[redacted]

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From: Clerk [redacted]
Sent: 11 January 2021 12:15
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: BN/155/20/EIS

The Planning & Environment Committee of Barnham and Eastergate Parish Council have considered a response to this consultation via an exchange of emails due to the timing of the response date and as per the Committee's Terms of Reference.

The response is as follows:

At this time the main comment the Council has is that it disagrees strongly with the impact assessment which says there are adequate existing facilities. including 5 GP surgeries within 5 KM, two secondary schools etc. It may be that existing facilities could somehow cope with the potential influx of 1500 or so people in this development but when ALL the proposed developments in the Strategic site are planning to utilise the same infrastructure then it is clear that the impact is potentially devastating. The Parish Council has previously submitted to ADC an assessment document setting out the infrastructure requirements it believes should be provided from the Strategic site to support the additional homes planned and submit this again as part of its response to this consultation as it has yet to receive a response from ADC to the document.

Alison Crabb
Clerk, Barnham & Eastergate Parish Council

Office hours: Tuesday, Wednesday and Thursday 9.30 a.m. – 1 p.m. at Barnham Community Hall at other times I can be contacted by email: [redacted] where a message can be left if I don't answer.

From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>
Sent: 22 December 2020 15:19
To: Clerk [redacted]
Subject: Planning Consultation on: BN/155/20/EIS

To: **Barnham & Eastergate Parish Council**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No:	**BN/155/20/EIS**
Registered:	21st December 2020
Site Address:	Land North of Barnham Road Eastergate
Grid Reference:	495054 105616
Category:	
Description of Works:	Scoping opinion for up to 600 residential dwellings and care home.

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Environmental Impact Assessment)Regulations 2017(as amended)

Consultation on Request for a Scoping Opinion

An application has been lodged for a scoping opinion. The Council has to respond in writing stating what information needs to be provided as part of an Environmental Statement that might be required in connection with the proposed development.

The development is described in the attached plans and written material:

Click here to view documents available on our website

Click here to view the status of the application.

I would be grateful for your electronic comments made on the website or by emailing to planning.responses@arun.gov.uk by **12th January 2021.**

Please be aware that any comments you may make will be available to view on our website

Please note the importance of the scoping opinion to any subsequent Environmental appraisal process. If you are in any doubt as to what is being requested please see the above regulations.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

Yours sincerely

James Cross

Planning Case Officer- Arun District Council

Telephone: 01903 737784

Email: james.cross@arun.gov.uk

PLCONEIS (CCB) 2020

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Aldingbourne Parish Council

Barnham Parish Council

Eastergate Parish Council

EXECUTIVE SUMMARY

S106 and CIL Requirements

Chris Allington, Chair Eastergate Parish Council

Martin Beaton, Chair Aldingbourne Parish Council

John Robinson, Chair Barnham Parish Council

Issue 1

30th January 2019

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ARUN DISTRICT COUNCIL BN/155/20/EIS

1 Executive Summary

Aldingbourne, Barnham and Eastergate (ABE) have carried out a back-to-basics analysis which examines the current and expected community infrastructure deficits. A plan has been developed for the contributions required from future housing (post April 2018) planning permissions. It is necessarily very detailed to ensure that all community programmes requiring funding are compliant with legislation relating to CIL and S106. Readers should note that if a S106 agreement, or CIL policy, has failed to fund some element of community infrastructure in the past then the opportunity is lost and the challenge to fund it is for the Parish Councils by precept (tax on current residents), public works loans (tax on current and future residents) and/or grants.

The fundamental priority of the plan summarised within this document is to ensure that the current community infrastructure deficit does not get worse as a result of new housing planning permissions. New planning permissions will come via the BEW Strategic Allocation (2,150 by 2031 and a further 700 after 2031) and the DPD and Neighbourhood plan allocations (c145 across ABE by 2031).

There is growing infrastructure deficit in this analysis that is certain and needs highlighting. Since March 2011 at least 1,436 dwellings (350 are part of the BEW Strategic Allocation) have received planning permission in Aldingbourne, Barnham and Eastergate (ABE) and we have to assume that these will be built (See map at Annex A). This is a 42% increase in the numbers of houses that are currently in the ABE villages. As they are built they represent a 'hidden' ever-increasing pressure on our community infrastructure which was not properly addressed in the S106 agreements relating to those developments. At the date of this report we estimate that only circa 106 of these dwellings have been built and occupied. Therefore 1,330 dwellings will be built and occupied over the coming years increasing the population of ABE by c3,679. These developments all have S106 agreements in place, but no money has been set aside for many parish priorities excepting c£90k for improving the drainage of Murrells Field and anything that results from current APC discussions with Cala Homes. This plan is therefore structured as follows:

Housing Growth Category	Assumptions
Planning permissions pre-April 2017	Lobby to ensure that existing S106 commitments (typically WSCC highways, WSCC libraries, ADC priorities, Fire, Police, NHS etc.) are spent to improve services to the community of ABE
DPD, ANP, BENP housing allocations	Subject to the current draft CIL becoming adopted the parishes will apply CIL receipts to fund its priority project as detailed in this document
Strategic Allocation (Cala Homes)	This is part of the Strategic Allocation that is coming forward early. S106 negotiations are underway and this document will inform those discussions in terms of immediate priorities and ensuring that Cala fund circa 15% of the infrastructure requirements of the whole Strategic Allocation (Local Plan SP5)
Strategic Allocation (Northern Arc)	This will be the next phase of the Strategic Development to come forward. We have assumed that the S106/CIL contributions will be delivered by increasing capacity of community facilities in the villages and providing green space and play areas within the development area.
Strategic Allocation (Southern)	This will be the final phase of the Strategic Development to come forward and will complete the new A29 route from the B2233 to south of the Lidsey bends. We have assumed that the S106/CIL contributions will be delivered primarily by providing new community facilities within the development area and growing the capacity of Barnham Village Centre as a transport hub.

ARUN DISTRICT COUNCIL BN/155/20/EIS

The core principles behind this plan are sustainability and localism. This plan seeks to address the inevitable pressures from house building and urbanisation on existing, and future, residents. The ABE parishes have neighbourhood plans which have been largely ignored over recent years through developers securing 'planning by appeal'. Now that the ADC Local Plan has been made the ABE parishes are determined that we have a plan that can be used to ensure that:

- That S106 monies agreed in pre-April 2018 planning permissions (typically to WSCC highways, WSCC libraries, ADC priorities, Fire, Police, NHS etc.) are spent to improve services to the community of ABE.
- That post April 2018 housing planning permissions make appropriate financial contributions to ABE community Infrastructure priorities through S106 and/or CIL[1].

This report considers the typical headings in a S106 agreement and has created evidence-based policies in each area. These will be embodied in future updates of the B&E Neighbourhood Plan and the Aldingbourne Neighbourhood Plan.

These policies are summarised in this Executive Summary. The accompanying report contains the detail policies and evidence bases.

[1] Community Infrastructure Levy

ARUN DISTRICT COUNCIL BN/155/20/EIS

1.1 Flooding and drainage

Resolve longstanding concern over localised flooding in Aldingbourne, Barnham and Eastergate.

Resolve longstanding issue over surface water ingress into the foul drainage system during periods of heavy rain.

Plan Phase	Village Size (dwellings)	Issue	Owner
March 2011	3,438	Localised flooding in ABE. Ground-water overwhelming sewerage system.	ADC, Southern Water, Environment Agency
Planning permissions to April 2018	4,874	Use of packet treatment plants has failed. New capacity required urgently	
Local Plan targets to 2031	7,669	Plan required to mitigate risk to current and future community. Capacity must precede housing	
Post 2031	8,369		

1.2 Green infrastructure

Villages to retain their individual distinctive characters

1.2.1 Local green spaces for community use

Plan Phase	Village Size (Population)	Issue	Owner
March 2011	8,808	20.7Ha (51 acre) deficit	ADC Planning
Planning permissions to April 2018	12,487	30.1Ha (76 acre) deficit. No provision for more open space included in most planning permissions	
Local Plan targets to 2031	19,648	Open space to the FIT Standard must be provided by every development to ensure that the deficit does not increase.	
Post 2031	21,441		

Open Space Provision Analysis	Population	Playing Pitches	Open Green Space	LEAP - Equipped designated play areas	NEAP - MUGA/Skateboard
Standard for 2011 Population Current Surplus/(Deficit)	8,808	10.57 Ha (5.9Ha)	14.09 Ha (10.3Ha)	2.20 Ha (2.0Ha)	2.64 Ha (2.6Ha)
FIT Standard for Post 2011 Growth Forecast Surplus/(Deficit)	2,782	3.34 Ha (9.2Ha)	4.45 Ha (14.8Ha)	0.70 Ha (2.7Ha)	0.83 Ha (3.4Ha)
FIT Standard for DPD and BENP Allocation Forecast Surplus/(Deficit)	371	0.45 Ha (8.0Ha)	0.59 Ha (15.2Ha)	0.09 Ha (2.7Ha)	0.11 Ha (3.5Ha)
FIT Standard for Strategic Allocation - Cala Homes	897	1.08 Ha	1.43 Ha	0.22 Ha	0.27 Ha
FIT Standard for Strategic Allocation - Northern Arc	1,281	1.54 Ha	2.05 Ha	0.32 Ha	0.38 Ha
FIT Standard for Strategic Allocation - Southern	5,508	6.61 Ha	8.81 Ha	1.38 Ha	1.65 Ha

ARUN DISTRICT COUNCIL BN/155/20/EIS

1.3 Housing design, density and mix

Policies regarding this are covered in the made ANP[2] and BENP[3]. ABE remain concerned particularly about the quality of design proposed by many developers (unimaginative, densely packed brick boxes) and the provision of affordable local housing for local people.

1.3.1 Affordable housing for local people

ABE have facilitated the creation of an independent Community Land Trust.

1.4 Emergency Services

1.4.1 Community Policing

Need a visible presence back in the villages

1.4.2 Volunteer Emergency Teams

In addition to police, fire and ambulance the villages include volunteer response teams that need supporting with equipment, PPE, storage facilities and training. This requires funding.

1.5 Highways and Transport

Our policy is that the realigned A29 plan should be properly synchronised with those of the developers so that key infrastructure is in place before the inevitable problems of housing growth without infrastructure.

1.5.1 Through Traffic

The realigned A29 road design must support the free-flow of pedestrians, cyclists and other non-motorised transport between the villages and supports the ABE parishes policies on safe routes to school.

Measures need to be implemented to ensure that traffic passing through the villages (centres and residential areas) is calmed, controlled yet free flowing for local people. Measures need to be implemented to counter the increasingly urban feel that follows ongoing house building.

1.5.2 Regional access and potential bottlenecks

There is an inadequate strategy to ensure that the north-south routes can connect to the A27 without causing significant congestion at peak times. Highways infrastructure must precede further growth in housing in the villages.

The capacity of the B2233 through to Yapton and beyond has insufficient capacity through Barnham Village and is narrow with a low railway bridge at Barnham Station. Between Barnham and Yapton there is insufficient space for road widening to provide cycle lanes. This is of specific concern as traffic between Barnham and Yapton is expected to increase with a Strategic housing site at Yapton/Ford and a new secondary school at Yapton.

There is significant concern over the impact of congestion at the A29/A27 junction. The B2233 between the Basmati Restaurant junction and the A27 will become a rat-run. This road has inadequate footways.

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[2] Aldingbourne Neighbourhood Plan

[3] Barnham and Eastergate Neighbourhood Plan

ARUN DISTRICT COUNCIL BN/155/20/EIS

1.5.3 Multi-modal access between the villages

To encourage walking, cycling and safer routes to schools the network of cycle and multi-modal paths needs to be completed. See Annex B for strategy map.

Plan Phase	Village Size (dwellings)	Issue	Owner
March 2011	3,438	Barnham to Flansham complete	WSCC
Planning permissions to April 2018	4,874	Barnham to Westergate complete	
Local Plan targets to 2031	7,669	Church Lane Eastergate to St Philip Howard School Westergate to Church Lane, Eastergate A29 from Eastergate War Memorial to Fontwell Barnham to Yapton Old Canal route Lidsey to Yapton	
Post 2031	8.369		

1.5.4 Barnham Railway Station

Plan Phase	Village Size (Population)	Issue	Owner
March 2011	8,808	Barnham blighted by commuter car-parking on adjacent residential estate roads	WSCC, Network Rail
Planning permissions to April 2018	12,487	No increase in Barnham Village centre car-parking capacity. Will become a regional bottle-neck. Parishes proposing a Community warden with the ability to carry out parking enforcement (£35,000 per year)	ABE
Local Plan targets to 2031	19,648	Free morning/evening peak mini-bus service on developments greater than 1km away from Barnham Station. Land allocated away from the village centre for parking. Implement a CPZ at no cost to parishioners	ADC and Developers
Post 2031	21,441		

1.6 Healthcare

1.6.1 Doctors Surgery

Plan Phase	Village Size (Population)	Issue	Owner
March 2011	8,808	Croft Surgery only GP surgery in ABE and currently has more patients than capacity	NHS
Planning permissions to April 2018	12,487	Need urgent plan to increase capacity of the Croft Surgery	NHS

Local Plan targets to 2031	19,648	Need plan to further increase the capacity of the Croft Surgery or add a second surgery	NHS
Post 2031	21,441		

1.7 Library services

Our policy is to provide Tier 7 facilities within the Parishes to support existing community hubs and to minimise travel to the major centres of Bognor Regis and Chichester.

Plan Phase	Village Size (dwellings)	Issue	Owner
March 2011	3,438	Nearest library service Bognor and Chichester Villages serviced by a mobile facility	WSCC
Planning permissions to April 2018	4,874	Use S106 library contributions already contracted to provide Tier 7 facilities within the Parishes community facilities	
Local Plan targets to 2031	7,669	Use post April 2018 S106 library contributions to provide Tier 7 facilities within the Parishes community facilities	
Post 2031	8.369		

1.8 Education

1.8.1 Pre Schools

Plan Phase	Village Size (Population)	Issue	Owner
March 2011	8,808	Two pre-schools based in Barnham Community Hall and Aldingbourne Community Sports Centre	WSCC
Planning permissions to April 2018	12,487	Current provision will need to increase by an estimated 424 pupil places. The local primary schools propose that if they get land to expand then pre-schools should be collocated.	
Local Plan targets to 2031	19,648	Provision will need to increase by a further 795 pupil places	
Post 2031	21,441		

1.8.2 Primary Schools

Plan Phase	Village Size (Population)	Issue	Owner
March 2011	8,808	Three primary schools with capacity of 735	WSCC, SFA
Planning permissions to April 2018	12,487	Current Schools at or near capacity. There is an estimated need of 467 pupil places (at least one new two form entry school) as developments are built out. None of the schools have land to expand	WSCC, SFA

Local Plan targets to 2031	19,648	Growth will drive the need for a further 795 pupil places (circa +2 two form entry schools)	WSCC, SFA
Post 2031	21,441		

1.9 Social Infrastructure

1.9.1 Community/Village Halls

Our overarching strategy is that the community offer at each of the four venues is complimentary. This is likely to be a model where each hall offers similar services (e.g. venue hire for clubs, societies, private hire and events) but also that they offer something unique such as:

- Aldingbourne Community Sports Centre: Bowls, shooting, model railway, football, tennis, dry play pitches for hockey (MUGA), parkland …)
- Barnham Community Hall: Open parkland (drained and landscaped) with 24/7 access. Community garden, alternative sports offers such as skate park, netball, basketball, disabled sports; jogging track …
- Eastergate Memorial Hall: Theatre, performing arts, social inclusion programmes
- Eastergate Sports field: Cricket, Football , Stoolball

Plan Phase	Village Size (dwellings)	Issue	Owner
March 2011	3,438	1,395sqm of community hall space • Barnham Community Hall • Eastergate War Memorial Hall • Eastergate Sports Pavillion • Aldingbourne Community Sports Centre	ABE
Planning permissions to April 2018	4,874	Add 562sqm of space costing an estimated £1.5m • Barnham Community Hall Expansion • Café, Skate park, netball • Eastergate Pavilion upgrade (net increase) • Eastergate Hall - Add a small hall extension • Aldingbourne Community Sports Centre Existing community halls will need to increase capacity 40% to accommodate current deficiencies and housing growth linked to BENP, ANP, DPD, Strategic Allocation (Cala Homes) and the Strategic Allocation (Northern Arc) • 55% of the Proposed Capacity Increases (£834k) will be chargeable to S106/CIL. The balance (£683k) will need to be Parish Council and/or grant funded as they relate to the current deficit A new community hall will need to be delivered by the Strategic Allocation (Southern)	ABE, ADC, Developers
Local Plan targets to 2031	7,669		
Post 2031	8.369		

We have estimated the contribution that new homes S106 contributions should be making toward community facilities at £8.50/sq.m.

1.9.2 Sports

The parishes are planning to work with the local Sports Clubs to define the strategy for a coordinated, non-duplicated, approach to sport across the Parishes.

1.9.3 Community Programmes Support

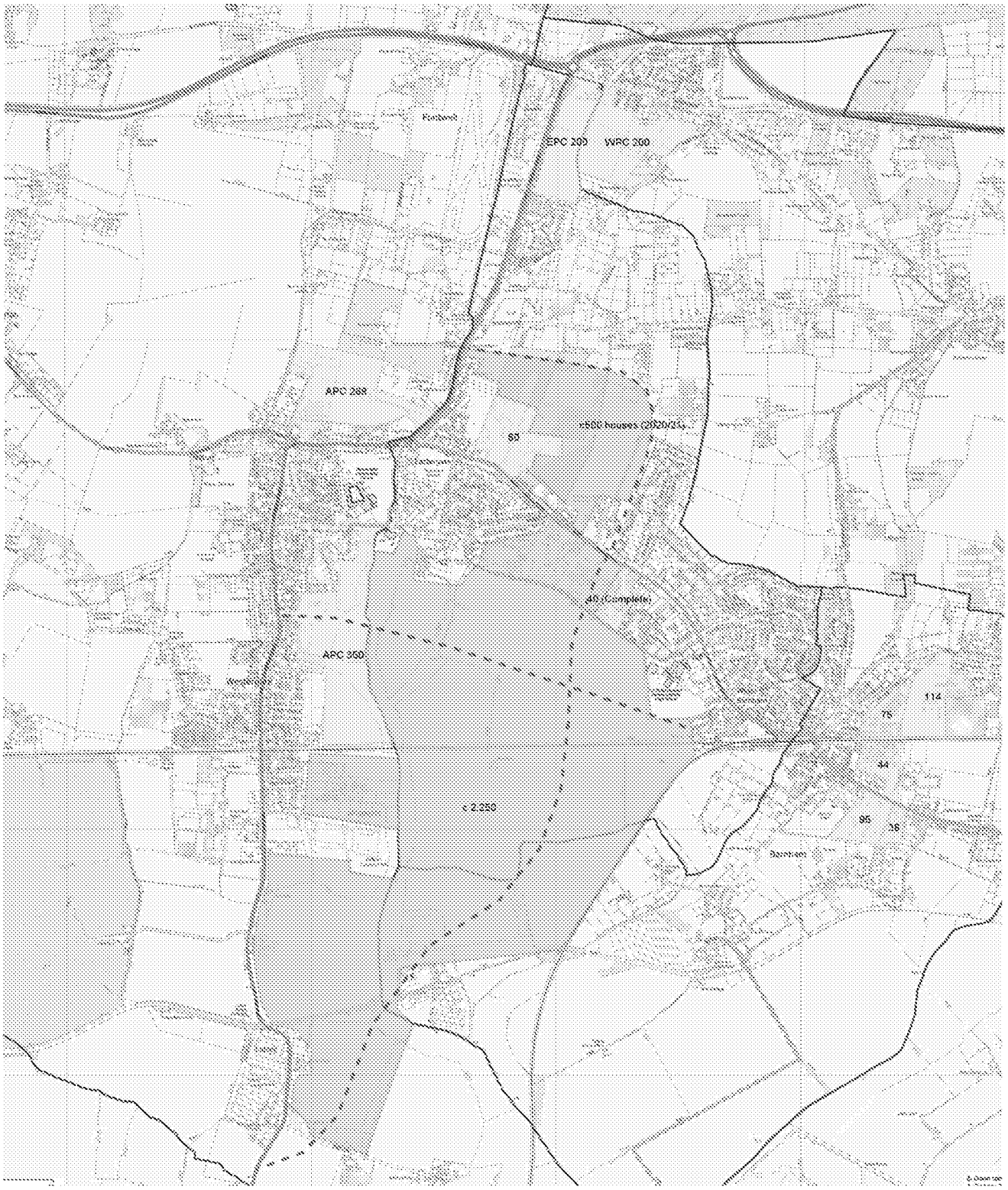
Barnham and Eastergate have been investing in a Community Facilities Manager who is also delivering social inclusion programmes. The objectives of this are to coordinate the work of the Parish Councils, Partner Charitable Trusts and volunteers to improve the places and spaces that matter to our local community, which is growing rapidly as new housing is built. Improving places and spaces is still a priority but having created the key infrastructure we are now focussed on supporting the community to bring people together and build stronger relationships. As a result, we are seeing more people becoming engaged and developing a sense of pride and ownership in what they have achieved, whether as volunteers or simply through supporting the events programmes. Our work has focussed on supporting the ambition within our community to deliver a vibrant and interesting range of clubs, societies and events that are valuable alternatives to other, more chargeable leisure pursuits which are typically 8 to 10 miles away. This work is now expanding to include Aldingbourne Parish Council and the Aldingbourne Community Trust.

From the work and developing partnerships described above we have developed CABE under the governance structures of Barnham Community Trust. CABE aims to coordinate, grow and develop the work of the volunteer led organisations in the villages to increase social connections and reduce loneliness. CABE aims to enrich many people's lives and stop them feeling isolated and alone through enabling local volunteers and workers to utilise all of our community buildings, to publicise and promote regular coffee mornings, libraries, lunches, casual drop-ins, shopping trips, film screenings, quiz nights, Bingo etc. We believe that accessibility and impact will be increased through a daily drop-in centre, newsletter, advertising and transport.

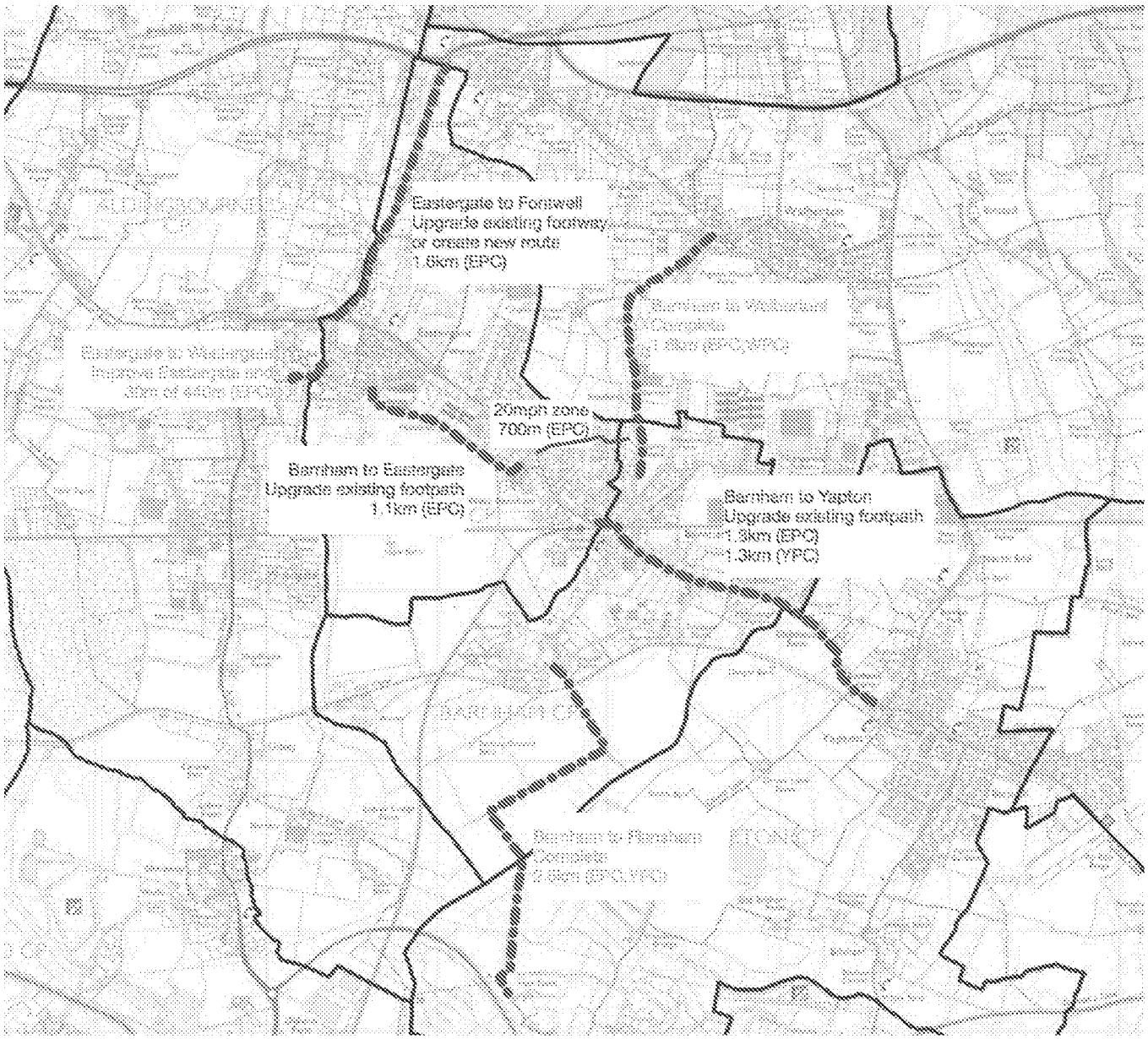
CABE's partners include Age UK, Voluntary Action Arun and Chichester, local church representatives, Barnham Community Trust, Aldingbourne Sports Hall, Eastergate Village Memorial Hall, Five Villages Mini Buses and Village Friends. The collective experience of these organisations has confirmed that people in rural areas really struggle to find and join community groups and organisations. This is primarily due to the lack of staff to organise activities, funding for advertising and promoting activities, and transport.

Developers will be encouraged to contribute revenue funding for this work.

Annex A: Development Reference Map



Orange:	Strategic Housing Allocation
Light Blue:	Planning Permissions since March 2011
Red dotted:	Realigned A29 and new major roads
Green dotted:	Multi-modal paths (built and un-built)
Dark Blue solid:	Parish boundaries

Annex B: Multi-modal access between the villages

Note: Update in Issue 2 to include Aldingbourne routes