





SUMMARY

This concluding chapter summarises the vision for BEW Parcel SC1 and revisits the objectives and strategies set out in the Framework Masterplan Document to demonstrate how these are reflected in the submitted proposals.



Artist's impression looking towards Neighbourhood Square, mixed uses and primary school

Compliance with the Framework Masterplan Principles

DO THE PROPOSALS PROVIDE A BASIS FOR SUCCESSFUL FUTURE CONNECTIVITY?

- ✓ Delivering the realigned A29 – relieving pressure on the surrounding road network (covered in sections 1.2, 2.5, 5.2 & 7.2 of this document).
- ✓ Establishing links – providing permeability and access for all, by creating a new place that is intrinsically integrated into its surroundings, and that ‘reaches out’ and ‘welcomes in’ (covered in sections 7.1 – 7.6 of this document).
- ✓ Strong pedestrian and cycle links to the surrounding villages, including a cycle route through the linear park as part of the ‘South Downs to Coast’ route (covered in sections 7.4 & 8.2 of this document).
- ✓ Promoting sustainable modes of travel, establishing pedestrian and cycle links to Barnham Station from the strategic allocation (covered in section 7.4 of this document).

DO THE PROPOSALS SUCCESSFULLY RESPOND TO THE LANDSCAPE ASPIRATIONS FOR THE SITE?

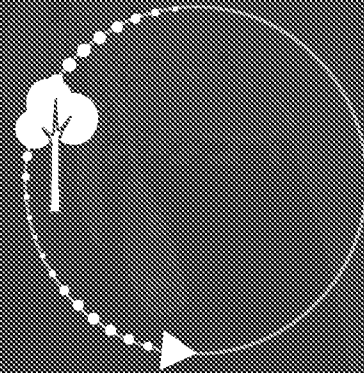
- ✓ Creating an accessible linear park – providing space for the existing and future communities (covered in sections 4.1, 4.2, 5.3, 6.1 & 6.2 of this document).
- ✓ Incorporating existing elements – sensitively responding to constraints and opportunities presented by current site features as part of the comprehensive masterplanning process (covered in sections 3.9, 4.1, 4.2 & 6.4 of this document).
- ✓ Delivering a Nature Recovery Network – enhancing the biodiversity of the site and retaining & enhancing the existing habitats (covered in sections 4.2, 6.1 & 6.2 of this document).
- ✓ Establishing a series of green links that connect into the Linear Park, re-establishing natural movement routes for wildlife species (covered in section 6.1 of this document).
- ✓ Embedding sustainable drainage features into the landscape design and retaining existing waterways (covered in section 6.1 of this document).
- ✓ Promoting healthy lifestyles with a series of walking and cycling routes, community allotments and formal sports pitches and play areas. In response to the Framework Masterplan, the cricket pitch and proposed walking and cycling routes will be delivered in this application (covered in sections 5.2, 5.3, 6.1, 6.2, 7.4 & 8.2 of this document).

DO THE PROPOSALS CREATE A BASIS FOR HIGH QUALITY AND HEALTHY PLACEMAKING?

- ✓ Delivering a genuine and rich mix of uses offering up to 2,300 new homes in the current plan period and a further 2,000 beyond the local plan period, including affordable homes, recreation, employment, and relaxation whilst respecting its adjacency to Barnham, Eastergate and Westergate. In response to the Framework Masterplan, this Outline Planning Application will deliver up to 1,250 new homes including affordable homes and a local centre providing employment and community uses. The character of neighbourhoods will respect their relative adjacency to the existing villages (covered in sections 2.9, 4.1, 4.2, 5.3, 5.4, 6.2, 6.3 & 6.4 of this document).
- ✓ Establishing areas of distinct character – providing a framework for development that through variety in layout, density and relationship to open space will support differentiated but interconnected neighbourhoods, creating both vibrant new places and urban extensions (covered in sections 4.1, 4.2, 5.3, 6.2, 6.3 & 6.4 of this document).
- ✓ Establishing two community focused local centres – carefully locating hubs of activity that are accessible, welcoming, and well-connected – each with a distinct purpose and character, including new primary school, retail, co-working and community event space in these centres. In response to the Framework Masterplan, the northern local centre will be delivered in this application (covered in sections 5.1, 6.2 & 6.3).
- ✓ Embedded Wellbeing & Healthy Placemaking – a place that exemplifies the principles of good design: one that can positively encourage and support good health through lifestyle and activity choices that are appealing and easy to make (covered in section 8.2).
- ✓ Ensuring long term stewardship by creating places for the local people that respond to their needs (covered in section 8.2).

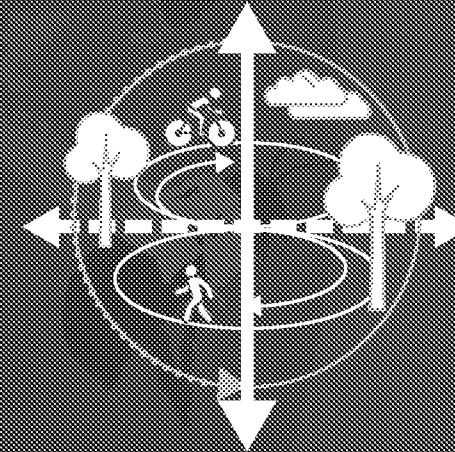
The Vision for BEW Parcel SC1

1.



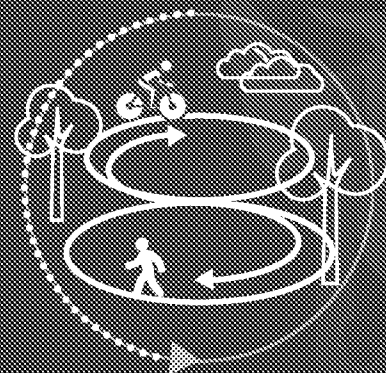
Embraces the Lidsey life...

2.



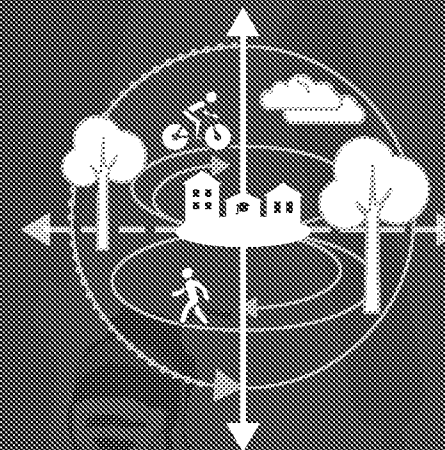
Embeds loops of activity and landscapes
in everyday life...

3.



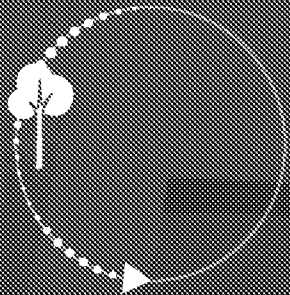
Delivers strategic links...

4.



Offers sustainable living with a strong
community spirit...

The Vision for BEW Parcel SC1



1.

Embraces the Lidsey life...

Responding Sensitively to Existing Villages & Heritage Setting

Incorporating open space adjoining the historic setting of St George's Church and Eastergate Church Lane Conservation Area. A place that delivers sensitive development and connects and protects adjacent villages through landscape corridors and buffers, including lower densities and building heights in the northern parcels.

Lidsey Rife Linear Park

Creating an accessible Linear Park – providing space for existing and future communities. A place with a meandering rife as its defining feature, providing space for recreation and life support for wildlife.

2.

Embeds loops of activity and landscapes in everyday life...

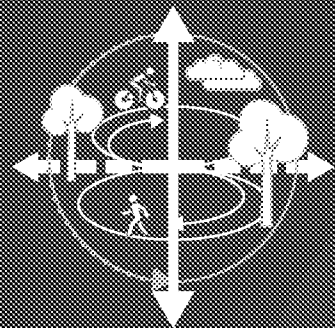
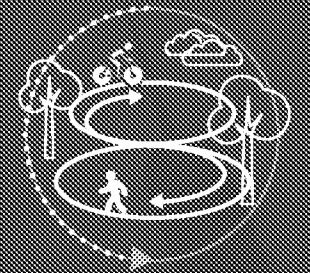
Retaining Existing Natural Assets

Delivering a Nature Recovery Network.

Green Movement Loops

Promoting sustainable modes of travel and establishing pedestrian and cycle links to Barnham Station. A series of green loops and wellness trails throughout new neighbourhoods and which link into the Linear Park, re-establishing natural movement routes for people and wildlife species.

Incorporating Sustainable Drainage Systems: Retaining and integrating existing watercourses into the landscape framework and introducing sustainable drainage measures such as attenuation ponds.



3.

Delivers strategic links...

Responding to the Framework Masterplan

Incorporating and responding to the strategic realigned A29 and the East-West Link Road. Delivering a series of neighbourhoods that benefit from increased regional connectivity and to the surrounding villages, whilst ensuring safety and maintaining neighbourhood character. Allowing for new links south of the railway to integrate proposed and future neighbourhoods.

Extending & Enhancing Pedestrian & Cycle Links

Knitting into the existing public footpaths within the surrounding areas as well as providing new pedestrian and cycle connections and creating a new place that is intrinsically integrated into its surroundings, and that 'reaches out' and 'welcomes in'. A cycle route through the Linear Park as part of the 'South Downs to Coast' route.

4.

Offers sustainable living with a strong community spirit...

A Vibrant Neighbourhood Centre:

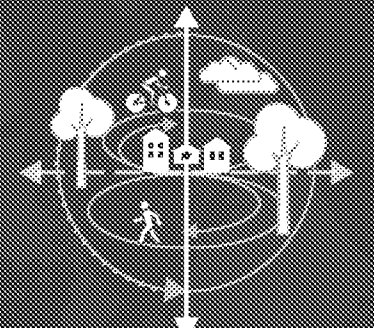
Establishing a vibrant new Neighbourhood Centre with an intensity of activity and mix of uses, including a new primary school and flexible community spaces which complement the surrounding village centre provision and serves the needs of the new residents, reducing their need to travel.

New Homes

Offering a significant number of homes (up to 1,250) to fulfil local needs, including affordable and homes for the elderly.

Creating Focal Points

Cultivating community spirit through mini neighbourhood hubs including a formal cricket pitch and pavilion.







APPENDICES

Evolution of the Masterplan



ILLUSTRATIVE MASTERPLAN: 2017



ILLUSTRATIVE MASTERPLAN: 2019

- Sports pitches moved; and
- Development included to the south of the A29.



FRAMEWORK MASTERPLAN: 2020

- Parcel within the Lidsey Rife Linear Park removed to allow an open view from St George's Church;
- Indication of parking adjacent to Barnham railway station
- Attenuation strategy developed;
- Development to the south east of the railway line replace with a community orchard;
- Location of sports pitches moved to enable a closer relationship with the local centre;
- Attenuation and surface water strategy refined; and
- Southern alignment of the A29 refined.

Appendix

Evolution of the Masterplan



OUTLINE PLANNING APPLICATION & CONSULTATION

The application details have been subject to public consultation with a further public consultation exercise undertaken in April and May 2021, for a five-week period. During this time leaflets were delivered to 4000 homes with 132 responses received by email and by post. The following key themes of responses were categorised as:

- Early delivery of road and forward funding by WSCC;
- Provision of supporting infrastructure (schools, doctors, etc);
- Concern over the number of homes proposed and justification of need;
- Loss of agricultural land;
- Environmental concerns;

- Foul water drainage;
- Concern the proposal is considered in isolation;
- Design should reflect the existing character;
- Building heights;
- Types of open spaces and cricket pitch; and
- Welcoming of school, open space and walking and cycling routes.

For further detail please refer to the accompanying Statement of Community Involvement (SCI).

