

## **Appendix B3**

### **Cumulative Assessment Briefing Note**

## Briefing Note

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**Our ref** 14677/01/SSL/NSt  
**Date** 9 June 2021  
**To** Arun District Council (ADC)  
**From** Lichfields on behalf of the Southern Consortium  
**Subject** **BEW - Cumulative Assessment Scope and Consideration of the Wider Site Allocation**

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### **1.0 Introduction**

- 1.1 This note sets out the scope of the cumulative assessment for the Environmental Statement (ES) in relation to land forming part of Barnham Eastergate Westergate ('BEW').

### **2.0 Approach to Cumulative Assessment**

- 2.1 The assessment will be conducted with regard to best practice which dictates that cumulative assessments of this nature should have regard to those schemes which are 'reasonably foreseeable' (i.e. usually those under construction or with planning permission, as specified in guidance such as IEMA's "Guidelines for Environmental Impact Assessment" (2004), the EC's "Guidelines for the Assessment of Indirect and Cumulative Impacts as well as Impact Interactions" (1999) and the Planning Inspectorate's Advice Note 17). This is further clarified in the Planning Practice Guidance (Environmental Impact Assessment) which states that:
- "The local planning authorities should always have regard to the possible cumulative effects arising from any existing or approved development" [Lichfields emphasis] (ID: 4-024-20170728) (last updated 28 July 2017)*
- 2.2 Assessments are also only capable of being carried out based on the information available at the time of assessment.
- 2.3 The objective of the cumulative assessment for the proposed BEW development is to identify any combined impacts from the development or impacts from several developments; and if, whilst individually the impacts may be insignificant, could when considered together cause a further significant direct or indirect impact requiring mitigation.
- 2.4 The assessment will be conducted in two stages:-
- Stage 1 – to assess the development as part of the wider BEW Strategic Allocation; and
  - Stage 2 – to assess the development alongside other developments within the wider area.
- 2.5 The cumulative assessment will be presented as a standalone chapter as part of the ES for clarity and ease of reference.

### **Cumulative Assessment Stage 1 - The Wider Strategic Site Allocation**

- 2.6 BEW forms part of Arun District Council's Barnham Eastergate Westergate Strategic Allocation (Policy H SP2c). Development of the wider Strategic Allocation will be taken into account as a standalone exercise when considering cumulative effects, in accordance with ADC's Scoping Opinion.

- 2.7 This assessment will be based on the Wider Site Strategic Allocation and the endorsed Framework Masterplan (delivery of 2,300 homes in the plan period and 3,000 homes in total as the Wider Site Strategic Allocation; and that the allocation could accommodate up to 4,300 homes as part of the Framework Masterplan). It is recognised that for much of the Allocation/Framework Masterplan that detailed information on individual phases of development is not yet available as applications have not yet been made (or have been refused). This includes the Southern Consortium land south of the railway line, which would make up the remainder of the allocation.
- 2.8 The assessment will generally be based on the Framework Masterplan, which sets out the key principles of development across the Strategic Allocation (i.e. road and transport networks, landscape networks, locations of community facilities/schools). As the Framework Masterplan is a document that has been endorsed by the LPA, this provides a degree of certainty that can be relied upon. Reasonable assumptions will also be made based on information provided within Policy H SP2c on elements to be provided within the Wider Site Strategic Allocation where applications have not yet been made. Where applications have been made (or determined) then these will be taken into account as part of the assessment.
- 2.9 Table 1 **Error! Reference source not found.** sets out the information in relation to the forthcoming applications for the other land parcels in the Strategic Allocation.

Table 1 Development parcels within the BEW Wider Allocation (in addition to the Southern Consortium)

| Landowner / site                      | Development                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Timescales                                                                                                        |
|---------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| West Sussex County Council            | A29 realignment to the north of Barnham Road (Phase 1)                                                                                                                                                                                                                                                                                                                                                                                                                 | Undetermined, decision due Summer/Autumn 2021.                                                                    |
| Barratts (land north of Barnham Road) | Circa 600 units (source: HELAA 2019)                                                                                                                                                                                                                                                                                                                                                                                                                                   | Detailed planning application submission expected Autumn / Winter 2020/21). Scoping opinion issued February 2021. |
| CALA land parcel                      | 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 Way & is a Departure from the Development Plan. | Application refused in March this year (ref. AL/15/17/PL). Considering possible new application in Summer 2021.   |
| Pye Homes                             | 160 units (source: HELAA 2019)                                                                                                                                                                                                                                                                                                                                                                                                                                         | Application expected Summer 2021.                                                                                 |

| Landowner / site                                   |                            | Development                                                                                                                                 | Timescales                              |
|----------------------------------------------------|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| Other landowners immediately south of Barnham Road | Boweries                   | Full application for 30 no. dwellings, new access, public open space, landscaping and associated works (submission following EG/22/19/OUT). | Undetermined, decision due Summer 2021. |
|                                                    | Landscre - Warwick Nursery | Full application for 44 No. dwellings & associated infrastructure.                                                                          | Undetermined, decision due Summer 2021. |
|                                                    | Bexstone House             | 17 units (source: 2019 HELAA).                                                                                                              | Timescales unknown.                     |

2.10 Plans showing the locations of each landowner parcel are included below in Annex 1 to this note.

## Cumulative Assessment Stage 2 – Other Schemes

2.11 A list of other schemes in the surrounding area were identified through the Scoping Opinion that have the potential to give rise to cumulative effects. Table 2 sets out the updated list of relevant schemes. The list schemes assessed through this ‘Stage 2’ assessment does not include any developments within the Wider Strategic Allocation, as these have been covered in ‘Stage 1’.

2.12 These schemes will be assessed in relation to each technical discipline, and the scope of the assessment and zone of influence for each discipline will be set out in the Cumulative Assessment chapter.

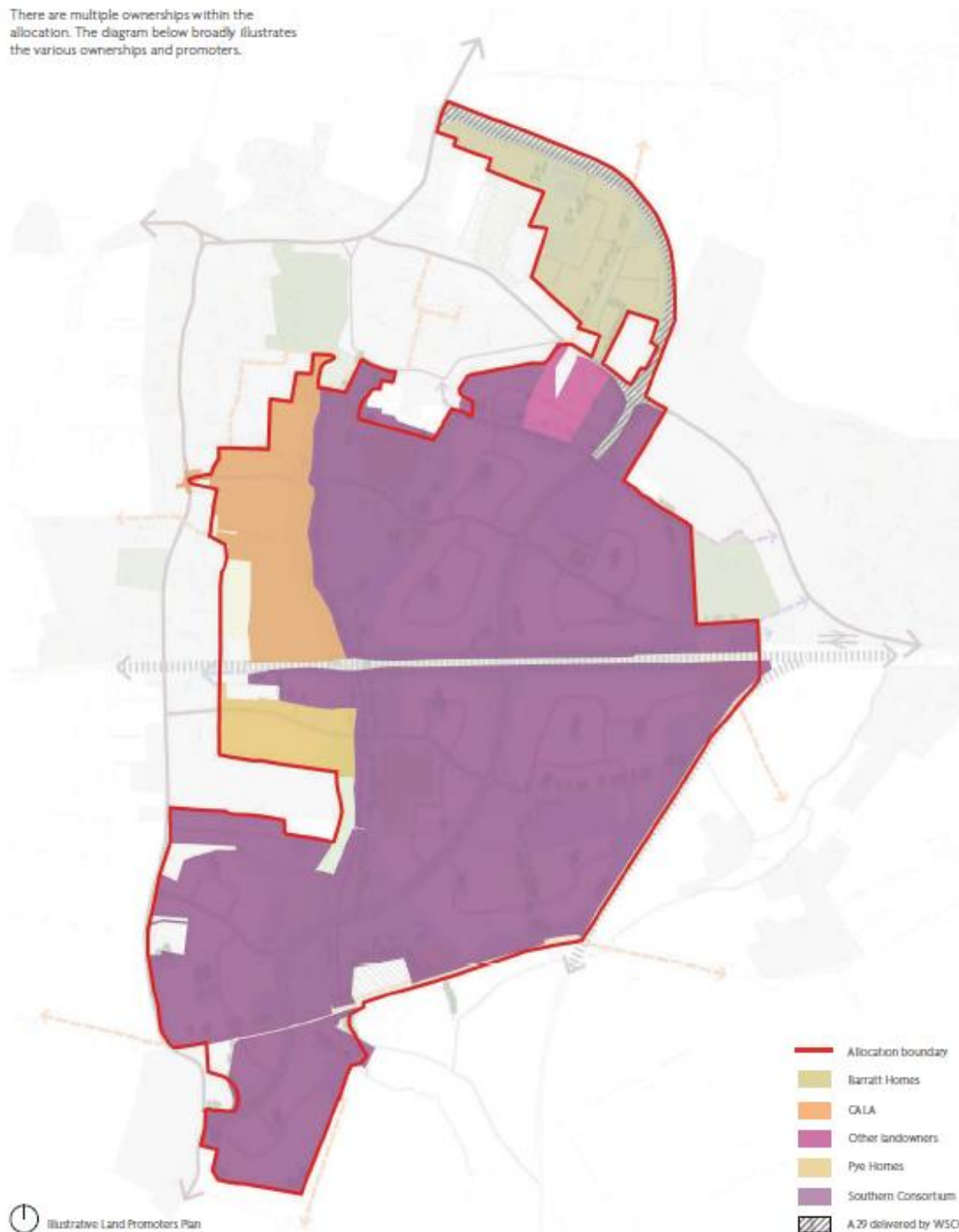
Table 2 Schemes for consideration in cumulative assessment

|   | Site address                                                                         | Parish               | Reference     | Application description                                                                                                                                                                                                                                                                                                                                                                 | Status                 |
|---|--------------------------------------------------------------------------------------|----------------------|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| 1 | Land at former Eastergate Fruit Farm Eastergate PO20 3RP                             | Barnham & Eastergate | EG/71/14/OUT  | Outline application for the erection of 60 residential dwellings with new vehicular access, open space & other ancillary works                                                                                                                                                                                                                                                          | Approved Feb 2015      |
| 2 | Land at Nyton Rd & Northfields Lane, Westergate & land off Fontwell Lane, Eastergate | Walberton            | AL/61/13/     | Outline application with some matters reserved for the demolition of existing glasshouses, residential bungalow, stables and various outbuildings and residential development of up to 268 dwellings including 30% affordable housing (incorporating 60 Senior Living units), with associated access, public open space and landscaping. This is a Departure from the Development Plan. | Allowed on appeal 2015 |
|   |                                                                                      |                      | AL/102/17/RES | Application for approval of Reserved Matters following outline application AL/61/13/ for the demolition of existing glasshouses, bungalow, stables & outbuildings & residential development of 268 dwellings incl 30% affordable housing (incorporating 60 senior living units) with associated access, public open space & landscaping.                                                | Approved 2018          |

|   | Site address                                                           | Parish                       | Reference        | Application description                                                                                                                                                                                                                                                                                                         | Status                       |
|---|------------------------------------------------------------------------|------------------------------|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| 3 | Wings Nursery<br>Lidsey Road<br>Woodgate PO20<br>3SU                   | Aldingbourne                 | AL/32/19/<br>OUT | Outline application with some matters reserved for the erection of 55 No. dwellings, access arrangements, sustainable drainage measures, public open space, landscaping & all other associated works (resubmission following AL/115/17/OUT). This application is a Departure from the Development Plan.                         | Approved<br>October<br>2020  |
| 4 | Land north of<br>Lee's Yard<br>Lidsey Road<br>Woodgate PO20<br>3SU     | Aldingbourne                 | AL/21/20/<br>OUT | Outline application with some matters reserved for the erection of 38 No. dwellings consisting of 5 No. 4-bed house, 14 No. 3-bed houses & 19 No. 2-bed houses, with communal work hub & associated car parking & landscaping (resubmission following AL/57/18/OUT). This application is a Departure from the Development Plan. | Approved<br>July 2020        |
| 5 | Land west of<br>Fontwell<br>Avenue<br>Fontwell<br>Avenue<br>Eastergate | Barnham<br>and<br>Eastergate | BN/50/20/<br>PL  | Demolition of existing structures on-site & erection of 42 No. dwellings with access, parking, landscaping & associated works. This application is a Departure from the Development Plan.                                                                                                                                       | Approved<br>December<br>2020 |

## Annex 1: Plan of landowners within the BEW Allocation

There are multiple ownerships within the allocation. The diagram below broadly illustrates the various ownerships and promoters.



Note: 'other landowners' are shown on the next page.

## Ownership boundaries of the 'other landowners'

