreditation are provided in Figure A5.1 below.

A5.4 The EIA co-ordination has been led by Nicki Mableson, Planning and EIA Director. Nicki is a Practitioner Member of the Institute of Environmental Management and Assessment. Nicki has over 15 years of EIA experience. The coordination role included the production of Chapters A, B, C, N and O along with the Non-Technical Summary.



EIA Quality Mark

This Environmental Statement, and the Environmental Impact Assessment (EIA) carried out to identify the significant environmental effects of the proposed development, was undertaken in line with the EIA Quality Mark Commitments.

The EIA Quality Mark is a voluntary scheme, operated by IEMA, through which EIA activity is independently reviewed, on an annual basis, to ensure it delivers excellence in the following areas:

- *EIA Management*
- *EIA Team Capabilities*
- *EIA Regulatory Compliance*
- *EIA Context & Influence*
- *EIA Content*
- *EIA Presentation*
- *Improving EIA practice*



To find out more about the EIA Quality Mark please visit:



A6.0 Availability of the Document

- A6.1 A paper or electronic (CD-Rom or memory stick) copy of the full ES can be obtained from:
- Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
 - Tel: +44(0)20 7837 4477
- A6.2 Reasonable copying and printing charges will be applied; accordingly, a paper copy will cost £500. An electronic version can be provided free of charge.
- A6.3 Information on the planning application and the ES can also be viewed at <https://www.arun.gov.uk/>, or during the opening hours of ADC at the following address:
- Arun District Council, Maltravers Road, Littlehampton, West Sussex BN17 5LF
 - Tel: 01903 737756
- A6.4 Those wishing to view copies of the ES in person at the offices of ADC are advised to check the current arrangements regarding access during the Covid 19 pandemic prior to attending the address noted above.
- A6.5 All comments on the ES (and the planning application) should be issued directly to ADC.

A7.0

Abbreviations & Definitions

- 1 ADC Arun District Council
- 2 BEW Barnham, Eastergate and Westergate
- 3 CCfE Church Commissioners for England
- 4 EIA Environmental Impact Assessment
- 5 ES Environmental Statement
- 6 EU European Union
- 7 IEMA Institute of Environmental Management and Assessment
- 8 NPPF National Planning Policy Framework
- 9 WSCC West Sussex County Council

A8.0

References

- 1 Arun District Council Local Plan (2018)
- 2 EU Directive No 2014/52/EU on the assessment of certain public and private projects on the environment
- 3 Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (16 May 2017) (and as updated)
- 4 Barnham, Eastergate and Westergate (BEW) Framework Masterplan
- 5 National Planning Policy Framework (July 2021)