



25th August 2020

Consultation Response Barnham, Eastergate and Westergate Framework Masterplan

Further to BEPC report submission to the BEW Advisory Group meeting on 13th August 2020 this consultation submission follows the same structure namely:

- **Red:** From BEPC's perspective the issue is unclear or unresolved and is causing significant concern
- **Amber:** From BEPC's perspective there appears to be agreement on the objective, but the subject can't be closed until technical studies are complete, formal agreements reached or land ownership issues resolved. BEPC are generally happy that these matters can be resolved in detail later in the process.
- **Green:** The major items agreed during the last 5 months are summarised. Minor matters, for example presentational advice, are not covered but included are to reflect the value of this process being plan and consultation led.

On a general point the current consultations still feel like a southern consortium focussed masterplan with urban extension developers (Barratts, Cala, Boweries/Warwick Nursery) playing lip-service to it. The result of this is that the SD5 North Masterplan detail is not as advanced as SD5 South. This is inappropriate given that SD5 North will be the first phase to deliver 500+ houses and the SD5 north section of the new A29. Barratt's report that they need the A29 alignment from Barnham Road to Fontwell Avenue confirmed before finalising an SD5 North masterplan for detail public consultation.

Regarding the A29 SD5 North alignment BEPC and District Councillors are currently receiving high levels of correspondence from concerned residents. The recent WSCC communication with residents on the SD5 North A29 alignment has proven to be particularly inflammatory and looks to have been poorly handled. BEPC were not aware of, or invited to, the consultation and heard about it from residents.

A challenge worth highlighting here is that residents are struggling to understand how the BEW Masterplan fits within the context of the existing community infrastructure and its settlements and how development will be phased. Whilst these items are covered in the RAG analysis below, we believe that it is vitally important to show a Masterplan for Barnham and Eastergate that illustrates, for example:

- The planned location of an expanded medical facility that will serve the existing and new communities. This is currently assumed to be a larger Croft Surgery, but this is not yet confirmed.
- Expansion of existing Community Halls and Sports Facilities in Aldingbourne, Barnham and Eastergate before the new centres in SD5 South are delivered. This includes the funding thereof.

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- Additional commuter car parking near Barnham Railway Station, to supplement the existing, to ensure that nearby residential areas do not become clogged up with commuters, as they are today.
- A masterplan for Barnham retail centre that addresses the current traffic congestion; sufficient commuter and shopper carparking; and the retail offer to support an expansion of the community it serves (which includes adjoining parishes such as Aldingbourne, Walberton and Yapton).
- The multi-modal connections between the new developments and the existing settlements.
- Ensuring that the new and existing communities are not permitted to coalesce and that there are clearly defined green corridors between the new developments and the existing settlements

Red Items

<i>Subject</i>	<i>BEPC Position Statement</i>	<i>Owner</i>
<p>A29 SD5 North Alignment</p>	<p>This is the highest priority issue. The route of the road, as presented, is too close to existing residential areas to allow the installation of satisfactory environmental separation between the new road and long established existing local housing. BEPC also believes that there will unnecessary damage of a visual, atmospheric and ecological nature, to our existing and valued villages landscape character, scale and environmental qualities.</p> <p>There is no clear way in which the current WSCC position can be reconciled with that of the adversely impacted residents and BEPC wishes to see a new, further west, alignment and relocation of the Halo site.</p> <p>The current WSCC status is:</p> <ul style="list-style-type: none"> ▪ Have purchased land from Halo (via Barratts) to push A29 realignment as far west as possible ▪ Closest the new road goes to residential property is 17m to the kerb. ▪ Major spend on environmental features (lakes, ponds, trees ...) ▪ Recognises that people don't understand technical drawings so has commissioned 3D fly-throughs. Did not say when, I assumed by September with the planning application. ▪ WSCC believe that residents don't understand that they are working hard to deliver the A29 SD5 North as best as they can with least impact on residents. They are a supplier of the road to meet the ADC Local Plan and not the proposer. ▪ Changes like style of acoustic fences ... WSCC will give what residents what they prefer, within reason. ▪ WSCC not getting drawn into the many questions on noise/pollution etc. as all these technical documents will be in the planning application which will be considered, and consulted on, by the ADC planning process. <p>Summary of residents concerns:</p> <ul style="list-style-type: none"> ▪ No evidence that the road alignment has been materially moved west. Still too close to residents' properties. ▪ Unacceptable that existing residents have their homes and lives blighted by a road alignment that favours under-utilised, poor quality, industrial space which could easily be relocated. ▪ Noise, pollution, environmental impact including tree planting and acoustic screening. 	<p>ADC, WSCC</p>

<i>Subject</i>	<i>BEPC Position Statement</i>	<i>Owner</i>
Development Phasing SD5 South	<p>Our current understanding of what is agreed is:</p> <ul style="list-style-type: none"> ▪ That the first 300 houses south of Barnham Road (Boweries/Warwick Nursery mini masterplan) can be built without building the southern section of the A29 from Barnham Road to south of the Lidsey bends. ▪ SD5 North, Cala Homes & Barnham Road Mini masterplan will proceed ahead of SD5 South infrastructure so totalling 1,150 homes being built in SD5 before the A29 is fully realigned. ▪ WSCC promised to forward fund the A29 from Barnham Road to south of the Lidsey bends to ensure that the road infrastructure comes before development. ▪ The 5th August BEW Framework Masterplan update shows 1,530 home being developed before the A29 SD5 South is completed which is completely unacceptable in traffic terms. This 1,530 does not appear to include the 350 from the Cala Homes development so the current proposal appears to be 1,880 being built in SD5 before the A29 is fully realigned. <p>This is a crucial red line for BEPC, and we want to see the plans returned to what was originally agreed/promised during the A29 Business Case Consultations in December 2018 notwithstanding our later concession on the Barnham Road Mini masterplan.</p>	ADC
Community Infrastructure	<p>Residents are already asking questions of detail regarding medical facilities and other matters of community infrastructure. The work carried out by BEPC and APC on community infrastructure (published January 2019) and the AiRS report (published November 2019) do not get covered within the BEW Framework Masterplan public consultations. BEPC believes that master-planning should cover this important topic.</p> <p>The principles that are agreed thus far are:</p> <ul style="list-style-type: none"> ▪ That existing BEPC and ADC community infrastructure will be expanded for the Cala development (350) plus the SD5 North development (500+) plus the Boweries/Warwick Nursery mini masterplan (c300). ▪ The delivery of community infrastructure for the rest (SD5 South) is insufficiently described in the public consultation presentation of the BEW Framework masterplan. <p>The public must be reassured that there is a community infrastructure plan and how it works.</p>	ADC and Developer S106 agreements
	<p>As a priority there needs to be a masterplan for the whole community including the location of medical facilities with sufficient capacity and all other items covered in this submission.</p>	ADC, BEPC
SD5 South new sport Community Infrastructure	<p>It is reported that ADC planners are dictating to the master planning advisers' football and cricket in the formal sports zones. There is no reference to the work carried out by BEPC and APC on community infrastructure (published January 2019) and the AiRS report (published November 2019).</p> <p>Whilst the size of the formal sport/leisure allocations looks about right these allocations are not evidence led despite considerable effort by BEPC and APC to provide the evidence. This item can move to Amber if ADC confirm that BEPC and APC remain active consultees in their design as multi-access, multi-sport facilities.</p>	ADC and Developer S106 agreements
SD5 North Engagement and Consultation	<p>The SD5 North Masterplan detail is not as advanced as SD5 South and not in the public domain. This is inappropriate given that SD5 North will be the first phase to deliver 500+ houses and an A29 Realignment from Barnham Road to Fontwell Avenue. BEPC and District Councillors are currently receiving high levels of correspondence from concerned residents in this regard (see opening remarks).</p>	SD5 North Developers

<i>Subject</i>	<i>BEPC Position Statement</i>	<i>Owner</i>
Horse Riders (Bridleways)	There is a large equestrian community in Barnham, Eastergate and surrounding areas. The BEW Framework Masterplan still makes no provision, or comments on, the needs of horse riders. All the bridleway proposals should comply with Sustrans recommendations in this regard.	ADC and SD5 developers

Amber Items

<i>Subject</i>	<i>BEPC Position Statement</i>	<i>Owner</i>
Pedestrian route from new carpark to Barnham Station	<p>BEPC welcome the carpark just west of Barnham Village Centre being added to the masterplan. Considerable progress has been made on this topic but the proposed pedestrian route via Gospond road is circuitous and can only represent a backup solution. There also remain some land ownership issues (WSCC) to be resolved.</p> <p>Network Rail need to be tasked with supporting a design for a more direct route.</p> <p>There is no evidence of a technical capacity study to demonstrate that 200 car-parking spaces is sufficient. It is crucial that this is not guessed at given the regional strategic importance of Barnham Railway Station and the current blight that residents suffer with commuters parking in nearby residential areas.</p>	ADC and SD5 South developers
Barnham Road Mini-Masterplan	Whilst BEPC have agreed (26 th March 2020) to a 'near final' mini masterplan we would like confirmation that this has been formally adopted in planning terms by ADC.	ADC
	<p>BEPC's support for the mini-masterplan was an 'on-balance' support which identified two reasons to oppose:</p> <ul style="list-style-type: none"> ▪ Developing this site ahead of the new A29 southern link will put more traffic pressure on B2233 (Barnham Road) until the new A29 has been fully developed ▪ There is clearly no appetite to push the A29 west so it is further away from Upton Brooks and the houses on the western boundary of the Downview Road estate (we've been pressing for this) <p>These items are covered elsewhere in this report but BEPC wish to emphasise the importance in this partnership process of developing action plans to mitigate the downsides of development. We have had no formal reply to our 26th March 2020 support statement.</p>	ADC
Upgrading the Canal footpath to a cycleway	BEPC welcome this featuring on the masterplan but technical, and probably cost, issues remain as to how the route will cross the railway line.	ADC and SD5 South developers

<i>Subject</i>	<i>BEPC Position Statement</i>	<i>Owner</i>
<p>Environmental matters; Green and wildlife corridors; Blue Infrastructure</p>	<p>BEPC has done considerable work over the last 12 months for its emerging Neighbourhood Plan update.</p> <p>BEPC have repeatedly offered access to all this information to support the ongoing SD5 technical surveys and studies but there has been limited engagement. BEPC believe that it is important to agree a common and collaborative evidence base and jointly agree recommendations on mitigation measures.</p> <p>Blue infrastructure – We would like to see further enhancements to provide wildlife and floral habits and daylighting the stream is a notable first step if other mitigating measures are undertaken to counter the rerouting of waterways. We would like confirmation of whether the site includes chalk streams as identified by Sussex Wildlife Trust map 2011 https://assets.sussexwildlifetrust.org.uk/chalk-streams-and-rivers-1.pdf and what special provision is being made to enhance and protect these.</p> <p>A key master-planning principle that should be adopted is to aim to preserve existing hedgerows and tree lines. No existing hedges must be destroyed or altered as it's no good tearing them up and planting new ones. Some monitoring should be built into the plan to ensure that developers are held to account on the promise of better biodiversity.</p>	<p>ADC and all SD5 developers</p>
<p>Upgrading Existing Community Facilities Funding Formula</p>	<p>It has been agreed that existing BEPC and ADC community infrastructure will be expanded for the Cala development (350) plus the SD5 North development (500) plus the Boweries/Warwick Nursery mini masterplan (c300).</p> <p>On 16th January 2020 BEPC and APC confirmed:</p> <ul style="list-style-type: none"> ▪ Our agreement to your 'funding formula' proposal based on 185sqm of community hall per 1000 people. We look forward to receiving the developer's reaction to this proposal. ▪ Broad agreement to the final version of the AiRS Report 'Community Facility Requirements for the Parishes of Aldingbourne, Barnham & Eastergate' dated November 2019. <p>BEPC is seeking confirmation that this funding formula is agreed</p> <p>16th January 2020 statement:</p> <ul style="list-style-type: none"> ▪ Both parish councils have embarked on master-planning the community building and sports facilities covered by the AiRS report to get the projects 'oven ready' for S106, CIL and grant applications. APC has an architect appointed for the redevelopment of the Aldingbourne Community Sports Centre and B&E have just appointed architects and QS's for all its projects. We will keep you informed on progress through the BEWAG meetings including the progress being made to close the funding shortfall. <p>This discussion needs to be placed on a future BEWAG agenda.</p>	<p>ADC and Developer S106 agreements</p> <p>BEWAG Chair</p>

<i>Subject</i>	<i>BEPC Position Statement</i>	<i>Owner</i>
Ownership, governance and management	<p>On 16th January 2020 we said:</p> <ul style="list-style-type: none"> ▪ Over the last nine months BEPC has been working with Barnham Community Trust to harmonise the management arrangements of Barnham Community Hall and Eastergate Village Hall. This work has been supported by AiRS and by April 2020 the new arrangements will be in place. We only have administration work to complete this change which will result in Barnham Community Hall and Eastergate Village Hall being operated by a CIO called Barnham and Eastergate Community Trust. ▪ Aldingbourne Parish Council is also working with its lessee (Charity name The Aldingbourne Community Sports Centre) to modernise the governance arrangements to a CIO. ▪ We'd be pleased to present the background governance strategy we have developed with AiRS at a future BEWAG meeting to inform future governance arrangements for the community facilities in the Southern Development of BEW. <p>This discussion needs to be placed on a future BEWAG agenda.</p>	BEWAG Chair
Tree selection	<p>Proposed liquid amber and ginkgo are ornamental, exotic and park type trees and not appropriate. Common names should be used in addition to the latin.</p> <p>BE Neighbourhood Plan team would like to contribute to advice on tree species selection. The current proposed list is:</p> <ul style="list-style-type: none"> ▪ Oak, ash, lime are the main native tree species around here, beech is a natural/plantation tree up into the Downs (on chalk) and less appropriate on the acid coastal plain. ▪ Ash is widespread but currently challenging because of Ash Die Back disease. ▪ English Elm is desirable but must be a DED resistant variety. ▪ We would be happy to see hornbeam, lime, sweet chestnut, birch, walnut and yew feature. By water consider several native willow/sallow species. ▪ Small trees & hedges should include in addition to hawthorn blackthorn(sloe), crab, wild service, field maple, dog rose and others which bear fruits for wildlife (even incl. elder). Existing local hedges contain these. ▪ Orchard areas should include apple, pear and plum. 	ADC and all SD5 Developers
Public Transport	<p>New bus route to be welcomed but must serve the SD5 North allocation also. No details are yet available as to how the busses will operate which could result in this item becoming Red in the future.</p>	ADC and all SD5 Developers

Green Items

<i>Subject</i>	<i>BEPC Position Statement</i>	<i>Owner</i>
Connectivity	<p>We support the addition of a section on connectivity of pedestrian and cycle corridor to support Sustrans objectives. The Masterplan is better demonstrating that BEW is a development integrated with the existing communities. Note the Red item on bridleways and the Amber item on public transport.</p>	ADC and all SD5 Developers
April 2020 Consultation	<p>It is noted that the high-water table, surface water flooding should not be moved elsewhere because of the build. We strongly agree that this must be achieved.</p>	ADC and all SD5 Developers
	<p>The most recent Masterplan is protecting the character and setting of Church Lane Eastergate and Eastergate Primary School and connections are shown connecting northwards across Barnham Road. The continuation of the green corridor leading towards the National Park is important to support the Bognor Regis Green Infrastructure Framework which links the coast to the Southdown's National Park.</p>	ADC and all SD5 Developers

<i>Subject</i>	<i>BEPC Position Statement</i>	<i>Owner</i>
Housing Numbers	The 5 th August 2020 BEW Framework Masterplan Update now correctly reflects the housing numbers agreed in the Local Plan and identifies the capacity of SD5.	ADC and all SD5 Developers
Design Guide	The consultation on the Arun District Design Guide SPD closed on 21st February 2020 and BEPC responded very positively to its content. The Arun Design Guide Supplementary Planning Document (SPD) was considered at the 30 th June Planning Policy Sub-Committee and referred to Full Council for adoption. It is critical that this Design Guide is robustly implemented by BEPC and ADC Planning.	ADC
Community Facilities Funding Formula	It has been agreed that existing BEPC and ADC community infrastructure will be expanded for the Cala development (350) plus the SD5 North development (500) plus the Boweries/Warwick Nursery mini masterplan (c300). On 16 th January 2020 BEPC and APC confirmed: <ul style="list-style-type: none">▪ Our agreement to your 'funding formula' proposal based on 185sqm of community hall per 1000 people. We look forward to receiving the developer's reaction to this proposal.▪ Broad agreement to the final version of the AiRS Report 'Community Facility Requirements for the Parishes of Aldingbourne, Barnham & Eastergate' dated November 2019.	ADC

Yours sincerely



Chris Allington
Chair

Reference Map

