

APPENDIX D - EXAMINATION CLARIFICATION MAP (BENP2, 2022)



Examination Map Clarification Map (Note 1) for Barnham and Eastergate Neighbourhood Plan 2 (BENP2)

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0 0.5
kilometres @ A3
Scale 1:16,490



Key

Local Planning Authority
Boundary of Arun District
Council

Strategic Housing Allocation

SD5 - BEW

T SP1 (i) Proposed Re-
alignment of A29 Road through
BEW Allocation

HELAA Deliverable (DEL) Sites

HELAA_EG7114OUT Land
North of Barnham Road

HELAA_BA12A Land west
of Church Lane (Rear of
Cottage Piggeries)

HELAA_140 Land to the
rear of Malvern Croft/
Lavender Lodge

HELAA_19BA1 Land south
of Lake Lane, Barnham

HELAA_103 Land north of Lake
Lane

ALP 2018 Gaps Between
Settlement SD SP3 - BW -
Barnham to Walberton

South Downs National Park
(Outside LPA Boundary of ADC)

Barnham and Eastergate CP
Boundary

Biodiversity Corridor

HELAA Deliverable (DEV) Sites

HELAA_17BN1 Land
west of Croftway
Nursery Yaptown Road

HELAA_140 Land to the
rear of Malvern Croft/
Lavender Lodge

Surrounding HELAA
Sites 2020

BENP2_Proposed Biodiversity Corridors

- 1 Aldingbourne Rife
- 2 Wandley's Lane to Barnham Road
- 3 Wandley's Lane to Barnham Lane
- 4 Church Lane, Eastergate to Church Lane, Barnham
- 5 Barnham Lane and Nanny Copse/Lake Lane to Church Lane, Barnham
- 6 Canal Path
- 7 Brook Lane cycle track and rife
- 8 Lake Lane to Yaptown Road and South of Barnham Windmill

BENP2_Proposed Sites

- 1 Land north of Spode Cottage, Eastergate Lane (10 Units)
- 2 The Square Barnham Road (37 Units)

BENP2_Proposed Sites (Existing HELAA Sites)

Red = Not Currently Developable (NCD), Blue = Deliverable

18EG1 (NCD) - Land North of Spode Cottage

NEWEG2 (DEL) 1 Northfields Cottages, Fontwell Avenue (42 units)

BENP2_ChurchLaneAO

Proposed Church Lane Area of Character

Built-Up Area Boundary
(BUAB_2021)

Built-Up Area Boundary
Extension
(BUAB_2021_Extension)

BENP2_Proposed Local Open Space 2021 - 2 and 4

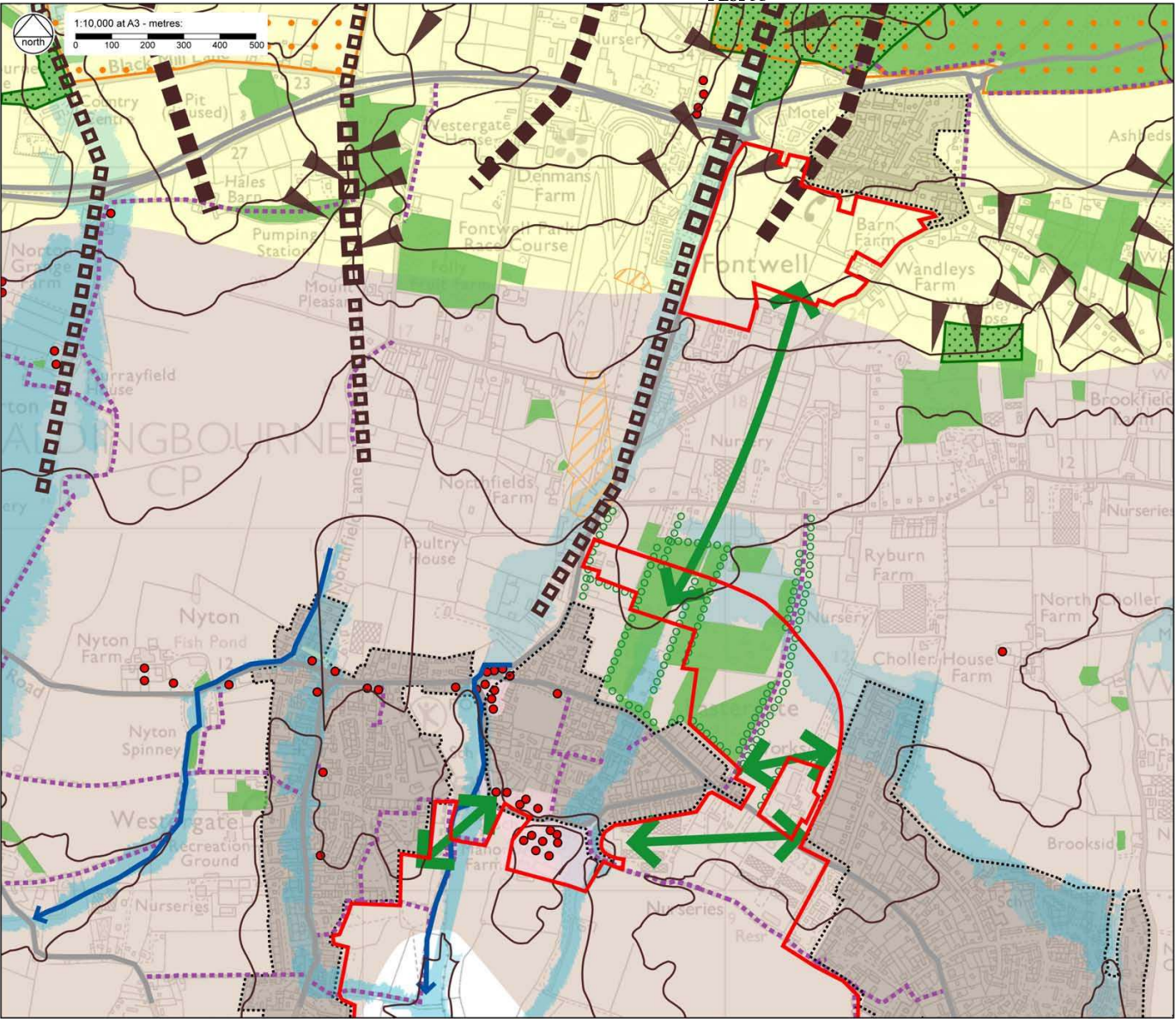
- 2(a) Hedge End Open Space
- 2(b) Stempwood Way Open Space
- 2(c) Nursery Close Open Space
- 2(d) Market Close Open Space
- 2(e) Saxby Close Open Space
- 2(f) Holmdale Open Space
- 4(a) St George's Churchyard, Eastergate, Open Space
- 4(b) St Mary the Virgin churchyard, Barnham

APPENDIX E - ARUN DC INDICATIVE ILLUSTRATIVE MASTERPLAN - WEB EXTRACT

APPENDIX F - LANDSCAPE CAPACITY OF STRATEGIC SITES (2017, HDA) - EXTRACT

Barnham, Westergate and Eastergate North

Re referenced as:
PESP5b



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Barnham, Eastergate and Westergate

1 Settlement Analysis

- 1.1 Barnham, Eastergate and Westergate are located towards the centre of the district, approximately 7km to the south-west of Arundel. The settlements are located within 2km of the National Park to the north.
- 1.2 Barnham, Eastergate and Westergate are part of a group of villages located within close proximity to each other on the upper coastal plain to the north of Bognor Regis. Westergate and Eastergate have effectively merged together, but Barnham has retained a degree of separation to the east.
- 1.3 Eastergate and Westergate have developed as linear settlements, north-south along the A29, and east-west along the B2233. Westergate is surrounded by a mosaic of horticulture, paddocks, pasture and small scale parcels of land associated with low density dwellings.
- 1.4 To the west, land falls slightly towards Aldingbourne rife, and the upper reaches of Lidsey rife is within close proximity to the east of Westergate. Further east the landscape consists of large scale arable field with varying degrees of enclosure, crossed by railway lines. To the north there are scattered low density dwellings, areas of land historically associated with market gardening, horse paddocks and associated equestrian land uses.
- 1.5 To the south and south east of the three villages of Westergate, Eastergate and Barnham there are the hamlets of Lidsey and Shripney connected to the A29. Lidsey is a collection of houses around Sack Lane and along the A29. Shripney is a hamlet or small village which has a stronger identity and has a conservation area and collection of listed buildings.

2 Site Assessment

- 2.1 The site occupies a large area between Barnham, Eastergate and Westergate, stretching from the hamlet of Lidsey in the south northwards between Eastergate and Barnham and wrapping around Eastergate to the north. The site itself varies in character and has been divided into nine areas - 5a, 5b, 5c, 5d, 5e, 5f, 5g, 5h and 5i.
- 2.2 Area 5a is located to the north of Eastergate, and occupies a large tree covered area which incorporates grazing fields and traditional orchards. Area 5b and 5c are located in the gap between Eastergate and Barnham with 5b consisting of rough grassland, and 5c used for horticultural purposes including glass houses. Area 5d consists of large scale arable fields. 5e is the linear landscape associated with Lidsey rife. Areas 5f and 5g are located between the rife and the eastern edge of Westergate and include small parcels of land with non-agricultural uses. Area 5h is another large scale arable field, separated from Area 5d by the rife. 5i is a medium sized agricultural field to the east of the A29 and Lidsey Caravan Park.
- 2.3 The nine areas are assessed in detail on the following pages.

3 Landscape Capacity for Housing Development

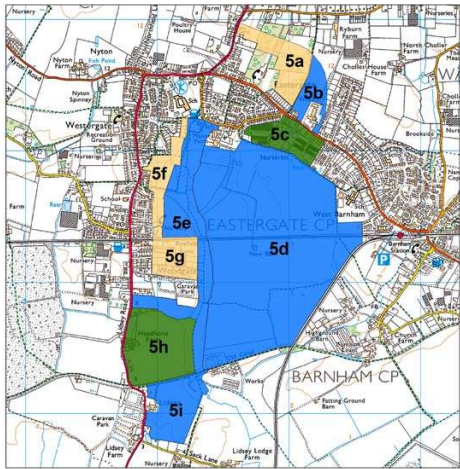
- 3.1 Detailed landscape sensitivity and value assessments for each area of the site are set out on the following pages. The landscape capacity of each area has been determined by combining the sensitivity and value, using the inverse matrix shown on page 2. Areas with a higher sensitivity and/

or value have a lower suitability for development than areas with lower sensitivity and/or value.

- 3.2 The resulting landscape capacity of each area is summarised in the following table and diagram.
- 3.3 Areas 5a, 5b, 5c, 5d, 5e and 5h have substantial sensitivity, which relates in large part to their contribution to the separation between settlements, and are judged to have low or low/medium landscape capacity, making them unsuitable for significant development in landscape terms.
- 3.4 Areas 5f and 5g are less sensitive, with a medium/high landscape capacity and could therefore accommodate further development, provided identified constraints are taken into account, in particular the surrounding settlement pattern, visual amenity, and the adjacent flood zone.

4 Green Infrastructure

- 4.1 Existing vegetation within Areas 5f and 5g, presents the opportunity to enhance the landscape structure of these areas with supplementary tree planting to help limit the visual impact of housing development in these areas, particularly on view from footpaths to the east, including those which cross the riparian landscape associated with the adjacent rife landscape to the east.



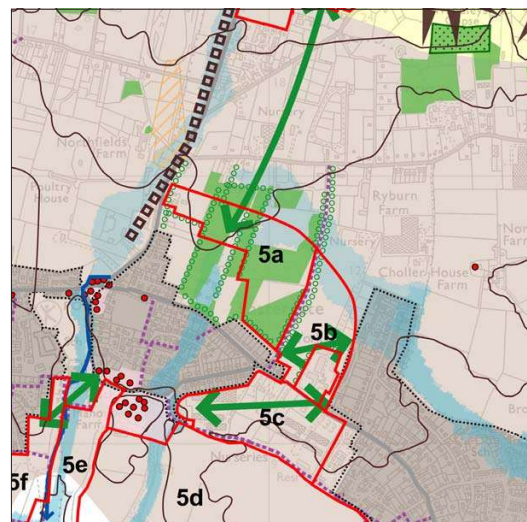
	Landscape Sensitivity	Landscape Value	Landscape Capacity
5a	Moderate	Slight	Medium / High
5b	Substantial	Moderate	Low
5c	Substantial	Slight	Low / Medium
5d	Substantial	Moderate	Low
5e	Substantial	Moderate	Low
5f	Moderate	Slight	Medium / High
5g	Moderate	Slight	Medium / High
5h	Substantial	Slight	Low / Medium
5i	Substantial	Moderate	Low

KEY
See diagram left, based on mapping data licensed from Ordnance Survey, Crown copyright.

High / Very high	Low / Medium
High	Low
Medium / High	Negligible / Low
Medium	Negligible



Photograph 14: View west from Footpath 300



Plan not to scale
See plans on pages 40 and 41 for wider context and key to symbols



Photograph 15: Panorama east from A29

Landscape Sensitivity:

Inherent landscape quality (intactness and condition)	Ecological sensitivity	Inconsistency with existing settlement form/pattern	Contribution to separation between settlements	Contribution to the setting of surrounding landscape/settlement	Views (visual sensitivity)	Potential for mitigation (Inverse score i.e. high potential for mitigation = low sensitivity, therefore low score)	Overall sensitivity judgement 01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
4	2	3	3	2	2	2	18
The site is made up of a series of small open fields and areas of scrub and traditional orchards. To the north east there are fruit trees within the site, areas of open rough grassland, a pastoral field and nettles, shrubs and trees. The eastern boundary is formed by a footpath with a barbed wire fence and brambly hedge along it. There are some large trees including oaks along this footpath. The northern and southern boundaries are an undefined line across the fields, with pony grazing on fields to the north of the site and associated equestrian land uses. The western boundary is a wooden fence, wall and confider hedge along the A29. The site is entirely Grade 1 Agricultural Land.	There are large trees on site including oak, orchard trees and rough grassland.	The site is to the north of Eastergate which has its historic core to the south of Barnham Road. The modern development pattern has expanded one or two houses deep along the north side of Barnham Road and along the A29. The site is adjacent to a newly permitted housing site which is north of Barnham Road.	Development here would reduce the gap between Fontwell and Eastergate to the north and Barnham and Eastergate to the east.	The site is inward looking and is not visually prominent. It is part of the rural continuum between Barnham and housing along the A29. However, the wooded boundaries of the site form a strong part of the edge of settlement along Barnham Road and the trees within the site form part of the wooded character of the village on the approach into Eastergate from Barnham to the east and in views south from Eastergate Lane to the north.	The site is flat and well contained by vegetation within and around the site. There are localised views from a large number of houses along Barnham Road, the A29 and houses and businesses on Eastergate Lane which back onto the site. There are views through gaps in the hedgerow along the public right of way which forms the eastern boundary to the site.	There is a good landscape structure of planting within the site on which could be used to mitigate visual effects. Mitigation should address the loss of orchard trees and aim to retain these where possible. Retention of land to the north of the site would be essential to create a strong vegetated boundary and buffer between Site 21 and Eastergate Lane. Areas associated with flood plain habitats should be retained as open space.	MODERATE

Landscape Value:

Landscape designations	Ecological and other designations (eg. heritage, flood zone etc)	Local distinctiveness	Any historic/cultural/literary associations	Contribution to setting of 'outstanding assets'	Recreation and public access/locally valued spaces	Perceptual aspects (eg. scenic quality, tranquillity, and remoteness)	Overall value judgement 01-07 = Negligible 08-14 = Slight 15-21 = Moderate 22-28 = Substantial 29-35 = Major
1	3	2	1	1	2	3	13
None.	There is a large area of flood zone within the north east of the site.	The site is distinctive for the patchwork of trees, including traditional orchards, which are on site. These make a limited contribution to the approach to and setting of the village of Eastergate.	The site is close to a conservation area but not adjacent. There are no listed buildings nearby. The site has historical associations with orchards and market gardening.	The site is close to the National Park boundary but there is no intervisibility and the site makes no contribution to it.	The site has no formal or informal public access. It is adjacent to Footpath 318 which runs along the eastern boundary and has some visual access onto the site.	From the south east corner there are sounds of a nearby road but these are distant. To the north west road sounds from the A29 become more dominant. There is a rural quality to the site from the public right of way to the east although housing is visible at Barnham which exerts urban influences on the site.	SLIGHT



LIZARD

Landscape Design and Ecology

The Old Bank, 34 South Street, Tarring, Worthing, West Sussex, BN14 7LH
