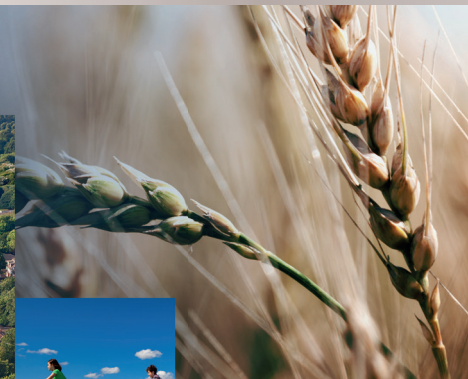
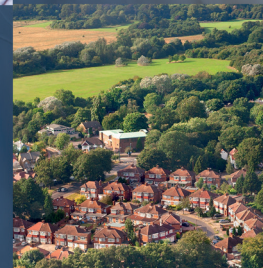


Barnham | Eastergate | Westergate

CONCEPT MASTERPLAN

January 2019



CREATING NEW SUSTAINABLE COMMUNITIES

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Introduction & project background

Proposals to re-align the A29 to allow a bridge crossing of the railway through Barnham and Woodgate have been in existence for many years. Arun District Council has recognised the potential synergy between the provision of new homes and facilities and a re-aligned A29 and this site now forms part of the proposed SD5 a strategic allocation for Barnham/Eastergate/Westergate (BEW) in the adopted Arun Local Plan.

This masterplan relates to a unique section of the above allocation which is made up of 4 parcels of land - each in individual ownership - abutted by Barnham Road to the north, the proposed A29 alignment to the east, residential accommodation to the west and a significant landscape corridor aligned with footpath FP321 to the south.

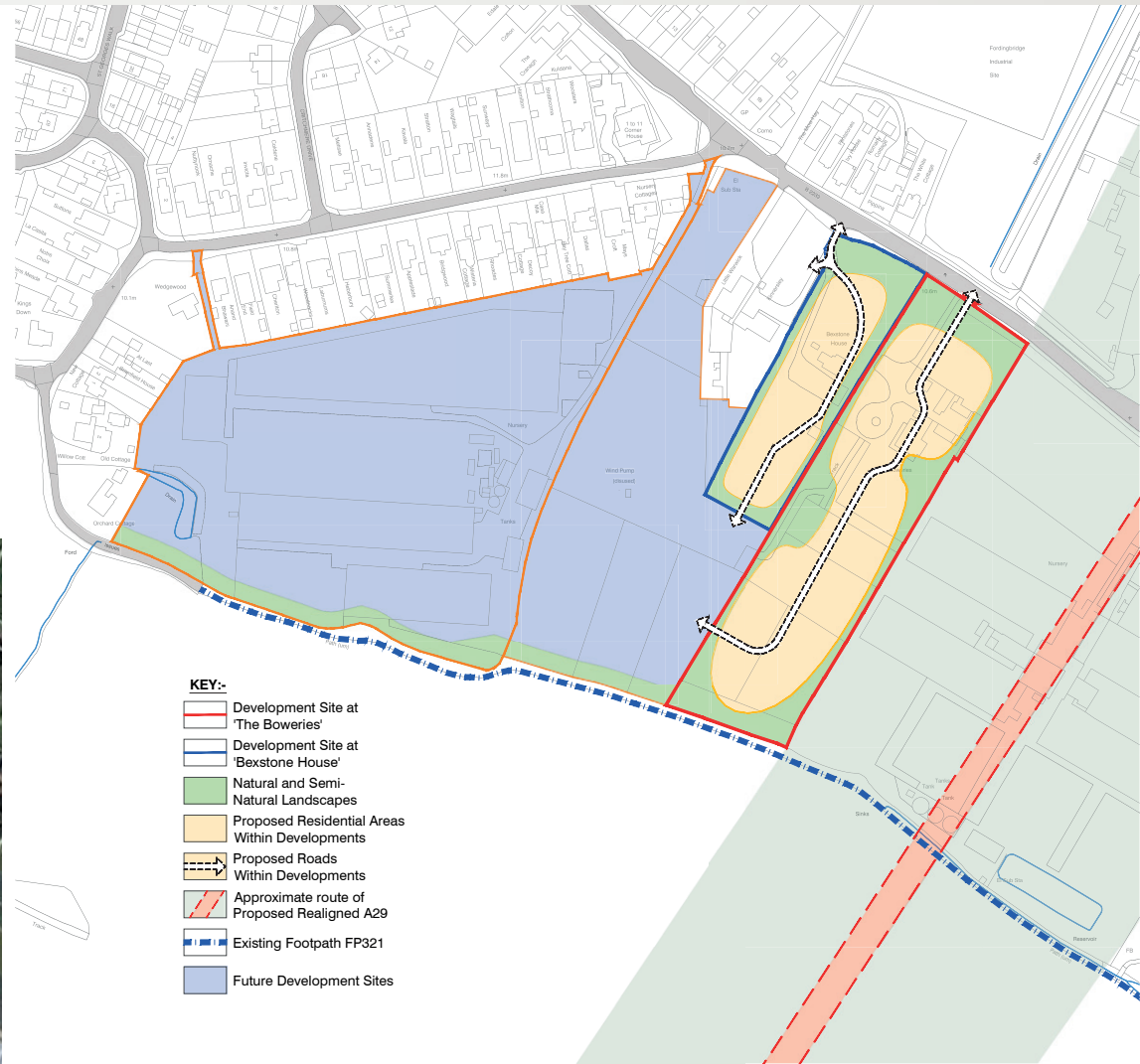
The constraints above make these 4 parcels of land somewhat unique. The majority of these 4 landowners and consultant teams have been working closely with officers at the Council over the evolution of the proposals and this document provides a summary of the work undertaken.



Planning context

Arun District Council has now adopted its Local Plan for the period 2011 to 2031. The Plan sets out how much development is planned over the period and the strategy for where it should be located.

Policy H SP1 establishes strategic housing, parish and town allocations. This site is included within site SD5 a strategic allocation for Barnham/Eastergate/Westergate (BEW).



Vision & community benefits

The vision for this extension to the settlement boundary at Barnham is for a sustainable community arranged in attractive and well-designed neighbourhoods which positively relate to the surrounding villages and West Sussex landscape, delivering major benefits to the local community and environment.

The benefits of this new settlement to residents, businesses and the environment will include:

1. Provision of a range of new homes for those wishing to stay in the community, including young families and down-sizers, at a range of size and affordability.
2. Support for sustainable travel by increasing car parking and access to Barnham railway station.
3. Increased biodiversity by changing land-uses from agriculture to a mix of open space and private gardens.
4. Provision of increased accessibility to Barnham Railway Station and its connections to Littlehampton and Chichester.
5. Improvements to drainage and increased biodiversity by creating dedicated wetland areas and SUDS.
6. Support for sustainable living by creating well-insulated homes, space for food growing and high-quality living environment.





Site connectivity

Rail

The site is close to Barnham railway station to the east and, as such, is very well connected to the main line rail network, providing sustainable access to employment, services and amenities. Barnham railway station is operated by Southern Railway and is located on the line between London Victoria and Southampton/Portsmouth, and Coastway West between Brighton and Southampton/Portsmouth. It also provides connections towards Chichester, Bognor Regis and Littlehampton.

Bus

The area is served by several bus routes to Bognor Regis, Chichester, Arundel and Yapton, with hourly services during peak time.

Foot

Several public footpaths run along the edges of the site. A long-distance footpath crosses the site on the alignment of the old Arundel - Chichester Canal. There are also longer distance footpaths in the vicinity of the site which provide linkage to the South Downs National Park.

Cycling

The flat topography makes the area of the three villages suitable for cycling on quieter country roads.

Vehicular

The site is connected to the wider road network by the A29, which links the site to Bognor Regis in the south and via the A27 at Fontwell to Arundel and Chichester.

Existing amenities

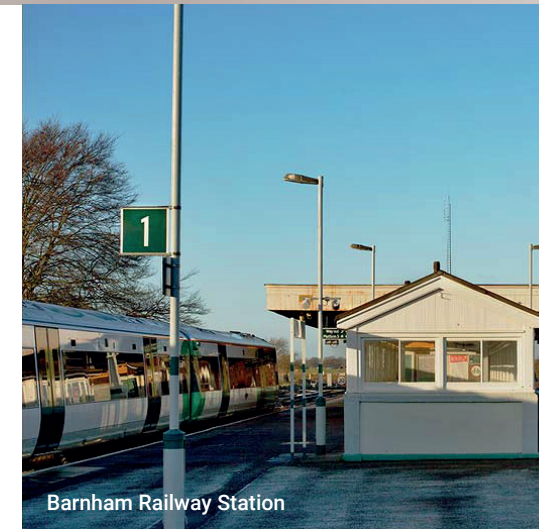
Residential development dominates the main access roads, Barnham Road and the A29, with the occasional presence of open space being nursery sites and playing fields. Mixed uses are concentrated on Barnham road near Barnham Railway Station. The three villages are surrounded by open land most of which is devoted to agriculture and horticulture.

The construction of the railway station (Barnham Railway Station opened in June 1864) shifted the focus of the village northwards from 'Old Barnham'.

The station is accessed north of the railway and is situated at what is now the heart of the village. Barnham Road contains several retail outlets including a convenience store, a barber's shop, a pub, takeaway, post office, a pharmacy and estate agents.

Educational establishments include St. Philip Howard Catholic High School in Barnham, Aldingbourne Primary School, Barnham Primary School, Ormiston Six Villages Academy and Eastergate C of E Primary School.

The three villages also offer premises for community events, sports and recreation with the presence of the Six Villages Sport Centre, Eastergate Village Hall and Adlingbourne Sports and Community Centre.



Barnham Railway Station



The Murrell Arms PH - Barnham



Recreation ground at Barnham
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Barnham Road
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Understanding the site constraints

The site is somewhat unique as it is abutted on all boundaries which act both as constraints and opportunities to the development.

These include:

- 1. Mature trees and hedgerows
- 2. Public rights of way
- 3. Proposed realignment of the A29
- 4. Existing Barnham Road and existing settlement policy area
- 5. Flood risk and watercourses

Mature trees and hedgerows

The site does have several mature trees and hedgerows. A design principal has been to retain these mature landscape features where possible to ensure that any development is sympathetic to the site's surroundings. The intention has always been to incorporate these landscape features into the development proposal.

Public rights of way

Footpath FP321 abuts the site to the south. This footpath is also aligned with a mature landscape buffer that is intended for retention.

Proposed realignment of the A29

The proposed realignment of the A29 acts as a barrier to the east.

Existing Barnham Road and existing settlement policy

Both the existing settlement policy area to the west and Barnham Road to the north act as design guide for the site.

Flood risk and watercourses

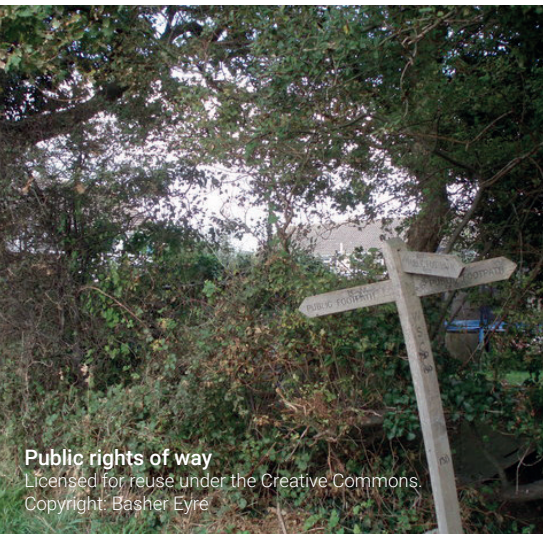
The site is naturally drained through small ditches and watercourses. The proposal is to incorporate the current watercourses, and the extensive use of sustainable drainage systems will reduce flood risk further downstream and provide diverse ecological habitats and amenity space.



Flood risks and watercourses



Mature trees and hedgerows



Public rights of way
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Existing Barnham Road
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Development concept & layout

The proposed development at Barnham is underpinned by the sites existing and proposed constraints. The design principles to create a new sustainable community within the context of the existing place.

The three main design principles are:

- 1. Integration of existing landscape features
- 2. A permeable network of new streets
- 3. Growth led by the current settlement structures

Growth

The proposal is for a scheme that comprises appropriate growth to existing settlements and new, distinct clusters of development in a landscape setting. A careful balance between these two forms of development will be struck, whereby the benefits of existing services and amenities can extend to new neighbourhoods, whilst the significant provision of new facilities will support both new and existing housing.



Conclusion

The site forms a small section of a larger masterplan for BEW. Owing to the sites contained nature and existing constraints it is appropriate that is master planned accordingly.

There exists at Barnham an opportunity to significantly address local housing need whilst bringing benefits that will extend well beyond the boundaries of the identified site.

The site offers qualities and connections that will facilitate an exemplary form of sustainable development, whereby new and existing residents will benefit from access to new and existing services, amenities and connections. New neighbourhoods will be integrated into a network of green infrastructure that provides appealing routes and access to open space for movement, recreation and relaxation.



There exists at Barnham an opportunity to significantly address local housing need whilst bringing benefits that will extend well beyond the boundaries of the identified site.

