



# Barnham and Eastergate Strategic Plan (May-24)

Chris Allington, Chair Barnham and Eastergate Parish Council

FINAL MAY 2024

**Barnham and Eastergate Parish Council (BEPC)**

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# 1 Introduction

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The Strategic Plan sets the key priorities that the Parish Council will focus on over the next 4 years. It provides a high-level summary of priorities and sits alongside other Parish Council planning documents such as the [Barnham and Eastergate Neighbourhood Plan](#) and the [Barnham and Eastergate Infrastructure Investment Programme](#).

The context for this revision of the Strategic Plan is:

- Any new priorities of BEPC post the May 2023 parish election.
- Then 2021 Census (See Annex D:)
- Supporting and continuing the work of the established BEPC committees and working parties:
- Planning and Environment Committee
- Places, People and Spaces
- Community Resilience
- Development Project Teams (e.g., Barnham Community Hall; Eastergate Pavilion; Eastergate Sports Field; Eastergate Village Hall; Murrells Field)

This document shows the growth, both past and forecast, of Barnham and Eastergate. A key focus of BEPC is therefore sufficient Community Infrastructure to support this growth:

- Community Infrastructure covers a range of subjects including, but not limited to:
- Education (Pre-school, primary, secondary, adult education, skills development ...)
- Emergency services, prevention and emergency response (Police, fire, ambulance)
- Flooding and drainage
- Green Spaces (Access to, availability of, recreation, children's playgrounds ...)
- Healthcare (Doctors, dentists ...)
- Highways and transport (Roads, footpaths, multi-modal paths ...)
- Library Services
- Retail and Leisure Services
- Social infrastructure (Community/village halls, sports facilities, community programmes to address cohesion, isolation and inclusion ...)
- The Parish Council has limited direct influence in areas that are the responsibilities of private sector organisations or higher authorities (District, County), but we can develop strategies; lobby for the necessary investments and hold higher authorities to account.
- Annex A: summarises the evidence base that we built in 2019 which has been reviewed and updated in March 2023. This evidence base demonstrates that a community infrastructure deficit has grown in all areas over the last 25+ years in Barnham and Eastergate. Given the forecasts for housing growth in Barnham and Eastergate this deficit is expected to grow further without substantial investment (circa £5m to £6m for Social Infrastructure to be delivered by BEPC)

This Strategic Plan will be reviewed annually to monitor progress against key priorities. It will also be used in the budgeting process to prioritise spend for the forthcoming year.

Whilst the Parish Council has Strategic Priorities it will also continue to focus on governance matters and its core objectives of:

- To promote and represent the community's views and aspirations.
- To provide high standard, cost-effective services and amenities to help meet the needs and wishes of residents.
- To work in partnership with other statutory and voluntary bodies, businesses and individuals to ensure improving standard of services and facilities to meet the needs and expectations of residents.

- To promote and support local voluntary groups and clubs that seek to assist residents and visitors.
- To help to create a socially inclusive and caring community which embraces all its residents, irrespective of age, culture, income, race, sexual orientation or religion, and which seeks to develop their well-being, knowledge, understanding and mutual co-operation.

## 2 Strategic Priorities

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We have identified the following strategic priorities that the Parish Council will focus on over the next 5 years:

- **Places, People & Spaces:** Develop projects and initiatives to increase community engagement, volunteering and community cohesion.
- **Community Programmes:** Facilitate programmes to coordinate, grow and develop the work of the volunteer led organisations in the villages to increase social connections and reduce loneliness. Our ambition is 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.
- **Community Resilience:** Develop a defined plan and deployment processes supported by a stock of equipment and PPE to enable a local response to emergencies.
- **Expand Village halls, Sports Facilities and Children's Equipped Play Areas:** Capital investment programme funded through Precept, Community Infrastructure Levy (CIL) and S106 contributions. Objective is to increase the accessibility, range of services and capacity of our community/village halls, playing fields and equipped play spaces.

### 2.1 Places, People & Spaces

Develop projects and initiatives to increase community engagement, volunteering and pride of place.

The current focus is to lead on litter picking promoting the engagement of volunteers and embedding recycling and sustainability. Other areas being explored for developing community engagement include:

- Promotion of the story of Barnham and Eastergate to ensure they are known as villages with history.
- Investigation of community garden possibilities.
- The identification of localised community areas where neighbours can meet and chat.
- Work with the Planning & Environment Committee promoting neighbourhood green initiatives.

### 2.2 Community Programmes

Facilitate programmes to coordinate, grow and develop the work of the volunteer led organisations in the villages to increase social connections and reduce loneliness. Our ambition is 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.

Barnham and Eastergate have been investing in a Community Facilities Manager who is also delivering grant funded programmes. The current major programme is a three-year Lottery funded programme July 2021 to June 2024. Evidence from this programme will inform future priorities and investments.

Coordinate the work of the Parish Council and Barnham and Eastergate Community Trust (BECT). [[Reference April 2022 BEPC, BECT MOU review letter](#)']

### 2.3 Community Resilience

Develop a defined plan and deployment processes supported by a stock of equipment and PPE to enable a local response to emergencies. The strategy is being developed and is likely to have three areas of focus:

1. **Places of safety and refuge** – These will be our community halls supplemented with emergency lighting and heating solutions. Staffing to support them, when needed, is anticipated to come from existing BEPC and BECT permanent staff and the volunteer teams that they have built. Other volunteer teams should be included in this such as the local school governors, WI, sports clubs, and churches.
2. **Volunteer workforce to physically support emergency response** – This will be a team of people willing to be trained and to support, with PPE, a range of physical tasks such as road diversions, pavement clearance, helping residents etc.

3. **Suppliers** – We have a range of suppliers with heavy equipment, chainsaws etc.. We need to establish an emergency purchasing process so that the Parish Council can ask them to act quickly with the assurance that they will be paid.

### 2.4 Expand Village halls, Sports Facilities and Children’s Equipped Play Areas

Capital investment programme funded through Precept, Community Infrastructure Levy (CIL) and S106 contributions. Objective is to increase the accessibility, range of services and capacity of our community/village halls and playing fields.

[Reference [‘BEPC Community Infrastructure Investment Programme’](#) dated January 2023]

[Reference [‘BEW Community Facilities Review’](#) by AiRS November 2019]

#### 2.4.1 Community/village halls

Developing additional capacity at Barnham Community Hall and Eastergate Village Hall to support a rich range of clubs, societies and private hire users.

#### 2.4.2 Playing Fields and green space for recreation

Provide a range of formal (e.g. pitches) and informal recreation space supported, where appropriate, with indoor facilities (e.g. changing rooms).

Work with existing sport clubs and adjacent parishes to deliver a rich choice of sports facilities within a 1-to-3mile radius of Barnham Village Centre.

- **Aldingbourne Sports Centre:** Bowls, football, tennis, dry play pitches for hockey ...)
- **Eastergate Sports field:** New pavilion and club-led sports such as Cricket and Football
- **Murrells Field (adjacent to 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 ...

#### 2.4.3 Children’s Local Equipped Areas for Play (LEAPs)

BEPC managed equipped play areas are at Eastergate Playing Field and Barnham Community Hall Others are:

- Farnhurst Road – Operated by Arun District Council •  
Others?

## A: Community Infrastructure Evidence base

### A.1 Executive Summary

This is a 2023 update to a 2019 Aldingbourne, Barnham and Eastergate (B&E) ‘back-to-basics’ analysis which examined the current and expected community infrastructure deficits. A plan was developed in 2019 to quantify 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 and other house building in the Parish.

## Barnham and Eastergate Parish Council (BEPC)

In 2019 we demonstrated a growing infrastructure deficit. This remains in 2023 and the strategies being following to secure S106 and CIL contributions need to continue to be pursued.

As housing is built it represents a 'hidden' ever-increasing pressure on our parish community infrastructure which was not properly targeted in the S106 agreements relating to developments that obtained planning permission before 2020. CIL regulations at Arun came into force on 1 April 2020 and funding is coming through to B&E from this. We have also made progress on negotiating S106 agreements on the BEW Strategic Allocation which is a 'zero CIL' development site.

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. B&E has had a neighbourhood plan since 2014 and it was updated successfully in 2021. Our neighbourhood plan has been too often ignored through developers securing 'planning by appeal' due to the Arun District Council Local Plan failing to deliver a 5-year house land supply. We hope that central government legislation and regulation will change in 2023 to stop this and increase empowerment for local communities.

This report considers the typical headings in a S106 agreement and has created evidence-based policies in each area.

### A.2 Flooding and drainage

Resolve longstanding concern over localised flooding in 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
2021	2,305	Localised flooding in B&E. Ground-water overwhelming sewerage system.	ADC, Southern Water, Environment Agency
Planning permissions to March 2023	3,043	Prior use of packet treatment plants has failed. New capacity and repairs required urgently	
BEW Strategic Allocation - North of Barnham Road (inc 60 on Fruit Farm site)	3,664	BEW Design required to mitigate risk to current and future community. Capacity must precede housing	
BEW Strategic Allocation - South of B2233, north of railway	4,914		
BEW Strategic Allocation South of railway	5,914		

### A.3 Green infrastructure

Villages to retain their individual distinctive characters

#### A.3.1 Local green spaces for community use

Plan Phase	Village Size (Population)	Issue	Owner
2021	5,616	10.1Ha deficit	ADC Planning
Planning permissions to March 2023	7,240	15.5Ha deficit.	
BEW Strategic Allocation - North of Barnham Road (inc 60 on Fruit Farm site)	8,606	Open space to the FIT Standard must be provided by every development to ensure that the deficit does not increase.	

## Barnham and Eastergate Parish Council (BEPC)

BEW Strategic Allocation - South of B2233, north of railway	11,356	
BEW Strategic Allocation South of railway	13,556	

Open Space Provision Analysis	Population	Playing Pitches	Open Green Space	LEAP - Equipped designated play areas	NEAP - MUGA/Skate board	
Standard for 2021 Population	5,616	6.74 Ha	8.99 Ha	1.40 Ha	1.68 Ha	
Current Surplus/(Deficit)		(2.0Ha)	(5.2Ha)	(1.2Ha)	(1.6Ha)	(10.1Ha)
FIT Standard for Post 2021 Growth	1,624	1.95 Ha	2.60 Ha	0.41 Ha	0.49 Ha	
Forecast Surplus/(Deficit)		(4.0Ha)	(7.8Ha)	(1.6Ha)	(2.1Ha)	(15.5Ha)
FIT Standard for Strategic Allocation - Northern Arc	1,212	1.45 Ha	1.94 Ha	0.30 Ha	0.36 Ha	
Forecast Surplus/(Deficit)		(3.8Ha)	(3.3Ha)	(1.9Ha)	(2.5Ha)	(11.4Ha)
FIT Standard for Strategic Allocation - SC1	154	0.18 Ha	0.25 Ha	0.04 Ha	0.05 Ha	
Forecast Surplus/(Deficit)		(1.6Ha)	56.5Ha	(1.9Ha)	(2.5Ha)	50.5Ha

- There is an existing deficit (10.1Ha rising to 15.5Ha as planning permissions are built out) which cannot be funded by S106 from new development.
- The Playing Field deficit is being part addressed by the S106 monies from the Angel's Nursery development upgrading the parkland at Murrells Field
- The Strategic Allocation (Northern) reduces the deficit to 11.4Ha
- The Strategic Allocation (Southern) adds in the Linear Park which addresses the Green Space deficit albeit the mix needs adjusting to provide sufficient Playing Pitches, LEAPs and NEAPs

### A.4 Housing design, density and mix

Policies regarding this are covered in the made BENP<sup>1</sup>. B&E 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.

#### A.4.1 Affordable housing for local people

B&E have facilitated the creation of an independent Community Land Trust.

### A.5 Emergency Services

#### A.5.1 Community Policing

Need a visible presence back in the villages

#### A.5.2 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. (See BEPC emerging Community Resilience Plan)

<sup>1</sup> Barnham and Eastergate Neighbourhood Plan



## A.6 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.

### A.6.1 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 B&E 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.

### A.6.2 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.

### A.6.3 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
2021	2,305	Barnham to Flansham complete Barnham to Walberton Complete	WSSC and ADC
Planning permissions to March 2023	3,043	Barnham to Yapton requires a funded solution	
BEW Strategic Allocation - North of Barnham Road (inc 60 on Fruit Farm site)	3,664	Required: <ul style="list-style-type: none"> <li>• Church Lane Eastergate to St Philip Howard School</li> <li>• Westergate to Church Lane, Eastergate</li> <li>• A29 from Eastergate War Memorial to Fontwell</li> <li>• Barnham to Yapton</li> <li>• Old Canal route Lidsey to Yapton</li> </ul>	
BEW Strategic Allocation - South of B2233, north of railway	4,914		
BEW Strategic Allocation South of railway	5,914		

### A.6.4 Barnham Railway Station

Plan Phase	Village Size (Population)	Issue	Owner
2021	5,616	Barnham blighted by commuter car-parking on adjacent residential estate roads	WSSC, Network Rail

## Barnham and Eastergate Parish Council (BEPC)

Planning permissions to March 2023	7,240	No increase in Barnham Village centre carparking capacity. Will become a regional bottleneck.	B&E
BEW Strategic Allocation - North of Barnham Road (inc 60 on Fruit Farm site)	8,606	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
BEW Strategic Allocation - South of B2233, north of railway	11,356		
BEW Strategic Allocation South of railway	13,556		

### A.7 Healthcare

#### A.7.1 Doctors Surgery

Plan Phase	Village Size (Population)	Issue	Owner
2021	5,616	Croft Surgery only GP surgery in B&E and currently has more patients than capacity	NHS
Planning permissions to March 2023	7,240	Construction underway to increase capacity of the Croft Surgery	NHS
BEW Strategic Allocation - North of Barnham Road (inc 60 on Fruit Farm site)	8,606	Need plan to further increase the capacity of the Croft Surgery or add a second surgery	NHS
BEW Strategic Allocation - South of B2233, north of railway	11,356		
BEW Strategic Allocation South of railway	13,556		

#### A.8 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
2021	2,305	Nearest library service Bognor and Chichester Villages serviced by a mobile facility	WSCC
Planning permissions to March 2023	3,043	Use S106 library contributions already contracted to provide Tier 7 facilities within the Parishes community facilities	
BEW Strategic Allocation - North of Barnham Road (inc 60 on Fruit Farm site)	3,664	Use post April 2018 S106 library contributions to provide Tier 7 facilities within the Parishes community facilities.	

## Barnham and Eastergate Parish Council (BEPC)

BEW Strategic Allocation - South of B2233, north of railway	4,914		
BEW Strategic Allocation South of railway	5,914		

### A.9 Education

#### A.9.1 Pre Schools

Plan Phase	Village Size (Population)	Issue	Owner
2021	5,616	Two pre-schools based in Barnham Community Hall and Aldingbourne Community Sports Centre	WSCC
Planning permissions to March 2023	7,240	Current provision will need to increase significantly. We don't have sight of this plan. The local primary schools propose that if they get land to expand then pre-schools should be collocated.	
BEW Strategic Allocation - North of Barnham Road (inc 60 on Fruit Farm site)	8,606	Provision will need to increase by a further 795 pupil places	
BEW Strategic Allocation - South of B2233, north of railway	11,356		
BEW Strategic Allocation South of railway	13,556		

#### A.9.2 Primary Schools

Plan Phase	Village Size (Population)	Issue	Owner
2021	5,616	Three primary schools with capacity of 735	WSCC, SFA
Planning permissions to March 2023	7,240	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
BEW Strategic Allocation - North of Barnham Road (inc 60 on Fruit Farm site)	8,606	Growth will drive the need for a further 795 pupil places (circa +2 two form entry schools)	WSCC, SFA
BEW Strategic Allocation - South of B2233, north of railway	11,356		

BEW Strategic Allocation South of railway	13,556		
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## A.10 Social Infrastructure

### A.10.1 Community/Village Halls

Since the 2019 report there has been substantial progress and an AiRS report to identify necessary capacity increases which we agreed with.

B&E have developed a detailed plan '*BEPC Community Infrastructure Investment Programme (Jan-23)*'

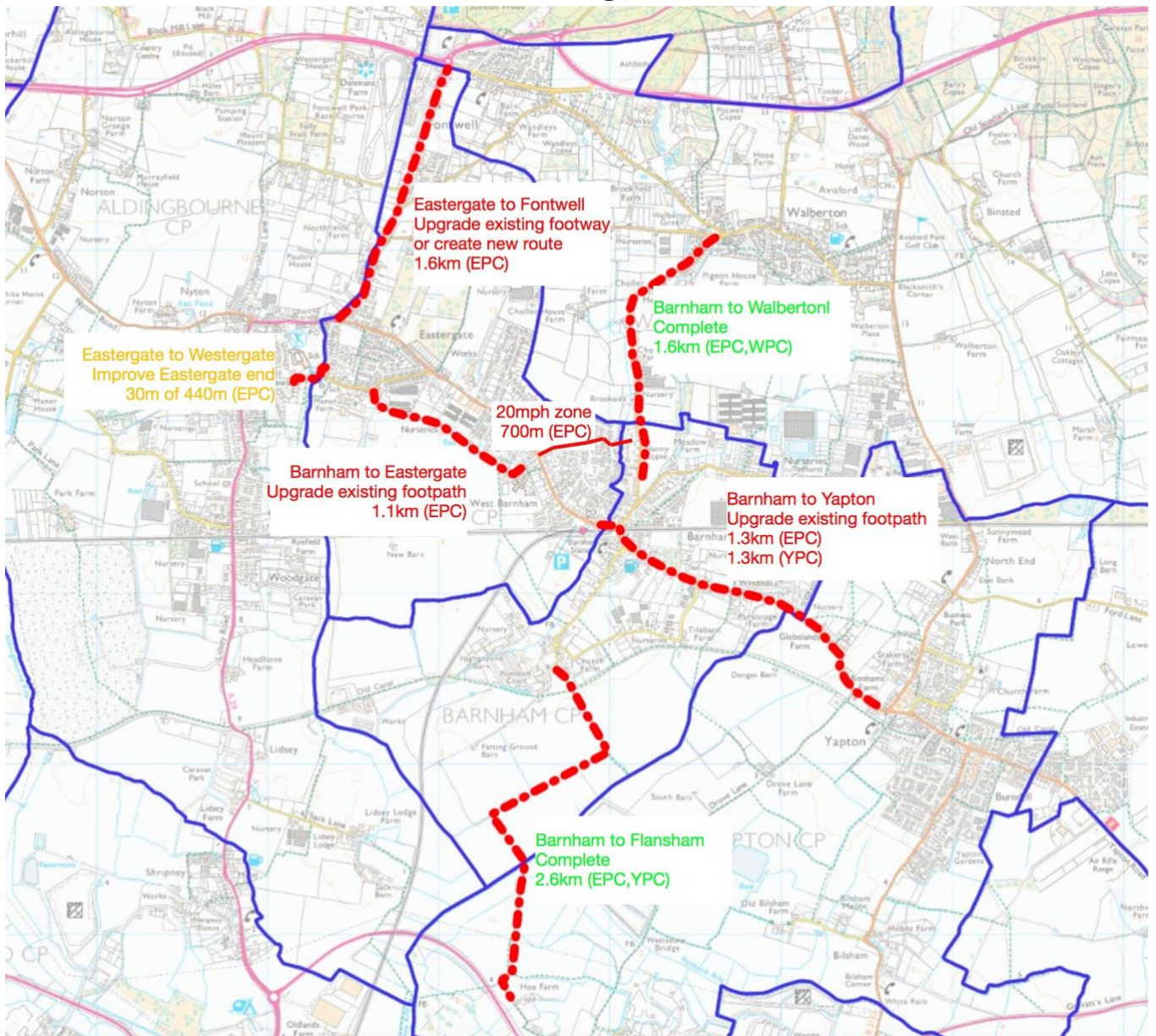
Our overarching strategy is that the community offer at each of the four venues avoids unhealthy competition. This is likely to be a model where each hall offers similar services (e.g. venue hire for clubs, societies, private hire and events) but also that they offer something unique such as:

- 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

### A.10.2 Sports

The parishes are seeking to work with the local Sports Clubs to define the strategy for a coordinated, nonduplicated, approach to sport across the Parishes.

**B: Multi-modal access between the villages**





## C: AiRS 2019 Report Summary

Facility	Requirement	Cost (Net)	Comment
ACSC	Rebuild Centre	£1,620,000	600 sq/m
	3G Football Pitch	£1,010,000	65mm / lights
	Natural Football Pitch	£895,000	106m x 70m
	Select & Collect Library Facility	£10,000	
Barnham Community Hall - Murrell's Field	Hall Extension	£405,000	150sqm
	Select and Collect Library Facility	£10,000	
Eastergate Sports Ground Pavilion	New Pavillion	£1,350,000	500sqm
	MUGA	£155,000	
Eastergate Hall	Hall extension	£162,000	60sqm
	Select and Collect Library Facility		
Southern development (SD1)	New community centre, open space / activity area	£2,268,000	600 sq/m
	Hall		
	Hall to seat 150.		
	Meeting room to seat 50 that can be divided		
	Meeting room to seat 30		
	Committee room to seat 10		
	Entrance foyer		
	Full catering kitchen serving main hall		
	Small kitchen for meeting rooms		
	Bar area		
	Toilets		
	Three offices – agency and administration		
	Storage		
	Changing Rooms		
	Tier 7 Library Facility		
	Grounds		
	Playing field		
	Fitness trail / adult gym		
Children's playground			
Multi Use Games Area			
Skate park			
Philip Howard School	New 3G Rugby Union pitch	£1,320,000	65mm / lights
			130m x 80m

## D: 2021 Census

### D.1 Core data with year-on-year comparisons

Total Dwellings/Households					
	2001	2011	2021		
Arun	65,424	70,190	72,700		
		7.3%	3.6%		
Barnham and Eastergate	1,801	2,066	2,305		
		14.7%	11.6%		
Usual Resident Population					
	2001	2011	2021		
Arun	140,759	149,518	164,889		
		6.2%	10.3%		
Males	66,212	71,303	79,459		
Females	74,547	78,215	85,430		
Lives in a household		145,744	161,434	98%	
Lives in a communal establishment		3,774	3,455	2%	
Aged 18 to 65	77,352	83,697	91,557	56%	
Over 65	36,529	39,328	44,798	27%	
Under 18	26,878	26,493	28,541	17%	
Density		6.8			
<b>Barnham and Eastergate</b>	<b>4,479</b>	<b>4,808</b>	<b>5,616</b>		
		7.3%	16.8%		
Males	2,200	2,338	2,709	48%	
Females	2,279	2,470	2,907	52%	
Lives in a household	4,398	4,715	5,495		
Lives in a communal establishment	81	93	115		
Aged 18 to 65	2,736	2,820	3,201	57%	England
Over 65	790	1,078	1,365	24%	17%
Under 18	953	910	1,050	19%	21%
Hectares	743	744	744		
Density (persons/hectare)	6.03	6.46	7.55		

Headline from this data:

- In the last 20 years Barnham and Eastergate has been a growth point in Arun District. Our parish has increased in size faster than Arun District as a whole:
- 25% based on resident population (Arun is 17%)
- 28% based on households (Arun is 11%)
- The parishes over-65 population is 7% higher (393 residents) than the England average.

## D.2 Economic Activity

Economic Activity Status (B&E)	2021	
<b>Inactive</b>	1,962	44%
Retired	1,349	
Student	177	
Looking after family	177	
Sick/disabled	161	
Other	98	
<b>Active excluding full time students</b>	2,615	58%
<b>Distance Travelled to Work (B&amp;E)</b>		
<b>Usual residents in employment and over 16</b>	2,609	
Less than 2km	154	6%
2km to less than 5km	153	6%
5km to less than 10km	537	21%
10km to less than 20km	296	11%
20km to less than 30km	77	3%
30km to less than 40km	79	3%
40km to less than 60km	51	2%
60km and over	32	1%
Works mainly from home	820	31%
Works mainly at an offshore installation, in no fixed place, or outside the UK	410	16%

## D.3 Ethnic Group

Ethnic Group (B&E)	2011	2021
White	4,669 97.1%	5,391 96.0%
Mixed or Multiple ethnic groups	55 1.1%	86 1.5%
Asian, Asian British or Asian Welsh	67 1.4%	83 1.5%
Other ethnic group	5 0.1%	27 0.5%
Black, Black British, Black Welsh, Caribbean or African	12 0.2%	25 0.4%
<b>Born in the UK</b>		
Born in the UK	4,497	5,197 92.5%
Arrived 2000 and before	203	181 3.2%
Arrived before 2001 to 2010	108	138 2.5%
Arrived before 2011 to 2021		100 1.8%