

Barnham and Eastergate Neighbourhood Development Plan 2014-29



Submission Plan - December 2013

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Foreword

The popularity and attraction of the villages of Barnham and Eastergate are principally based on the separate characters of the two settlements, their geographical location between the South Downs and the coast, with the open landscape of fields laced with water courses and hedgerows which surround the settlements, and the presence of patches and strips of ancient woodland throughout the area. In addition each village has conservation areas and an area of special character, with a mixture of statutory and locally listed historical buildings, and those with special character.

Investment in the villages, and change in future years, will only be worthwhile if these make a real difference to the lives of local people and the future of their community.

The Barnham and Eastergate Neighbourhood Plan started in September 2012. The Parish Councils wanted the people of Barnham and Eastergate to have a say in all aspects of the future of the villages, but more importantly wanted local people to decide what changes should occur, rather than leaving such decisions to Arun District Council.

Barnham and Eastergate's Neighbourhood Plan sets out a vision for the area that reflects the thoughts and feelings of local people with a real interest in their community. The Plan sets objectives on key identified themes such as getting around, business, tourism, community, leisure and well-being, the environment and design quality of physical structures. It builds on current and future planned activity and says what the Parish Councils and their partners will work towards.

The Parish Councils are committed to maintaining and strengthening contacts and groups of people which have developed as a result of the Neighbourhood Plan. They believe that this joint working to implement a plan for Barnham and Eastergate will make the villages an even better place to live, work and enjoy.

The Parish Councils wish to sincerely thank all those residents who sat on the Focus Groups and Neighbourhood Plan Committee and freely gave up their time, expertise and input into the process. They would also wish to thank those residents who attended the public meetings held and for the comments that they made on which this Plan is based.

**David Phillips Chairman of Barnham Parish Council and
Chris Allington Chairman of Eastergate Parish Council**

1 Introduction

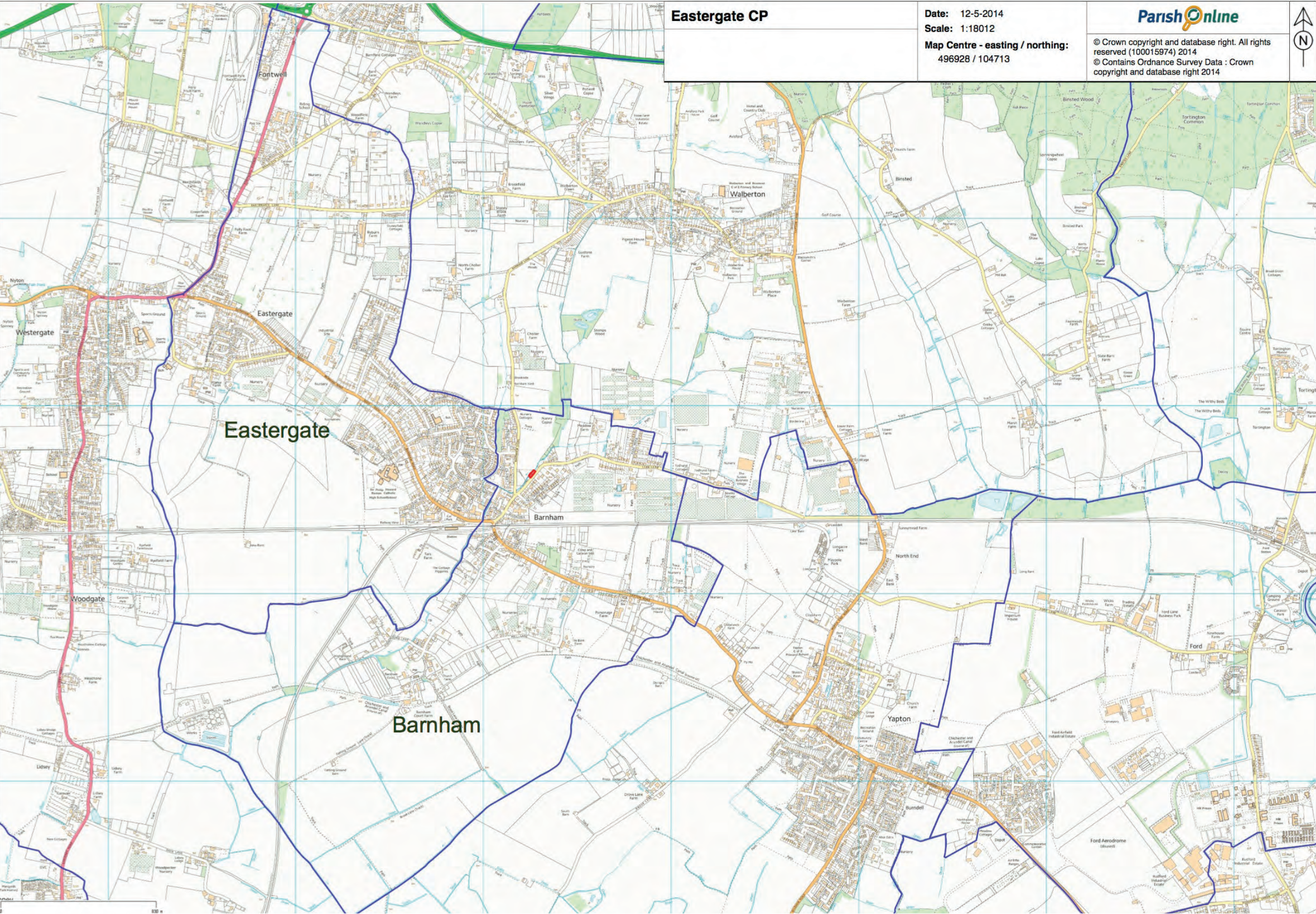
1.1 The Neighbourhood Plan

- 1.1.1 The Barnham and Eastergate Neighbourhood Plan (referred to hereafter as the Plan) is a new type of planning document. It is part of the Government's new approach to planning, which aims to give local people more say about what goes on in their area. This is set out in the Localism Act which came into effect in April 2012.
- 1.1.2 The Plan provides a vision for the future of the two villages, and sets out clear policies and objectives to realise this vision. It will have effect from 2014 to 2029.
- 1.1.3 The Plan has been developed through extensive consultation with the people of Barnham and Eastergate and others with an interest in the village. Details of the consultation have been recorded on the Parish Council web sites <http://barnham.arun.gov.uk> and <http://eastergate.arun.gov.uk>
- 1.1.4 A Consultation Statement provides an overview of the consultation, demonstrating that it fully accords with the requirements of the Localism Act. This consultation has included meeting the requirements of Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. The Plan has been amended where appropriate in response to consultation comments.

1.2 How the Neighbourhood Plan fits into the Planning System

- 1.2.1 Although the Government's intention is for local people to decide what goes on in their villages/towns, the Localism Act sets out some important guidance. One of these is that all Neighbourhood Plans must be in line with higher level planning policy. That is, that Plans must be in line with the National Planning Policy Framework (NPPF) and local policy, in our case the Arun Local Plan.
- 1.2.2 Neighbourhood Plans must be in line with European Regulations on strategic environmental assessment and habitat regulations. A Sustainability Appraisal (SA) of the Plan has been undertaken, and has been important in shaping the Plan.
- 1.2.3 The Plan gives local people the power to decide where new housing should go and how the villages could change. Without the Plan Arun District Council would make these decisions on behalf of the people of Barnham and Eastergate.
- 1.2.4 This entire document forms the Neighbourhood Development Plan for the area to which it relates - the villages of Barnham and Eastergate. If to any extent a policy in the Neighbourhood Development Plan conflicts with any other statement or information in the plan, the policy is to prevail.

Map A - The Area of the Barnham and Eastergate Neighbourhood Plan



- 1.2.5 The Neighbourhood Plan, once made, forms part of the development plan for that area. The development plan is the principal basis on which applications for planning permission are to be determined.

1.3 The scope the Neighbourhood Plan

- 1.3.1 Although deciding where possible future housing could go is an important part of the Plan, it is about much more than this. The Plan is for the villages as a whole looking at a wider range of issues, including:

- how the open landscape and rural nature of the villages can be protected and preserved
- how travel around the villages should be improved
- how the retail and business areas could be developed
- how education will be provided for a growing community, both young and old
- how health and wellbeing facilities will meet the changing demand for their services
- what open spaces, play and community facilities are required
- how the heritage assets of Barnham and Eastergate can be preserved and maintained
- how the villages can meet their housing allocations whilst protecting the character of the villages

- 1.3.2 This Plan is divided into two parts:

- Chapters 1 to 4 set out the background to the Plan and outline the vision and objectives underlying the policies;
- Chapters 5 to 9 set out the policies relating to each of the topic areas.

1.4 The Evidence Base

- 1.4.1 There is a large amount of background information that has helped in producing the Plan (this is known as the Evidence Base). Links to all of the relevant documents are available via the websites of each of the Parish Councils. <http://barnham.arun.gov.uk/keydocuments> and <http://eastergate.arun.gov.uk/keydocuments>

1.5 Monitoring and review

- 1.5.1 The Barnham and Eastergate Neighbourhood Plan will be monitored by Arun DC on an annual basis and formally reviewed on a five year cycle or to coincide with the review of the Arun Local Plan if this cycle is different.



Barnham and Eastergate today



2 Barnham and Eastergate today

2.1 Introduction

Understanding Barnham and Eastergate is the starting point for producing a good Neighbourhood Plan. This is because the Barnham and Eastergate Neighbourhood Plan presents a valuable opportunity to plan the future of the two villages. What are the problems that the Plan could address? What are the opportunities that the Plan could make the most of?

2.2 History

The two Parishes are both areas of historic importance containing 24 Listed Buildings, 14 Buildings of Special Character, 3 Conservation Areas and 1 Area of Special Character.

It is known that an ancient settlement of Berneham was recorded in the Domesday Book with a mill and the Church of St Mary the Virgin. The original Parish is thought to have taken its name from an individual named 'Beorna' whose 'ham' or enclosure was in this low-lying countryside. Until the Middle Ages, a tidal creek ran to within a few yards of the church and fishing, not farming, was the main occupation of the villagers, as was smuggling. With the arrival of the railway in the nineteenth century and subsequent development of the glasshouse industry the village of Barnham grew around the railway station rather than the church which had previously been the case.

The first record of Eastergate Parish is believed to be that in the Domesday Book where it is listed as a hamlet of about 100 people and called 'Gate.' There is mention of a church but opinions differ as to whether the existing church is the original referred to. It is thought that a tollgate stood between Eastergate and Westergate, hence the origin of the name.

"The land has undergone a tremendous change in this area over the centuries with the encroachment of the sea claiming Middleton and Cudlow near Climping. Barnham was built on slightly higher ground and in time the land between Barnham and the coast was drained so that the land could be used for farming. The drainage ditches remain and are as necessary today as they have always been." Sandra Lowton - Local Historian.

2.3 General Character

The following information has been gathered from background reports along with issues raised by local people at various consultation events and through surveys. The evidence base is available in the summary that accompanies this Plan.

The popularity and attraction of the villages of Barnham and Eastergate are principally based on the separate characters of the two settlements.

They share their geographical location between the South Downs and the coast, with the open landscape of fields laced with water courses and hedgerows which surround the settlements, together with the presence of patches and strips of ancient woodland throughout the area. A network of public footpaths provides access to country walks between neighbouring villages and all the way to the Downs and the coast. Each village has conservation areas and an area of special character, with a mixture of statutory and locally listed historical buildings, and those with special character.

The two villages, whilst having very separate characters, are linked by the B2233. This single carriageway winding rural road provides a short-cut route from the A259 Coastal Road (Littlehampton bypass) to the A27 Trunk Road and Chichester. As well as local traffic, it is used by through traffic wishing to avoid the longer circuitous routes via Arundel or Bognor Regis. The rural nature of both parishes means that there are several farms and more remote dwellings where residents have to travel by car to the village centres.

The hub of Barnham village is built around the short length of the B2233 in close proximity to Barnham station. The majority of the retail outlets cluster along this stretch of road. This main shopping street provides a range of local shops including a post office, bank and a small supermarket. On the outskirts of Barnham village the Windmill shopping area provides a mix of very small independent retailers.

Eastergate village is centred on Elm Tree Stores, which is also the local Post Office, the Six Villages Sport Centre (actually in Aldingbourne parish), the playing fields and Church Lane leading to the school, local pub, parish church and the conservation area. The Lion War Memorial at Eastergate is set in a small roundabout at the A29/B2233 junction, within the conservation area. It is the key focus for Remembrance Day observance in the local parishes and villages, whose people wish it to remain in its current location.

Local residents like being able to 'pop' into the two centres to use the services and do their day to day shopping and to pick up newspapers, bread and other necessary items. In addition, there is a thriving take-away food sector in Barnham and each village has a traditional pub. Twice a day there is a surge of young people making their way along the main road through the village to and from the station and schools on foot and by bicycle.

Although the centre of Barnham village is architecturally unprepossessing, it is still relatively unspoilt and has a light and airy feel. Residents and visitors enjoy the relatively uncluttered centre, the limited traffic flow and the easy access to convenient short stay parking.

The villages each have their own groups of historical and socially significant buildings listed, either nationally or locally, mostly within its own conservation areas. Barnham Village is centred on the railway station. Barnham parish is to the east of the river. Linear development has followed roads leading out from Barnham. Barnham Lane to the north and Lake

Lane to the east are narrow country lanes with tall trees forming leafy arches over the road in places. The busy Yapton Road (B2233) also has an arch under the railway line stopping HGV's. The other lanes also prohibit HGV's. All three roads have rather restricted pavements. More modern developments are built off these roads, both private and high density low cost housing. Church Lane to the south leads to the historic heart of Barnham with the church, Barnham Court and conservation area.

The western part of Barnham Village is in Eastergate Parish. A large spacious development with open green spaces with mature trees forms most of the development to the north of Barnham Road (the busy B2233). There is further development to the south of the road and linear development along the road except for the gap before Eastergate Village.

Eastergate village is centred on the conservation area in Church Lane and with more recent development straddling Barnham Road.

Historically local authorities have fought to protect villages through restrictions on damaging development and by preserving green gaps of open farmland and woodland between the two villages and adjacent villages and settlements, consistent with their semi rural location and character.

2.4 Environment and Sustainability

2.4.1 Flooding

The villagers of Barnham and Eastergate face flooding from the rifes and ditches whenever there is heavy rainfall. In theory the sewerage system is adequate, but unfortunately nothing effective has yet been done to prevent groundwater infiltrating the system. The geology of the area creates a very high water table and fracturing of sewerage pipes in the areas where there is running sand is an ongoing, unresolved problem. Consequently in a wet winter heavy rainfall results in surcharge adding to any surface water and fluvial flooding. (A record of the extensive sites and the number of repeated occurrences can be found at Appendix C).

The fields in the south of the parishes are part of a large flood plain allowing flood waters from the rifes and rainwater to be contained, preventing even worse flooding in and around Bognor Regis. A Surface Water Action Plan has been discussed as a matter of urgency by WSCC, Southern Water, the Environment Agency and ADC. It is therefore increasingly important to preserve all the open land which provides a natural means of absorbing flood water, preventing problems to the north and the south. WSCC Local Flood Risk Management Strategy has identified Barnham as being at risk from flooding from surface water, rivers and sewers.

Because of the essential function of the floodplain in providing a release of floodwater in order to help with what is an already recognised problem of inadequate drainage in Barnham and Eastergate and the protection of settlements far beyond the parish boundaries, this area needs to be protected and enhanced.

2.4.2 Environment and Habitats

The nature of the flood plain in the southern part of the villages attracts a number of bird, mammal, reptile, amphibian and insect species, whose habitat and feeding grounds would be affected if a significant part was covered in inappropriate development. The rich resources of this area of fields (often flooded), meadows, hedges, copses, rifes and ditches provide a rich resource of wildlife, detailed in the Biodiversity report. The cycle track and footpaths in this area are well used by walkers, cyclists and birdwatchers, as the fields and rifes attract large numbers of resident and migrant species. This area also borders the main historical conservation areas of Eastergate and Barnham.

Several patches of ancient and significant woodland have been identified within the two parishes and protection to many trees has been established by TPOs. Because of their proximity to the dwellings, residents can observe a wide range of birdlife, often coming to feed in gardens.

Throughout the villages proximity to farm fields and meadows bring a significant variety of birds, mammals, reptiles, amphibians, insects and flowers within easy access of the community.

Local sightings of species have been regularly recorded by the Sussex Wildlife Trust and Sussex Ornithological Society and included in the local biodiversity report, details of which are included in the Evidence Base.

2.4.3 Evidence

Evidence of the extensive research carried out to understand the local environment and sustainability issues can be found on the web site.

In particular:

Neighbourhood Plan Drainage Overview

Aldingbourne Flood Risk Draft

Barnham Flooding and Pollution Southern Water Position Statement

Draft List of Flooding Incident Locations June 2013

EA - Sustainable Drainage Systems

EA Effluent Disposal in Sewered Areas

EA Position Statement Foul Drainage Problems in Barnham area

Southern Water Services Response to Planning Application

Hydrogeological Report 2014

Fontwell Racecourse SNCR Ar 1

Synopsis of Desktop Biodiversity Report

Bird sightings in Barnham and Eastergate Biodiversity Opportunity Area 64

Lidsey Rife

Waterbody Summary Sheet

Tree Preservation Orders in Barnham

Tree Preservation Orders in Eastergate

List of British Native Trees Green Infrastructure

No. 6 Climate Change

Allotment Survey

Listed Buildings in Barnham - map

Listed Buildings in Eastergate - map

Tree Preservation Orders in Barnham - maps

Tree Preservation Orders in Eastergate - maps

Building for Life 12

Results from the October 2013 survey

2.5 Getting Around

Connectivity, trade and interaction lie at the heart of vibrant communities. The centres of Barnham and Eastergate are compact, walkable areas but further out there are poor links and villagers are very reliant on their cars. Around 23% of residents travel between five and ten kilometres to work. The two most significant transport features of the Barnham & Eastergate parishes are the Network Rail mainline station and the B2233 road.

2.5.1 Rail

Barnham station is a hub for Network Rail and Southern Railway. It provides direct commuter links to London, Chichester, Southampton, Brighton and beyond. The station serves Barnham and Eastergate and the other villages in the area (from Climping through to Aldingbourne), some 25,000+ residents. The station has a small car park, which dominates the centre of Barnham physically and visually. The sidings and platforms behind it amplify the overall stark, albeit open and light, ambience.

2.5.2 Traffic

The B2233 carries local traffic between the villages and links the A259 (Littlehampton bypass) and to the A27 trunk road (Chichester). It is a direct shortcut for significant through traffic avoiding the longer, circuitous routes via Arundel and Bognor Regis. Traffic levels, over 7000 vehicles per day, are greater than the north/south flow along the A29 Fontwell Avenue.

The road has some severe pinch points, down to a single lane in Barnham centre, with nose to tail traffic evident during both the morning and evening 'rush hours' and queuing at the War Memorial roundabout. Whilst this helps to calm traffic, at other times speeds in excess of the 30 mph limit are evident. Pavements are limited and pedestrians and vehicles pass closely, particularly near the schools, shops and the south from the railway bridge/underpass. Twice a day, young people surge along the main road through the villages to and from the station and schools. There have been several accidents and there is anecdotal evidence of frequent "near misses". Residents' concerns are that new developments will increase the danger from traffic and worsen the queuing, whilst road safety improvements are needed.

Excessive speed and unsuitable vehicles are a problem on other roads in the villages. Examples include:

Farnhurst Road, a residential road, suffers commuter parking and speeding vehicles.

Lake Lane, a narrow lane with minimal foundations over running sand, suffers high levels of HGV traffic, road damage, sewer collapse and consequent delays.

Public consultation reveals a need for speed restrictions and diversion of HGV's on such roads.

2.5.3 Parking

There are two pay car parks in Barnham and a number of free on street spaces, for stays up to one hour, with good access to the shops. Commuters avoiding parking fees cause conflicts with short-term, retail parking in the centre and residential parking in local roads.

2.5.4 Other Public Transport

There is good access to limited bus services. Coach services to major cities are available within four miles of the villages.

Sammy Community Transport and West Sussex Minibus services provide access to transport for residents unable to use public transport. Residents rate improvements to bus services as important.

2.5.5 Footpaths and Cycleways

Walking is an everyday part of village life. There is an existing network of pavements, footpaths, bridleways and a cycle trail linking Felpham to Barnham and Eastergate that provide good travel round the villages and increasing access to farmlands for cyclists and walkers. These are all heavily used and well supported by both residents and visitors alike. Residents would like to see further foot and cycle access to the countryside.

2.5.6 Evidence

Evidence of the extensive research carried out to understand the local transport infrastructure can be found on the web site. In particular:

Car Parking Survey March 2013
Transport Infrastructure Report
Results of October 2013 survey

2.6 Community Leisure and Wellbeing

2.6.1 Schools

Each village has a primary school and a good range of pre-school. There are two senior schools, St Philip Howard Catholic High School and Ormiston Six Villages Academy School in the neighbouring village, all of which are very much part of the community. The area is also served by train or bus to other schools and colleges in Chichester, Bognor and beyond. Survey results indicated a concern locally about pressure on schools currently without new homes being built.

2.6.2 Community Facilities

Barnham and Eastergate have a range of facilities including a village hall and a new Community Hall.

The facilities are small to medium capacity but the completion of the new Community Hall in Barnham improves facilities for the many groups that used the old Barnham Village Hall. Eastergate Village Hall is well used.

2.6.3 Play Provision

16% of the population is aged under 16. There is a lack of good quality play areas in the villages. At present, with the exception of Murrell's Field, developed by Barnham PC through its charitable enterprise BLADE, and Eastergate Sports Field provided by EPC, there is a paucity of quality play areas in the two villages and support and maintenance by ADC for several of those is to be discontinued. The Farnhurst Road recreation and play area does have more play equipment and a large open area of grass and is perceived by ADC as an important asset. Unfortunately it has the significant drawback of being regularly subject to sewage discharge whenever there is heavy rain. Other small play areas have a standard limited range of equipment aimed at small children. Because of this and their location within small clusters of housing, several of these are underused and are no longer to be maintained by Arun DC.

2.6.4 Medical and Care Services

Survey results indicated a concern locally about pressure on medical facilities currently without new homes being built.

There is no medical centre in Barnham and residents need to travel to either Eastergate, Walberton or Yapton.

Over 22% of the community are aged over 65. 4% of the current population claim attendance allowance. This will put pressure on local services including:

- social and healthcare - greater likelihood of long term illness;
- public transport - through decreased mobility;
- leisure facilities - people are living longer and have more spare time;
- changing housing needs - smaller properties, adaptations and need for onsite or nearby carers.

There are 7 communal establishments in the parishes providing nursing and residential care.

There is a lack of future burial space in the main churchyards.

2.6.5 Policing

The community has a Police Community Support Officer who is shared with Walberton, Yapton, Ford, Climping, Middleton-on-Sea, Eastergate, Barnham and Aldingbourne. Effective and visible policing is recognised as being important to this community.

2.6.6 Allotments

The villages of Barnham and Eastergate are situated in an area that has traditionally been used for the cultivation of fruit, vegetables and flowers. A commercial horticulture industry has developed all around the villages, taking advantage of soil that is rich in nutrients and ideal for large-scale and small-scale growers and gardeners.

The demand for allotments among Barnham and Eastergate residents has steadily grown and there is now a waiting list of 50 households who have requested allotments.

2.6.7 Portsmouth and Arundel Canal

The route of the Portsmouth and Arundel Canal, an early 19th century industrial waterway which linked Portsmouth to the river Arun as part of a network of waterways linking the coastal industry in the Solent to London, stretches across the southern landscape of the two parishes. It has been identified by ADC in the Local Plan as worthy of special measures to preserve and enhance its presence. Currently preservation work is taking place where it passes through Barnham Court Farm, where the site of a swing bridge is identified and the winding stone on show, and where another bridge is being re-constructed. A footpath follows the length of the canal but some stretches are less accessible and less well-kept than others.

2.6.8 Evidence

Evidence of the extensive research carried out to understand the Community, Leisure and Wellbeing issues can be found on the web site. In particular:

- Allotments Survey
- Arun District Council Play Strategy 2011-2016
- Policy Area 18 - ADC Local Plan 2003
- Results of October 2013 survey

2.7 Employment and Enterprise

2.7.1 Retail and Entertainment

The majority of retail outlets in Barnham cluster along the B2233, close to the station. They include a post office, bank, two supermarkets, a restaurant and thriving takeaways. They are convenient and well used by residents walking, cycling and driving there. Elm Tree Stores in Eastergate is a small but important retail drop-in for locals which also includes the local post office.

The majority of villagers use the local retail outlets for convenience shopping only. Consequently residents are regular visitors to Chichester and other local towns. Eastergate and the neighbouring settlement of Westergate have Chichester postal addresses, whilst Barnham has a Bognor Regis designation only because of the railway branch line, not an attachment to the town. Chichester is the most popular destination for retail visits, especially non-food, leisure and entertainment including restaurants and cinema. Bognor Regis is the preferred destination for DIY and grocery in the easily accessible out of town retail parks, the town centre having a limited draw, with Arundel and Littlehampton having less frequent visits.

Residents would like to see more convenient free retail parking (see 2.4.5 above) and improved signage in each village to promote local services.

2.7.2 Employment

Barnham and Eastergate is generally perceived as an affluent area but there are challenges for the local economy to address, such as pockets of significant deprivation within the two parishes, changes in the working

population and the nature of modern employment.

Registered unemployment is low at 3% but a quarter of these are long term unemployed, not having worked in over a year. Youth unemployment levels are double the overall rate and many local job opportunities are only seasonal.

The parishes host some large employers in the horticulture, education and care sectors but the key employment areas lie outside the villages in Bognor Regis, Chichester and beyond, with consequent high levels of commuting.

Local shops and businesses provide a range of services but many are worried about future viability due to the increase in out of town shopping, as planned in the enterprise@Bognor Regis schemes.

As a result of the open and rural aspect of the villages and location between the Downs and the seaside, tourism can play an increasing part in the villages' economy with a range of local attractions, visitor accommodation and services to meet visitor needs.

Good broadband links are seen as important to support home working for around 30% of residents, whilst facilitating the growth of enterprise and e-commerce.

Promoting local trade and encouraging networking between businesses and the community is considered to be important for the long term development of the local economy. Connections between local schools and businesses are seen as important by residents.

Employment locally is dominated by wholesale and retail trades. A lot of work is seasonal and most residents travel more than two kilometres to work.

The main employment locally is in horticulture. Eric Wall Ltd grows tomatoes on 30 acres of land at Barnham and employs 90 permanent staff and a further 80 in the summer months. Fleurie Nursery has four sites covering 70 acres and employs 25 permanent staff and 25 seasonal. The Farplants group whose sites are accessed via Lake Lane are the largest supplier of garden plants to Garden Centres in the UK producing over 11 million plants a year on 70 hectares. The group employs 350 staff directly and a further 150 indirectly through haulage companies and support services. Over half are permanent employees.

2.7.3 Evidence

Evidence of the extensive research carried out to understand the Employment and Enterprise issues can be found on the web site. In particular:

The Vision

Analysis of the current recession and its impact on employment

Employment trends

Local economic activity 2011

An analysis of the neighbourhood demographics

Neighbourhood Skill Set Data

A review of neighbourhood Wealth and Incomes

Dangers of Spatially Targeted Enterprise Policy
Tried and Tested Govt Employment Solutions
Tried and Tested Govt Employment Solutions Re-engineered
Small Business the way forward for B&E NP
B&E NP_employment_and enterprise.doc
B&E_NP_employment_report.doc
Employment Task Diagram
Results from the 2013 survey

2.8 Housing

Barnham and Eastergate have a mix of housing types and densities, consistent with their semi-rural character and historical development. The Conservation areas of each village feature heritage buildings.

The houses bordering the B2233 and in West Barnham are largely detached or semidetached houses built between the wars. Later development provided medium sized estates which were well laid out and provided green spaces yet increased building density within the defined Built Up Area. Rural outlying properties exhibit a blend of agricultural, individual and public housing in low density, consistent with their surroundings.

The parishes have each been designated within the Draft Arun Local Plan an allocation of 100 new homes to be built.

Land Supply consistent with the requirements of the NPPF has left the villages open to speculative development. There are currently approved plans for 222 new dwellings in Barnham Parish with another 107 awaiting the decision of an appeal. In Eastergate Parish 17 dwellings have been built and another 65 have planning permission. See Schedule D

2.8.1 Evidence

Evidence of the extensive research carried out to understand the local Housing issues can be found on the web site. In particular:
Population Analysis Community Portrait
Barnham Community Profile
Eastergate Community Profile
Site Appraisals
Results of October 2013 survey

3 The Principles Underlying the Plan

3.1 Introduction

- 3.1.1 The Vision Statement and the principles underlying the Plan were developed with the local community at a community engagement event. They form the foundation of the Barnham and Eastergate Neighbourhood Plan.
- 3.1.2 The vision underlying this Plan is to value, protect and promote the unique parishes of Barnham and Eastergate, by respecting their heritage, appreciating the current community and being aspirational when planning their future.
- 3.1.3 The main view from local people is that existing gaps should be maintained and there should be no further large scale development in the villages.

3.2 The Principles

- 3.2.1 Using the vision statement and the views of local people helped us to put together a set of principles for delivering our vision. These are that Barnham and Eastergate should:
- support, encourage and promote a range of shops and businesses and provide an environment for enterprise to flourish
 - make the most of the rural aspect through protecting views, providing good access, enhancing facilities and maintaining biodiversity
 - preserve, enhance and ensure the enjoyment for all, of the valued green spaces and environments
 - promote and support safe travel for all and resolution of parking issues
 - foster and promote a thriving healthy community with plentiful opportunities for education, training and employment for people young and old
 - continue to be an attractive, diverse, well ordered and vibrant community in which residents, visitors and businesses can thrive.
 - continue to be distinctive, vital and thriving communities where identity, heritage and aspirations for the future are valued, protected and promoted
 - ensure that the community is supported by an effective infrastructure particularly in relation to drainage and flood protection
- 3.2.2 The remainder of this Plan seeks to translate these principles so far as possible and appropriate, into land use policies.



Pics from left to right: Minstrels Barn, Church Lane, Barnham; Wilkes Head, Eastergate; Portsmouth and Arundel Canal; Granary, Manor Farm, Eastergate; Lych Gate, St Mary's Church, Barnham; Church Lane, Barnham; View south, Eastergate; Old walls, Church Lane, Eastergate; Barnham Railway Station



Neighbourhood Plan Policies



4 Introduction to policies

4.1 Introduction

4.1.1 Chapters 1 to 3 have set out the overall vision for Barnham and Eastergate. The following Chapters set out the policies to support and deliver that vision. The policies are grouped under the following topics:

- Environment and Sustainability
- Getting Around
- Community, Leisure and Wellbeing
- Employment and Enterprise
- Housing

4.1.2 Each topic has its own Chapter. Each chapter is broken down into sections relating to the objectives set out in Chapter 3, containing policies relating to that objective. Each policy is set out in bold type, followed by text providing a justification for it.

4.2 The Presumption in Favour of Sustainable Development

4.2.1 Barnham and Eastergate Parish Councils will take a positive approach to their consideration of development. The two Councils and the District Council will seek to work with applicants and other stakeholders to encourage the formulation of development proposals that can be approved.

4.2.2 In line with paragraph 14 of the NPPF, development proposals that accord with all of the relevant policies in the Neighbourhood Plan will be approved without delay, unless:

- other policies in the development plan (including the Arun Local Plan) or
- other material considerations indicate otherwise.

4.2.3 Where the development plan is silent in relation to a particular proposal, or out of date, permission will be granted unless any adverse impacts of the proposal would significantly and demonstrably outweigh the benefits, when assessed against specific policies in the NPPF and the NPPF taken as a whole.

The Current Development Plan for ADC consists of:

- The adopted Arun District Local Plan, 2003 (saved policies edition)
- The adopted West Sussex Minerals Local Plan, July 2003 (saved policies edition)
- The West Sussex Waste Local Plan Revised Deposit Draft, July 2004)
- Arundel Neighbourhood Development Plan 2014-2029

5 Environment and sustainability

Objective	Policy Index
Work with relevant bodies to address flooding and drainage issues.	ES1 : Flooding, drainage and new development ES2 : Water courses
Development should reinforce the character of Barnham and Eastergate	ES3 : The Local Gap/Green Infrastructure Corridor ES4 : Protection of open views
Preserve features that are important to the villages historical and archaeological heritage	ES5 : Quality of design ES6 : Contribution to local character ES7 : Development affecting heritage assets ES8 : Buildings should be designed to reflect the three-dimensional qualities of traditional buildings ES9 : The Portsmouth and Arundel Canal ES10: Trees and hedgerows
Encourage energy efficient and sustainable development	ES11: Energy efficiency of new development ES12: Energy efficiency of existing development ES13: Renewable energy schemes

5.1 Flooding and drainage

Policy ES1 Flooding, drainage and new development

New development should aim to reduce the overall level of flood risk in the area:

- Development, other than minor domestic or commercial extensions, will not be supported:
 - without clear evidence provided of there being no flood risk (either to the development site or to other land) arising from the carrying out and use of the development; and
 - should take account of the Surface Water Management Plan for Lidsey Catchment and the Aldingbourne and Barnham Rife Strategy when published.
- Planning permission should only be granted for new development subject to a condition that:
 - no development shall commence until full details of the proposed drainage schemes for surface and foul water (including details of their routing, design, and subsequent management and maintenance) have been submitted to and approved by the planning authority; and
 - no building shall be occupied until the drainage schemes have been implemented in accordance with the approved details.

- 5.1.1 Barnham and Eastergate Parishes are located on the Arun coastal flood plain and, together with the neighbouring Parishes of Aldingbourne and Walberton, they have experienced numerous incidents of localised flooding over many years during periods of prolonged and heavy rainfall. The most serious event was in December 1993 and the most recent occurred in June 2012 and December 2012 resulting in the flooding of residential homes and businesses, surcharging of the local foul sewer network and disruption of the local transport infrastructure. The community has strong views on the need to reduce and minimise flood risk and seeks to ensure that potential development does not increase the risk of flooding within the Parishes or to its neighbours. (See Evidence Base for locations of flooding in the parishes.)
- 5.1.2 The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SUDS manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE Digest 365, or similar approved, will be required to support the design of any infiltration drainage. No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details.
- 5.1.3 Sustainable Urban Drainage Systems (SUDS) may be an acceptable alternative to conventional drainage which will be supported provided that they can be shown to be suitable in the intended location. Where they are used, a site specific maintenance manual should be submitted to and approved in writing by the planning authority, to include details of financial management and arrangements for the replacement of major components at the end of the manufacturers' recommended design life. Upon completed construction of the SUDs System, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Policy ES2 Watercourses

The opening up of watercourses and their banks for recreation and amenity use is generally supported; but the culverting and the constricting of watercourses and their immediate environs will generally not be supported unless circumstances dictate them to be necessary.

- 5.1.4 It is important to ensure that the environment and water quality of the rife system within the catchment is either maintained or improved to its highest possible level including seeking to enforce riparian responsibilities.

5.2 The location of new development

Policy ES3 The Local Gap/Green Infrastructure Corridor

New development within the Local Gap/Green Infrastructure Corridor, other than the replacement or minor extension of an existing building, will not generally be supported.

- 5.2.1 New development within the defined Local Gap/Green Infrastructure Corridor between Eastergate and Barnham is not appropriate and not supported by the community.

The Green Infrastructure Corridor or Local Gap is defined in the Local Plan, provides a green buffer between Barnham and Eastergate and contributes to the character and identity of the villages. It is crucial to giving a sense of separate space to each village.

Policy ES4 Protection of open views

Open views towards the countryside or across open spaces will be maintained if possible. An assessment of views to and from the development should accompany a planning application wherever relevant.

- 5.2.2 Local people value the connection they have with the open countryside surrounding the parishes. The creation of public space within new development does not make up for the loss of open countryside.

5.3 The design of new development

Policy ES5 Quality of design

All new development with the parishes should be of a high quality design, and will be expected to conform to the forthcoming Barnham and Eastergate Design Guide once it has been adopted as supplementary planning guidance in accordance with paragraph 1.41 of the Local Plan.

- 5.3.1 New development should be designed to respond to the specific character of the site and its local surroundings and to create a sense of place. This is important as the different parts of the parishes give rise to differing styles, each with their own local strengths and weaknesses.

Policy ES6 Contribution to local character

New development should contribute positively to the character of the two villages, and should reflect the design qualities of their time, so that the richness of varied character continues and is extended into the future.

- 5.3.2 The integration of new buildings into the context in which they are located is important. There has been much incremental development over the years and the villages have a range of design styles.

Policy ES7 Development affecting heritage assets

Development affecting:

- **listed buildings or their settings,**
 - **Conservations Areas and their settings, or**
 - **the Areas of Special Character designated in the Local Plan should be designed so as to preserve and enhance them, so as to reinforce the quality and character of the villages.**
- 5.3.3 The historic character of the villages is rich and varied which reflects the incremental development of the area over time. It is important to both residents and visitors.

Policy ES8 Buildings should be designed to reflect the three-dimensional qualities of traditional buildings

Generally, buildings should be designed:

- as a three dimensional whole, so that elements such as bay windows are designed in from the start rather than being 'bolted-on' at the end;
- with windows and doors set back from the external surface of the buildings, to introduce some depth and modelling to the facade;
- with changes in material related to the design of the building rather than a random approach. For example, changes in material may relate to a change in form such as a setback or projection.

5.3.4 It is important that development proposals include full details of new building, to show that they have been designed so as to be sensitive to their location. Buildings often lack the three-dimensional qualities of traditional buildings and often present a bland uniform style.

5.4 The protection of important features

Policy ES9 The Portsmouth and Arundel Canal

Development proposals that encroach unacceptably on the remaining line of the Portsmouth and Arundel Canal will be deemed inappropriate and will not be supported.

5.4.1 The route of the early 19th century industrial waterway which linked Portsmouth to the river Arun, as part of a network of waterways linking the coastal industry in the Solent to London, stretches across the southern landscape of the two parishes. It is an important link to the ecological and industrial heritage and tourism offering of the villages and its protection is endorsed by Arun DC in its emerging Local Plan.

Policy ES10 Trees and Hedgerows

- **Development that damages or results in the loss of ancient trees or trees or hedgerows of arboricultural and amenity value will not be supported. Development proposals must be designed to retain ancient trees or trees or hedgerows of good arboricultural and amenity value. A minimum buffer of at least 15 metres in width should be maintained between ancient woodland and any development boundary;**
- **Proposals should be accompanied by a survey that establishes the health and longevity of any affected trees or hedgerows and a management plan to demonstrate how they will be so maintained;**
- **Plans for tree planting on new developments of more than 3 dwellings or commercial developments over 300 square metres must anticipate the effects of climate change.**

5.4.2 Trees and hedgerows are a major feature of Eastergate and Barnham and contribute to the open and pleasant feel of the villages, the parks, play areas and residential properties. The hedgerows are home to a wide range of species and contribute to the GI Corridors throughout the villages. There are two areas of ancient woodland in the Neighbourhood Plan area, all located within the village of Barnham and six veteran trees (source - The Woodland Trust) as well as many trees the subject of Tree Preservation Orders.

5.5 Energy efficiency

Policy ES11 Energy efficiency of new development

All new housing development with the exception of the conversion of listed historic buildings should have a minimum energy efficiency standard equivalent to Level 3 of the Code for Sustainable Homes (DCLG2006).

- **New development should wherever possible include the following features:**
- **high quality, thermally efficient building materials**
- **double glazing (at a minimum), and**
- **cavity walls and loft insulation (where relevant)**

5.5.1 The Code for Sustainable Homes is the national standard for the design and construction of homes. It includes measures to improve energy efficiency. It is in the interests of all that we take steps towards meeting the national CO2 target but also important that everyone has the chance to live in a home that provides the best possible levels of insulation.

Policy ES12 Energy efficiency of existing development

Where an existing building is extended or refurbished, or there is a change of use,

- **the features referred to in Policy ES11 should be included where technically feasible;**
- **consideration should also be given to upgrading the whole property to meet higher energy efficiency standards;**
- **in the case of residential development, the average household SAP rating should be improved or increased by a grade (e.g. from E to D);**
- **where an extension increases the size of a building by more than 30%, on-site energy generation from renewable sources should be incorporated into the site where feasible.**

5.5.2 The retrofit of heritage properties/assets is encouraged to reduce energy demand and to generate renewable energy where appropriate, providing it safeguards historic characteristics and development is done with the engagement and (where required) permissions of relevant conservation bodies.

The Government has an ambitious target of reducing the UK's CO2 emissions by 80% by 2050, and the National Planning Policy Framework says that 'local planning authorities should...actively support energy efficiency improvements to existing buildings'. We have a responsibility to contribute towards meeting the national CO2 target, and increasing the energy efficiency of our existing buildings is central to this.

Policy ES13 Renewable energy schemes

Proposals for energy generating infrastructure using renewable or low carbon energy sources to serve individual properties or groups of properties will be supported provided that:

- **the energy generating infrastructure is located as close as practicable to the existing buildings or proposed development it is intended to serve, is in proportion to their scale and is appropriate to the location;**
- **The siting, scale and design of the energy generating infrastructure does not compromise public safety and allows continued safe use of public rights of way;**
- **Adjoining uses are not adversely impacted in terms of noise, vibration, or electromagnetic interference;**
- **Where appropriate, the energy generating infrastructure and its installation complies with the Microgeneration Certification Scheme; and**
- **A scheme is agreed with the local planning authority to remove the energy generating infrastructure as soon as reasonably practicable once it is no longer used for energy generation.**

5.5.3 The Arun DC Energy Efficiency Strategy 2009-2013 actively encourages the use of renewable energy schemes and the Parish Council supports this approach. Microgeneration Certification Scheme (MCS) is an internationally recognised quality assurance scheme, supported by the Department of Energy and Climate Change. MCS certifies microgeneration technologies used to produce electricity and heat from renewable sources.

Getting around

Objective	Policy Index
Improve transport infrastructure and efficiency	GA1: Connection to sustainable transport
Improve footways, footpaths and cycleways and promote the use of walking and cycling routes	GA2: Footpath and cycle path network GA3: Contributions to maintain and improve the network
Improve car parking	GA4: Parking and new development GA5: Commuter parking

6.1 Connections within the villages

Policy GA1 Connection to sustainable transport

New developments should integrate with the current green infrastructure network and provide access to public and community transport, to connect with the social, community and retail facilities of the villages.

- 6.1.1 Connections within and between the villages are important as they share a range of community facilities such as shops, medical facilities and schools. More than that the social fabric of life in the villages revolves around movement along the B2233 and any reduction in traffic on this route must be encouraged.
- 6.1.2 Where possible, signage will be improved to encourage a high level of the green infrastructure network. And improvements to public and community transport will be encouraged, particularly in view of the age profile of local residents and the need for traffic reduction.

Policy GA2 Footpath and cycle path network

Support will be given to proposals that improve and extend the existing footpath and cycle path network, allowing greater access to new housing, the village centres, green spaces and the open countryside. The loss of existing footpaths and cycle paths will be resisted.

- 6.1.3 There is much movement around the two villages and reasonable access to the surrounding countryside, but improving the network of footpaths and cycle paths would encourage walking and cycling. If this could be more safely achieved there would be health benefits as well as a reduction in traffic levels.
- 6.1.4 Opportunities to provide cycle hire at Barnham Station will be encouraged.

Policy GA3 Contributions to maintain and improve the network

Funds raised from the Community Infrastructure Levy (CIL) will be put towards the costs of maintaining and improving the network of footpaths and cycle paths. Developer contributions towards those costs will be sought in appropriate cases.

- 6.1.5 Car parking and traffic issues blight the villages. Contributions from new developments will be used to fund improvements and new links into the existing network of footpaths and cycle paths.

6.2 Parking**Policy GA4 Parking and new development**

Development proposals will be supported only if they include the maximum level of offstreet parking consistent with the current standards under the Local Plan. Developments that reduce the amount of off-street parking currently available will only be supported if they make enforceable provision for equivalent off-street parking nearby. Parking spaces provided in connection with such proposals will be required to be made available in perpetuity.

Policy GA5 Commuter parking

Proposals that increase the use of railway land to expand affordable commuter parking will be supported.

- 6.2.1 Car parking in the villages is at breaking point. The major commuter rail link in Barnham sees huge numbers of vehicles arrive every day from outlying towns and villages which clog up the village centre and all adjoining roads on both a short and long term basis.
- 6.2.2 Policy EE5, providing for the retention of existing car parks, is also relevant.

Community, Leisure and Wellbeing

Objective	Policy Index
Plan for an ageing population	CLW1: Support independent living
Build a network of support with statutory and voluntary providers to enhance health care provision, particularly addressing shortages	CLW2: Support for new medical facilities
Develop opportunities for participation in sport and leisure activities	CLW3: Recreation facilities CLW4: Provision of allotments
Register Assets of Community Value	CLW5: Protection of assets of community value
Designate and protect local spaces	CLW6: Designation of local green spaces
Protect local open space	CLW7: Protection of open spaces
Ensure adequate provision of educational facilities	CLW8: Provision and improvement of school facilities

7.1 Support for an ageing population

Policy CLW1 Support independent living

New, converted and extended independent living and care homes will be supported provided that the design and scale of development are in keeping with the character of the location and that the impact on the amenity of surrounding residential properties is acceptable.

- 7.1.1 22% of the community are aged over 65 with 4% of those claiming attendance allowance. Provision of services for the elderly is limited and not considered sufficient to meet the demands of our ageing population.

7.2 Medical facilities

Policy CLW2 Support for new medical facilities

Proposals for new medical facilities will be supported.

- 7.2.1 There is no medical provision in Barnham. Resident surveys have shown concerns about increased waiting times at GP surgeries and the pressure on services when the additional approved housing is built. The direction of developer contributions into schemes that address the shortfalls in medical infrastructure is a priority for the villages.

7.3 Recreation and leisure

Policy CLW3 Recreation facilities

The provision of recreational buildings will be supported provided that their design and scale are in keeping with the local character and that the impact on the residential amenity of surrounding residential properties is acceptable.

- 7.3.1 Surveys have shown how well valued the leisure facilities in and around Barnham and Eastergate are to residents and visitors.

Policy CLW4 Provision of allotments

The provision of new allotments, either in connection with the housing development promoted in accordance with policy H1 or elsewhere, will be supported.

- 7.3.2 There is currently no allotment provision within the parishes and a waiting list of around 50 households. Allotments are a place of social connectivity and not only provide opportunities to grow food but also contribute to local wildlife habitat and improved health and fitness.

7.4 Assets of community value

Policy CLW5. Protection of assets of community value

Proposals that will enhance the viability and/or community value of any property that may be included in the register of Assets of Community Value will be supported. Proposals that results in the loss of such a property or in significant harm to its community value will be resisted, unless it can clearly be demonstrated the continuing operation of the property is no longer economically viable. Typically this would mean the site has been marketed at a reasonable price for at least a year for that and any other suitable employment or service trade uses and no interest in acquisition has been expressed.

- 7.4.1 The buildings in Barnham and Eastergate currently proposed for inclusion in the Register of Assets of Community Value are listed in Schedule 1. They are recognised as significant in the economic and social viability of the villages.
- 7.4.2 The loss of the only shop in the village of Eastergate would have a significant impact on the community. The two public houses are part of the social fabric of each village as are the two community halls. Each asset is a major feature of daily life for residents and play a central part in the vitality of the parishes and the sense of community.

7.5 Open Spaces

Policy CLW6. Designation of local green spaces

The areas of open space listed in Schedule B, being of particular importance to the communities of Barnham and Eastergate, are designated as Local Green Spaces.

- 7.5.1 Barnham and Eastergate are semi rural parishes defined by their open spaces, surrounding fields and woodland and views to the south downs. Rampant development proposals with few attempts to integrate the development with local features is eroding the quality of life in the villages. Maintaining existing green spaces encourages biodiversity and reinforces village identity.

Policy CLW7. Protection of open spaces

Proposals for development will not be supported where they lead to the loss of:

- **any of the Local Green Spaces designated under Policy CLW6; or**
- **any of the school playing fields or other areas of open space listed in Schedule C.**

Exceptions will only be made:

- **where the benefits of development can be shown to outweigh any harm, and there are no reasonable alternative sites available; or**
- **in the case of development of school playing fields, where a school is being reconfigured with no net loss of playing field area or relocated to a suitable, larger site in the neighbourhood.**

- 7.5.2 Our outdoor spaces are vital to maintaining a happy and healthy community. Surveys have shown how much they mean to residents and visitors.

- 7.5.3 These open spaces contribute to the open and pleasant ambience of the area and are used for exercise and children's play but also contribute to wildlife biodiversity and habitat.

7.6 Education

Policy CLW8. Provision and improvement of school facilities

Developments that lead to the provision or improvement of facilities for children to attend primary schools in Barnham and Eastergate will be supported.

- 7.6.1 Maintaining the current high standard of school facilities is important as poor facilities can impact upon learning.

Employment and Enterprise

Objective	Policy Index
Support Barnham and Eastergate's shops and businesses and safeguard and develop the range of services available to residents to meet their daily needs	EE1: Support for business EE2: Retention of employment land EE3: Support for new commercial uses EE4: Retention of retail frontages
Ensure car parking in the village supports the viability of the shops, businesses and tourism	EE5: Retention of existing car parks EE6: Improving signage
Market the area as an attractive destination by developing publications and website information	EE7: Support and promote recreational and tourism activities

8.1 Business and employment uses

Policy EE1 Support for business

Proposals to upgrade or extend existing employment sites will be supported provided that the impact on the amenities of surrounding properties is acceptable.

- 8.1.1 Encouraging business to remain in Barnham and Eastergate is important given the limited amount of employment opportunities. Proposals to upgrade or extend should be encouraged.

Policy EE2 Retention of employment land

Proposals for the redevelopment or change of use of land or buildings in employment use to non-employment uses will not be supported, unless it can be shown that the existing use is no longer economically viable. Typically this would mean that the site has been marketed at a reasonable price for at least a year for that and any other suitable employment or service trade uses and no interest in acquisition has been expressed.

- 8.1.2 Opportunities for employment within the villages are limited which contributes to the massive amount of out commuting each day. Small scale employment sites contribute to the liveliness and activity in the parishes and also support trade in parish shops.

Policy EE3 Support for new commercial uses

Change of use to Class B1 uses (including light industry) and new development for such uses will be supported, where the impact on surrounding residential and community amenity is acceptable and other policy considerations are complied with. Change to Class B2 uses (general industry) or Class B8 (distribution and storage) will be generally be resisted.

- 8.1.3 Light industrial uses will be supported. However, general industrial use (B2) and distribution and storage (B8) are considered inappropriate for the parishes due to the heavy goods traffic they can generate. The village centres are very small confined areas and the only road through the villages is single track and winding with considerable parking and traffic issues. Any increase in heavy goods traffic will have a detrimental effect on the villages and on existing businesses.

8.2 Retail uses

Policy EE4 Retention of retail frontages

Change of use at ground level from Class A1 uses (retail) to Class A2 uses (professional) or from Class A1 to Class A3, A4 or A5 (food and drink) will be supported, provided that:

- **it can be demonstrated that it satisfies an identified community need and that its establishment would enhance the village centre's "convenience and destination appeal" or demonstrate tangible community benefit in accordance with Local Plan policy; and**
 - **a shop window display frontage in keeping with the character of the area is maintained.**
- 8.2.1 The village centre in Barnham is an essential part of the fabric of life for many residents. Out of town shopping makes it hard for small local shops to compete. The Plan seeks to support and promote local shops and businesses. The vitality of the village centre is dependent on primary retail frontages and so it is important that the retail frontages be retained and enhanced.

8.3 Parking and signage

Policy EE5 Retention of existing car parks

Proposals for the change of use of any existing car parks will not be supported.

- 8.3.1 Car parking is seen as vital to supporting the shops, businesses and tourism within Barnham village and existing car parking issues caused by commuters must not be exacerbated.

8.4 Recreation and tourism

Policy EE6 Improving signage

Proposals for the improvement of signage for local facilities will be supported, provided that they enhance their surroundings.

- 8.3.2 Improving signage to promote the facilities available in Barnham and Eastergate will support local shops, businesses and tourism.

Policy EE7 Support and promote recreational and tourism activities

Development proposals for recreational and tourism activities and facilities will be supported provided that :

- **the siting, scale and design has strong regard to the local character, historic and natural assets of the surrounding area; and**
- **the design and materials are in keeping with the local style and reinforce local distinctiveness and a strong sense of place.**

8.4.1 Tourism is important to the local economy with touring caravan and camp sites playing a part in the sustainability of local businesses. Proposals that seek to encourage tourism will be supported.

Housing

Objective	Policy Index
Meet locally assessed housing need	H1: Specific site allocation H2: Windfall sites H3: Housing mix
Integrate new housing	H4: Integration of new housing into surroundings H5: Outdoor space H6: Attention to detail H7: Drainage for new housing

9.1 Provision of housing

Policy H1 Specific site allocation

Permission will be granted for at least 60 new homes in Eastergate on land identified on the Proposals Map, provided that the development meets the requirements of the policies set out in this Plan and the Arun District Local Plan.

- 9.1.1 The Parish Councils recognise the local need for housing, and will provide for new homes over and above the requirement in the emerging Arun Local Plan.
- 9.1.2 Policy SP11 and Table 12.2 in the emerging Arun District Council Local Plan require that the neighbourhood plan for Barnham and Eastergate should allocate land for a minimum of 200 housing units. Against this, permission has been granted for some 158 houses and flats since 31 March 2013. The resulting requirement is accordingly that the plan should allocate land for at least 42 housing units.
- 9.1.3 The site shown on the Proposals Map meets the other criteria in the Plan, and is suitable for at least 60 housing units. The development is likely to include allotments, in accordance with Policy CLW4.
- 9.1.4 This allocation is in addition to:
- the permissions for residential development that have been granted and are still capable of implementation, listed in Schedule D; and
 - any strategic allocation that may be made in the Local Plan for housing on the larger site to the south of Barnham and Eastergate.

Policy H2 Windfall sites

Permission will be granted for small residential developments on infill and redevelopment sites within the parishes subject to the policies of this plan being met.

- 9.1.5 Small residential developments on infill and redevelopment sites will come forward during the life of this plan. All such development must incorporate the principles set out in this plan.

9.2 Mix of housing types and occupiers

Policy H3 Housing mix

The type of housing to be provided in any residential development should reflect the location of the site:

- where development is on a site within 400 metres walking distance from a village centre, at least 50% of the housing units to be provided should have one or two bedrooms;
- in other cases, no more than 25% of the housing units to be provided should have one or two bedrooms.

9.2.1 Sites that are close to a village centre will be particularly suited to meeting the needs of smaller households of older or younger people without access to private transport, including older people wishing to downsize, and the mix of different housing types should be determined accordingly.

9.3 Design of new housing development

Policy H4. Integration of new housing into surroundings

Proposals for residential development should be of high quality, and designed so that the new housing integrates into its surroundings and is well connected to the village. Proposals for three or more housing units should secure 12 out of 12 greens in response to the twelve questions in Building for Life 12, or meet an equivalent standard of excellence.

9.3.1 It is important that any new housing does not feel like an add-on to the new villages but is fully integrated in to the community and its facilities. This will be helped by good design that reflects the character of the surrounding area.

9.3.2 The standards set out in the Design Council publication Building for Life 12 reflect the policies in this Plan, and developers that can be shown through thorough assessment to meet those or equivalent standards can be promoted as being of the highest quality in terms of design principles.

Policy H5. Outdoor space

Proposals for new housing development should include good quality outdoor amenity space – either private gardens or a shared amenity area.

9.3.3 The amount of land used for garden or amenity space should be commensurate with the size and type of dwelling and the character of the area, and should be of appropriate utility (for play and recreation) and quality having regard to topography, shadowing (from buildings and landscape features) and privacy.

Policy H6. Attention to detail

In particular, the design of new housing should give full consideration to the following items:

- **bin stores and recycling facilities**
- **cycle stores**
- **meter boxes**
- **lighting**
- **flues and ventilation ducts**
- **gutters and pipes**
- **satellite dishes and telephone lines.**

9.3.4 These items are all too easily forgotten about until the end of the design process. By considering them early, it will be possible to meet the following requirements:

- Bin stores and recycling facilities should be designed to screen bins from public view, whilst being easily accessible for residents. Bin stores must be placed in a position that meets the County Council's Highways standards;
- Meter boxes need not be standard white units: consider a bespoke approach that fits in with the materials used for the remainder of the building. Position them to be unobtrusive;
- Carefully position flues and ventilation ducts, ensuring they are as unobtrusive as possible. Use good quality grilles that fit in with the approach to materials for the building as a whole;
- Ensure that gutters and pipes fit into the overall design approach to the building and aim to minimise their visual impact;
- Lighting schemes that prevent light spillage and glare and face inwards away from open landscapes.

Policy H7. Drainage for new housing

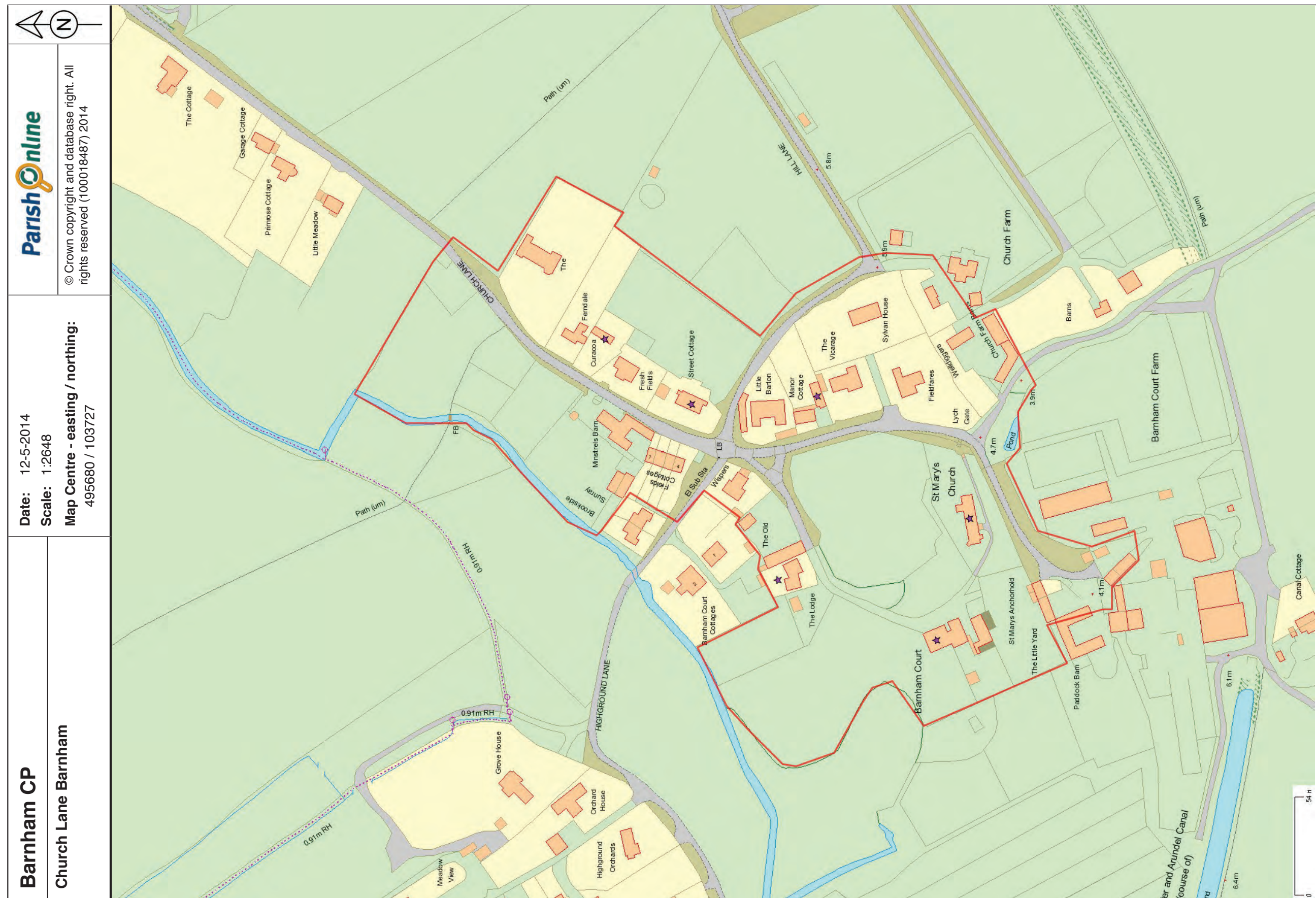
Wherever possible, new housing development should be designed so as to have a predicted water discharge of no more than 80 litres of water per person per day, in line with the requirements of Level 5 of the Code for Sustainable Homes (CfSH).

9.3.5 The Code for Sustainable Homes is the national standard for the design and construction of homes. The Code is intended to set the future direction of Building Regulations in relation to measures to reduce surface water runoff and prevent flooding. Given the history in the villages which has seen many homes blighted by flooding the application of the highest level of compliance is justified.

9.4 Provision of new facilities

9.4.1 The provision of new facilities in connection with new residential development (including on windfall sites) is the subject of Chapter 7.

Map B - Church Lane Barnham Conservation Area



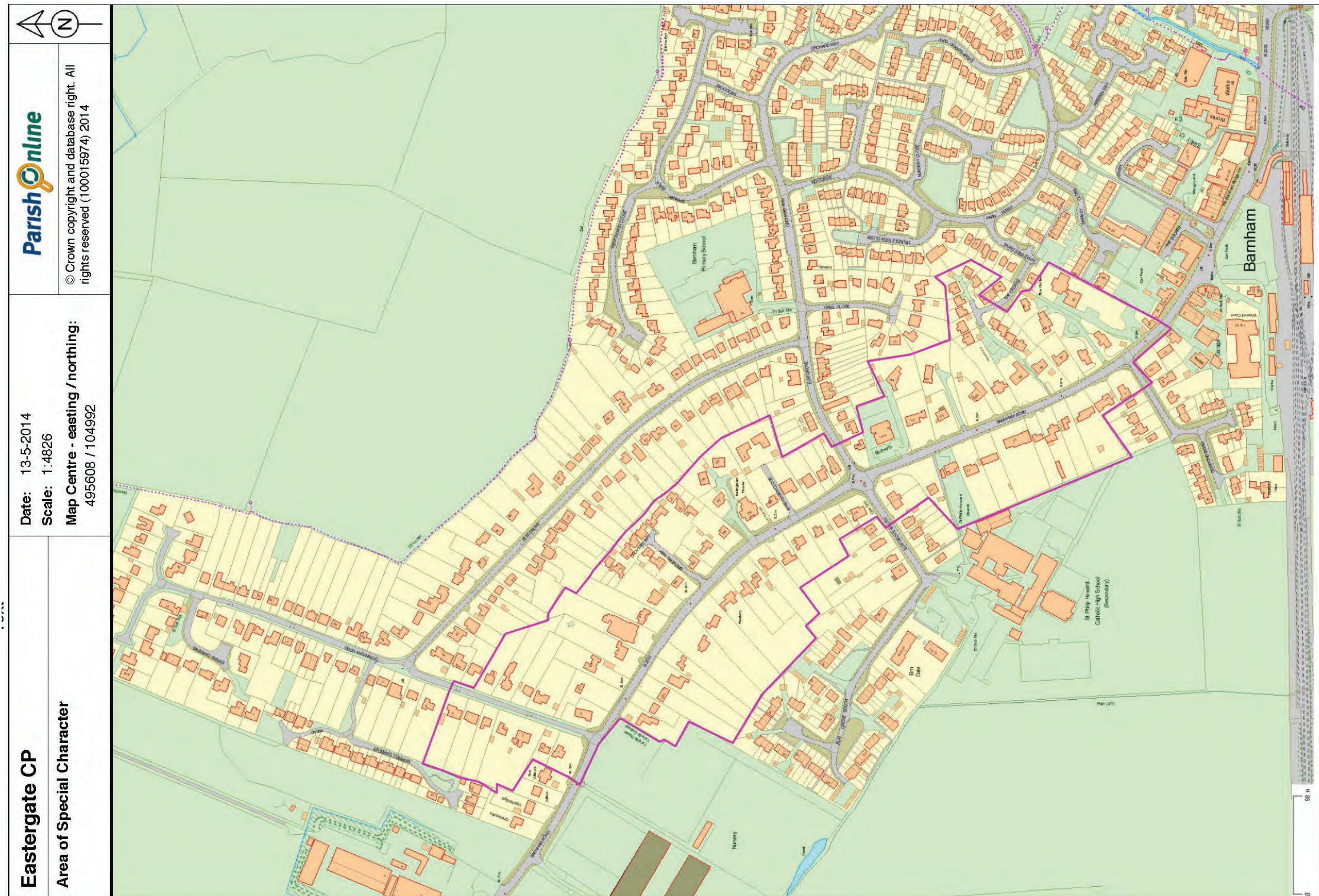
Map C - Church Lane Eastergate Conservation Area



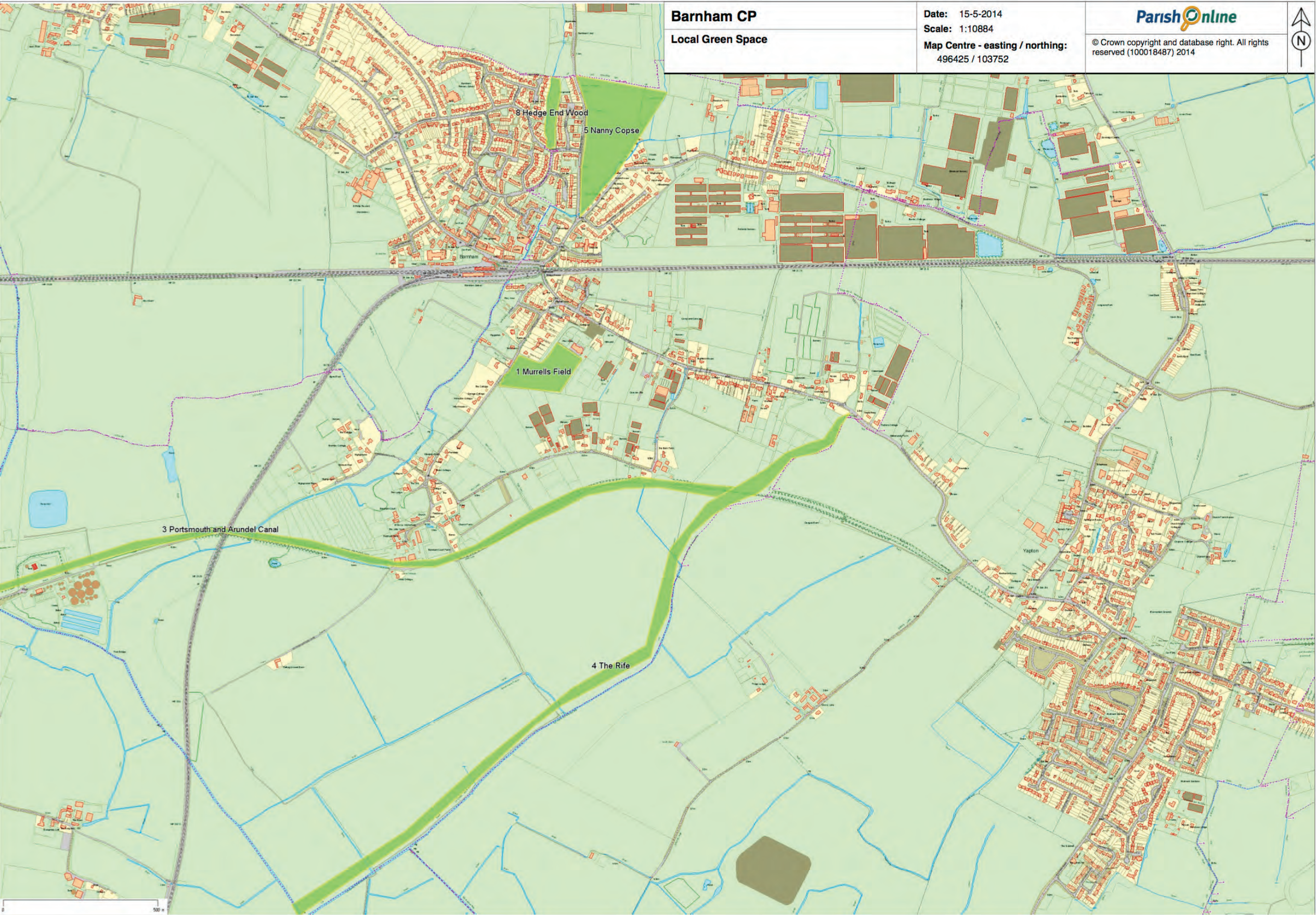
Map D - Eastergate Square Conservation Area



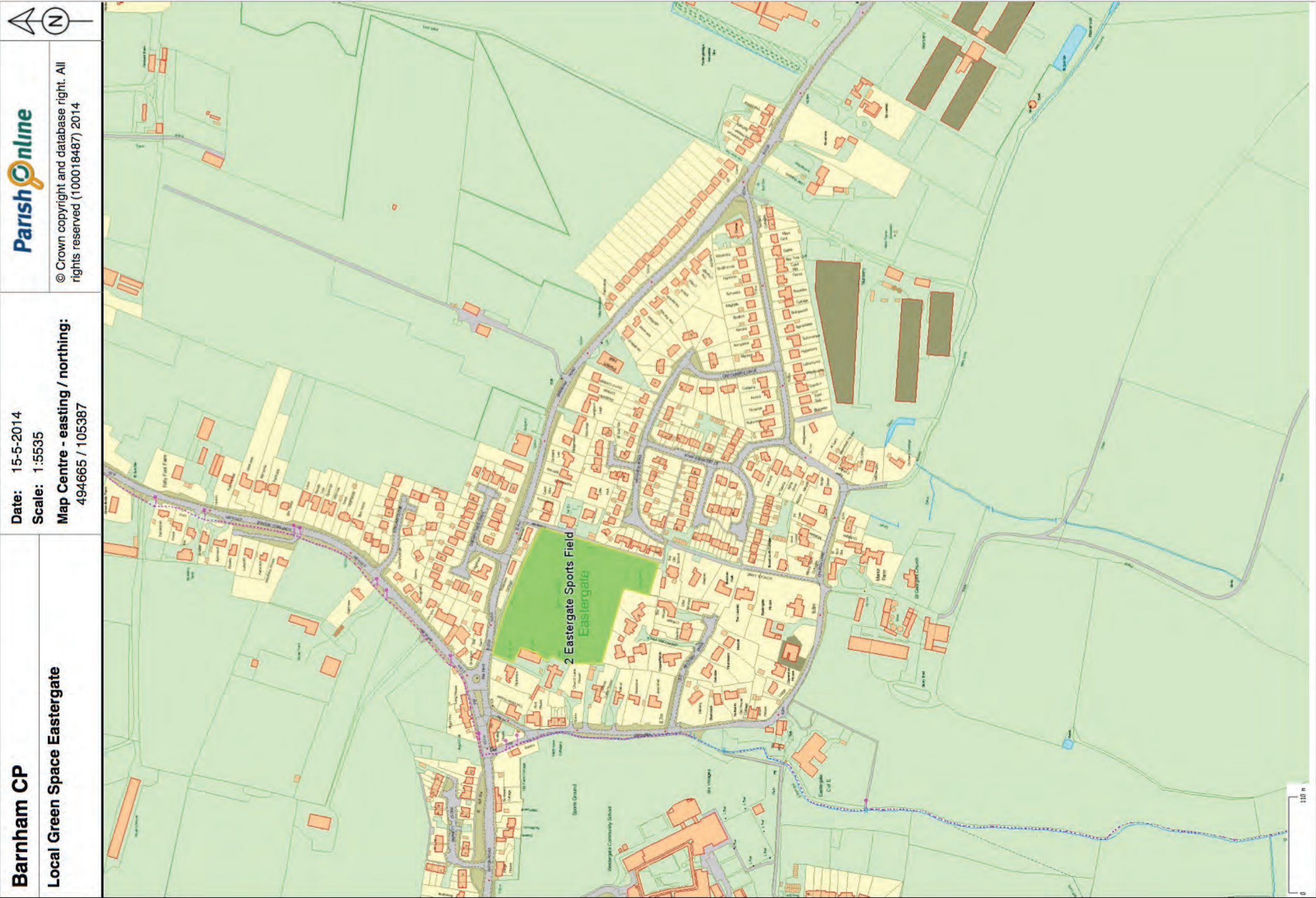
Map E - Area of Special Character



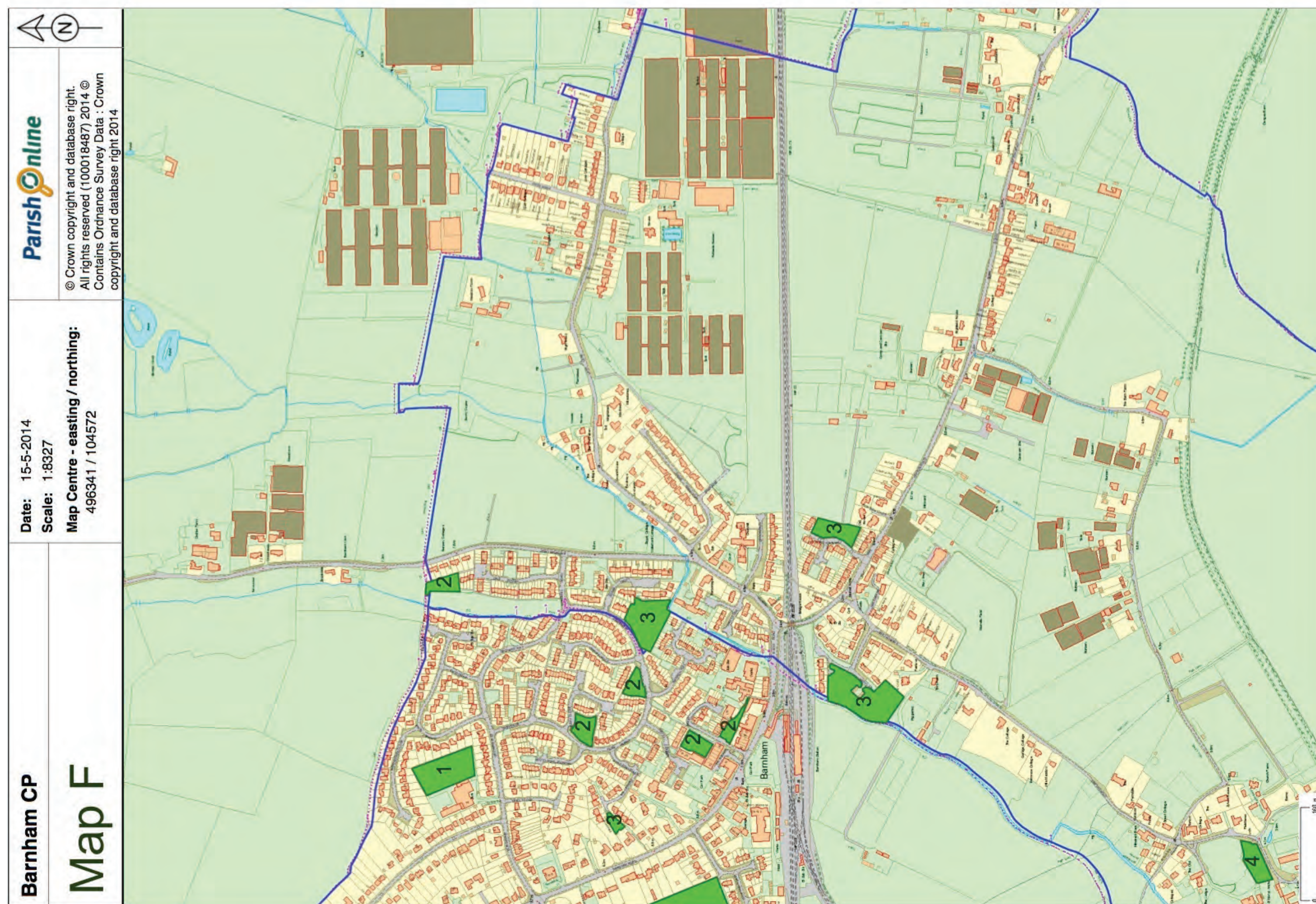
Map F - Open Spaces - Local Green Space - Barnham



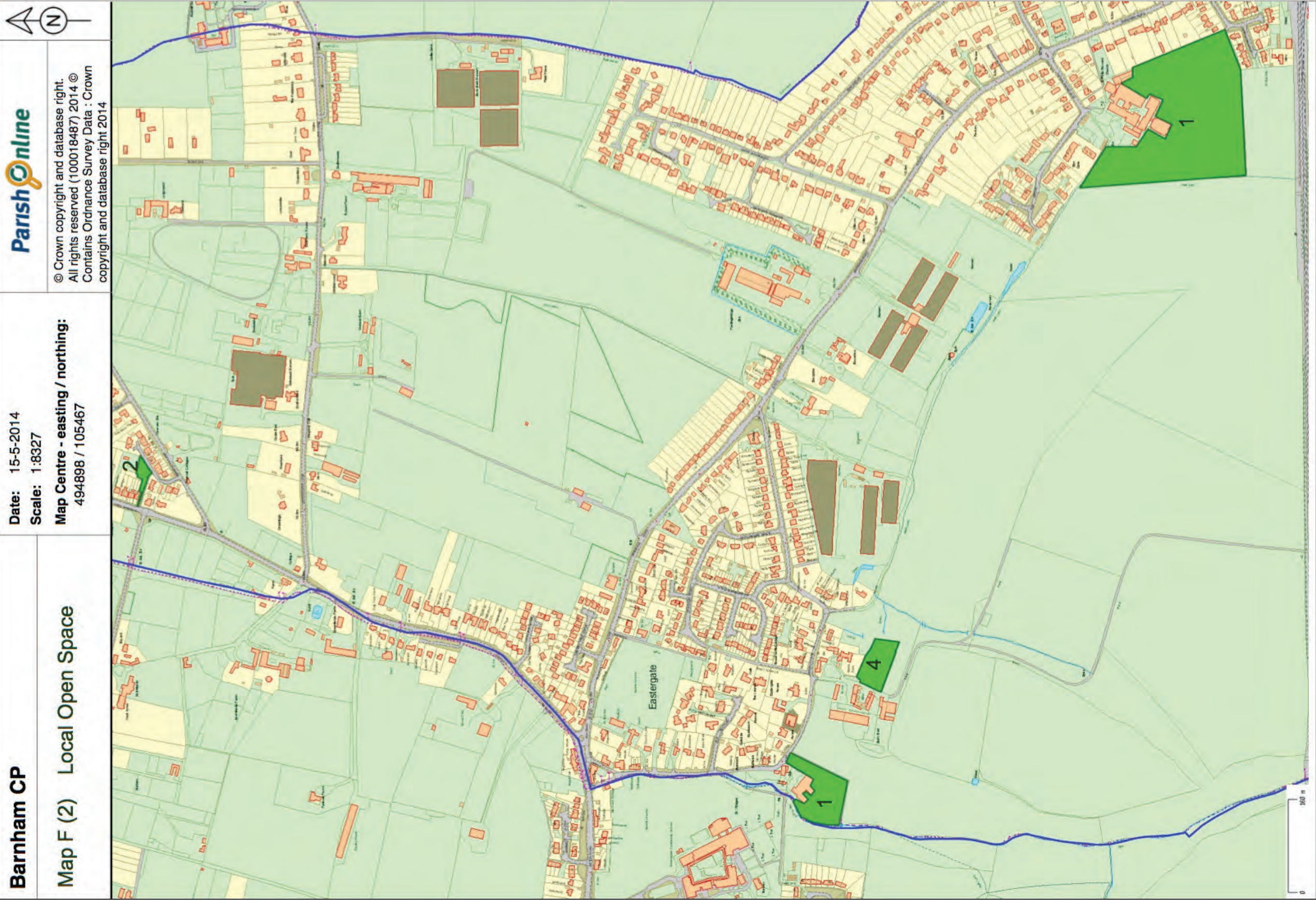
Map F - Open Spaces - Local Green Space - Eastergate



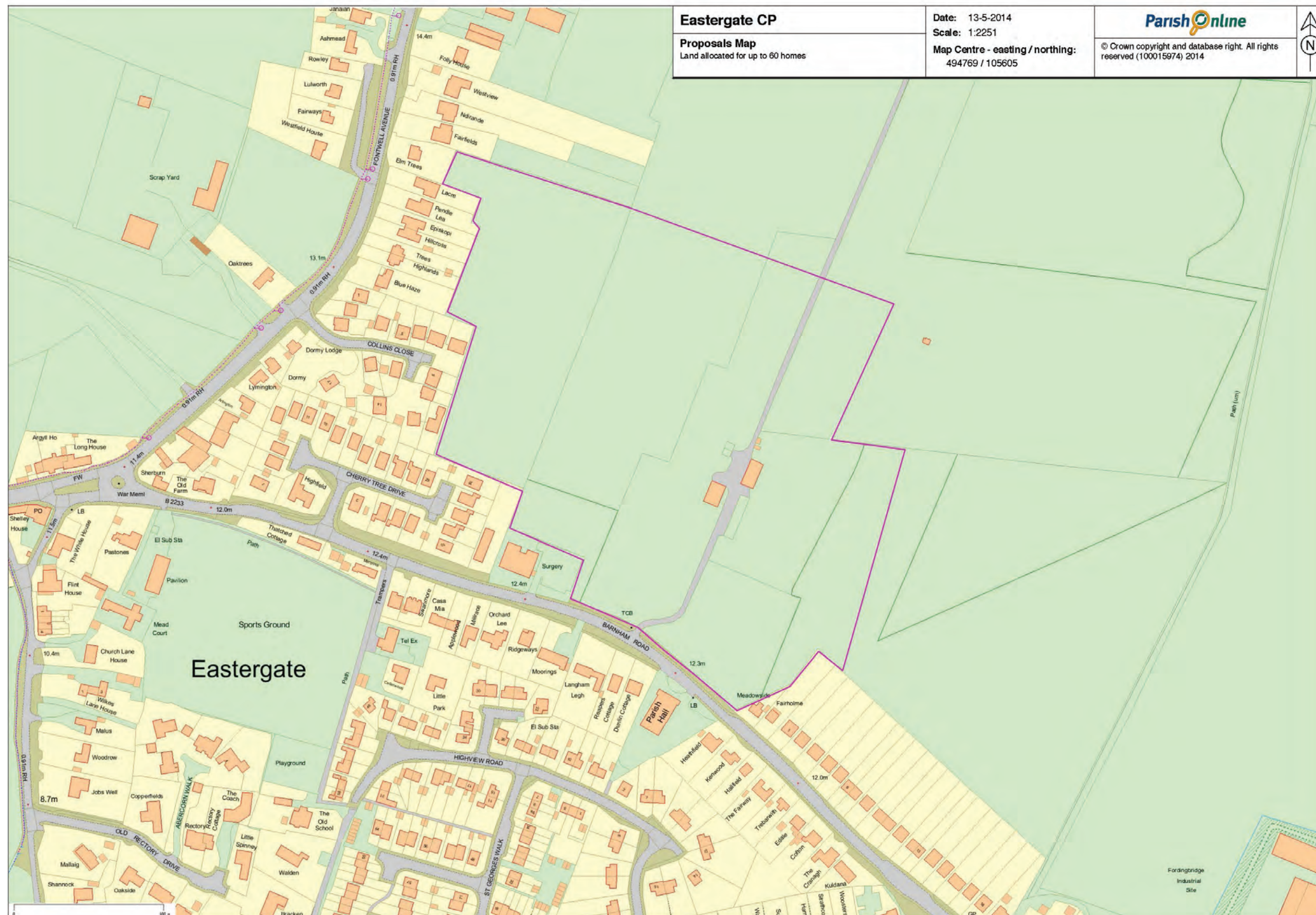
Map F - Open Spaces - Local Open Space 1



Map F - Open Spaces - Local Open Space 2



Map G - Proposals Map - Eastergate Housing Site



Schedule A - Assets of Community Value

Assets of Community Value

The Parish Councils are proposing that the following buildings are assessed by the local planning authority for designation as Assets of Community Value as a result of their acknowledged importance to the life and enjoyment of the community:

- Eastergate Village Hall
- Barnham Community Hall
- Elm Tree Stores
- The Murrell Arms
- The Wilkes Head

The assets listed in this policy are all considered to meet the definition of the Act, i.e. that “a community asset is a local building or piece of land which the community considers to be of particular value to the local community. Each community is free to decide for itself what it values.” All the assets selected are considered to be buildings and uses of some considerable longstanding in the local community and with which local people have a strong affinity.

The inclusion of these sites on the local planning authority’s register of Assets of Community Value will provide the Council or other community organisations within the parish with an opportunity to bid to acquire on behalf of the local community the asset once placed of sale on the open market.

Schedule B - Local Green Space

The listed areas are of special importance to the communities of Barnham and Eastergate Parishes. These areas are in reasonably close proximity to the communities they serve. They offer beauty, tranquillity and views to the South Downs. They are also important for the richness of wildlife found on them. Some already have existing rights of way over them.

1. Murrells Field

This large area is the largest public use pleasure, recreational and leisure land in the village of Barnham. It has a multi use games area, fitness trail, football pitches and children's playground. It has footpaths around the outer perimeters, which are extremely popular with walkers and dog walkers. It hosts the annual bonfire and fireworks and summer fairs. The area is also home to a variety and numerous number of trees and hedges and supports a range of wildlife.

This is designated as Local Green Space because of its significant recreational value.

2. Eastergate Sports Field

This sports field is the only public use field in Eastergate and is used for football and village fetes. It is popular with dog walkers and with people wishing to exercise.

This is designated as Local Green Space because of its significant recreational value.

3. The Line of the Portsmouth and Arundel Canal

The Portsmouth and Arundel Canal along with the Wey and Arun Canal formed part of the route of the early 19th century industrial waterway linking Portsmouth to London.

A public footpath follows the line of entire length of the canal. The line of the canal stretches from west to east across the southern landscape of Barnham Parish. It shows the open farmland to the south and views of some of Barnham's historic buildings and the South Downs in the distance to the north.

The tow path and bed of the canal are clearly visible for much of the route and the remains of several swing bridges are evident. The footpath is popular with walkers and bird watchers and gives a home to a wide range of flora and fauna. Consequently it is an important link to the ecological and industrial heritage and a tourism attraction.

This is designated as Local Green Space because of its significant recreational value, historic nature and tranquillity.

4. The Lidsey Rife

Home to a variety of fauna and flora the Lidsey Rife has been designated as a Biodiversity Opportunity Area due to the rich variety of birdlife on the water, banks and surrounding fields. The rife should be designated Local Green Space to ensure its importance for animals and birds.

This is designated as Local Green Space because of its significant natural wildlife.

5. Nanny Copse and Land west of Nanny Copse and east of Barnham Lane

There are very few examples of ancient woodland remaining in any area bordering the South Coast. Within the parishes of Barnham and Eastergate lies two such precious sites, one is Hedge End wood and the other is Nanny Copse wood.

Nanny Copse and the land to its west and east of Barnham Lane is known as “the triangle”. The designation of ancient woodland status signifies its importance not only as a heritage site but also for nature conservancy and ecological diversity, as such sites tend to be richer in terms of species composition and the natural resources required to support and sustain a rich diversity of wildlife.

Although there are tree preservation orders in place the open countryside surrounding the Copse acts as its protector. Apart from being prime grade 2 land, a natural flood defence for the village and part of the village gap, it serves as a natural barrier to human intrusion and the possible damage this can cause. The scenic amenity however is maintained because of the open aspect of the landscape and the close proximity of both Barnham Lane and Lake Lane, allowing pleasant views by both vehicle and pedestrian travellers.

The area’s significance as a place of historic or archaeological interest is unknown although surmise to say its name may give us a tentative link to its past, that is as a worked coppicing wood, and give us an insight into how we (people) interacted with it. If this is the case Nanny Copse could contain a wealth of cultural history just waiting to be brought to light.

This is designated as Local Green Space because of its significant natural wildlife character and interest and its Ancient Woodland status.

Note : 6 and 7 removed - see addendum

8. Hedge End Wood

The ancient woodland known as Hedge End Wood is bordered on one side by Hedge End estate and the other side by the Farnhurst estate. This woodland, with paths, has a variety of trees species growing in it including Oak, Ash, Maple, Holly, Hazel and a few Apple, Elder, and Yew. Ground plants include Bluebells, Bramble, Old Man's Beard, Wild Garlic, Nettles, Wood Anemone, and Ivy. It also is home to a large variety of birds including woodpeckers, wrens and rooks. At the North end of the wood it looks over farm fields with views of the South Downs.

The rife (stream) runs on one side of the wood, over ground, and then through a weed screen and underground through a large pipe to join up with other rifes. If the weed screen becomes blocked or the flow of water is too much for the pipe to cope with, the water will flood the wood, this being an important part in flood defence at times of heavy rain.

This is designated as Local Green Space because of its significant natural wildlife character and interest and its Ancient Woodland status.

Schedule C - Local Open Space

In Barnham and Eastergate Parishes there are several areas of open green spaces. These offer a range of opportunities for recreation and enjoyment, providing places to meet and relax. Access to them has a clearly beneficial effect on physical and mental health and encourages social contact and integration, providing space for physical activity and play. The trees improve air quality, and provide shade in summer.

Open spaces are good areas for all forms of wildlife, both flora and fauna.

1. The School Playing Fields

There are school playing fields at Barnham Primary School and Eastergate Primary School and at St Philip Howard School. These are primarily for school usage as part of its sporting and health awareness and activity programmes. Nationally there has been a decline in the amount of area allocated to schools for sporting, health related and recreational activities.

2. Nursery Close Open Space, Saxby Close Open Space, Stempswood Way Open Space, Market Close Open Space, Hedge End Open Space

Hedge End Open Space

An open area of grassland adjoining Hedge End wood, well used by local residents for playing and relaxation.

Stempswood Way Open Space

This is an open area of grassland with mature Oak trees and a Copper Beech. This area is well used by local children.

Nursery Close Open Space

A large area of grassland with mature Oaks and a London Plane tree.

Market Close Open Space

An area of communal grassland surrounded by houses.

Saxby Close Open Space

A small private area of grassland alongside the children's play area.

The open aspect of these spaces enhances the ambience of the area and contributes to a pleasant street scene. They contribute significantly to the overall appearance of the area and are used for recreation, dog walking and exercise as well as providing wildlife links to the wider Green Infrastructure Networks.

3. Farnhurst Road Playground, The Cedars Playground, Saxby Close Playground, Marshall Close Playground, Holmdale Playground, Garden Crescent Playground

These open spaces are children's playgrounds as well as places that contribute to the open and pleasant ambience of the area and are used by residents for exercise and children's play but also contribute to wildlife biodiversity and habitat. They should be designated as Local Open Space.

4. St George's churchyard, Eastergate, St Mary the Virgin churchyard, Barnham

St George's churchyard, Eastergate

To get to the church and churchyard you walk through the conservation area farmyard of Manor farm passing the 17th century half timbered granary. The church dates back to Saxon times. The churchyard, with mature Yew trees growing in it, is a very peaceful place supporting a range of flora and fauna, overlooking farmland.

St Mary the Virgin churchyard, Barnham

The 11th century church is next to the manor house, Barnham Court. Several trees grow in this peaceful churchyard supporting a range of flora and fauna, overlooking farmland.

Schedule D - Sites where planning permission has been granted or where a decision is outstanding

Assets of Community Value

BN/27/09/

Angels & Hyde Nurseries Yapton Road Barnham

Outline application for demolition of all existing structures and redevelopment with up to 95 dwellings (including up to 38 affordable homes) together with associated open space, landscaping and access improvements

Allowed on appeal

BN/7/12

Land north of Yapton Road & east of Garden Crescent Barnham

Outline application with some matters reserved for up to 44 no. dwellings including 30% affordable, comprising of a mix of 2-4 bed houses with associated landscaping & works (this application is a Departure from the Development Plan)

Allowed on appeal

BN/15/11/

Land east of Goodacres Barnham

Outline application for residential development comprising 75 dwellings, access and associated landscaping and works - This is a Departure from the Development Plan & affects a Public Right of Way

Allowed on appeal

BN/3/13/

The Lillies Caravan Park Yapton Road Barnham

Demolition of 6 no holiday lodges, toilet block. Removal of circa 30 touring caravans/motorhomes/camping pitches & replace with erection of 38no. residential dwellings, associated garages/car parking, formation of access road & change of use from current C1 (Hotels) to C3 (Dwelling Houses) - This application is a Departure from the Development Plan

Refused - appeal lodged

EG/44/12/

Land to the rear of 43, 45 & 47 Barnham Road

Demolish existing single storey buildings to the rear of no's 43 & 45 & redevelop the site incorporating no. 47 for residential use, comprising 11 no. 1 & 2 bed flats, a shop unit & associated external works

Refused - Allowed on appeal

EG/27/12/**Elm Tree Stores Nyton Road Eastergate**

Application for Approval of Reserved Matters following Outline Application EG/72/08 for conversion of existing dwelling into 2 No apartments, conversion of roofspace above existing shop into 1 No apartment and first floor extension of existing shop to provide 2 No apartments. Extension to existing shop and erection of 3 No apartments & covered parking area. Improvements to existing access & service area.

Approved/Conditionally

EG/66/11/**The Barnham Hotel 24-28 Barnham Road Barnham**

Conversion of 1st & 2nd floors from ancillary (A4) to 6 no. self contained flats (C3) together with rear first floor extension, dormer windows & rooflights

Approved/Conditionally

EG/29/13**Former Brooks Nursery, Eastergate**

Residential development for 40 dwellings, including 30% affordable, with associated access, landscaping and ancillary works. Re-Submission following EG/73/12.

Approved Conditionally

BN/16/12**Pollards Nursery**

Outline application with some matters reserved for a development of up to 107 no. residential units (this application is a Departure from the Development Plan)

Refused - Allowed on Appeal

Addendum

Some policies that had been agreed by the Parish Councils and by residents have not been permitted by either Arun District Council or the Examiner. As these policies had been voted upon and agreed as policy by each Council it is felt important to provide details of those that have been removed. These are set out below and the Parish Councils reserve their rights to explore these policies further and seek to have them reinstated when the Plan is reviewed if it can be shown that they were justified.

Policy ES10: Increasing the energy efficiency of our buildings.

- All new housing development with the exception of the conversion of listed historic buildings should have a minimum energy efficiency standard equivalent to Level 5 of the Code for Sustainable Homes (DCLG 2006) rising to Level 6 by 2016.
- Where an existing building is extended or refurbished, or there is a change of use, where technically feasible the renovated part of the building must meet the following standards:
 - Use of high quality, thermally efficient building materials
 - Use of double glazing (at a minimum)
 - Installation of cavity wall and loft insulation (where relevant)
 - Improve the average household SAP rating by a grade (e.g. from E to D)
 - In all cases, consideration should also be given to upgrading the whole property to meet higher energy efficiency standards.
- Where an extension increases the property size by more than 30%, on-site energy generation from renewable sources should be incorporated into the site where feasible.

Justification

- 2.14 The Government has an ambitious target of reducing the UK's CO₂ emissions by 80% by 2050, and the National Planning Policy Framework says that 'local planning authorities should...actively support energy efficiency improvements to existing buildings'. We have a responsibility to contribute towards meeting the national CO₂ target, and increasing the energy efficiency of our existing buildings is central to this.
- 2.15 The Code for Sustainable Homes is the national standard for the design and construction of homes. It includes measures to improve energy efficiency which is line with the aims of the Arun District Council Energy Efficiency Strategy 2009- 2013 which contains a requirement for Level 6 to be adopted from 2016 onwards.

ADC will not permit this national standard and require Level 3 only which is the current Building Regulations standard. They state that evidence of the need for a higher standard has not been provided.

Policy EE7: New development to provide high quality communications infrastructure

Examiner Note - This policy relates to matters that are not related to land use, and therefore does not comply with the Basic Conditions

Policy HDQ2: Local Connection

- Affordable houses in the Parishes shall only be occupied by persons (and their dependents) whose housing needs are not met by the market and who have a local connection to the parishes.

Local Connection is defined as:

1. The applicant or their partner are living in the Parishes and have lived in the Parishes permanently for at least 5 years immediately prior to the application date, or have lived permanently in the Parishes for 10 years out of the last 15 years.
2. The applicant or their partner needs to be in the Parishes to give or receive support from or for a close relative (parents, adult children, brother and/or sister). The family member must be a permanent resident in the Parishes and have lived in the parishes permanently for at least 10 years immediately prior to the application date.

Note: Parishes is defined as Barnham and Eastergate in the first instance but will be extended to include Aldingbourne, Walberton, Slindon and Yapton if insufficient applicants come forward from the first two parishes.

- 6.2 The allocation of affordable housing has a significant effect on the shape and nature of local communities and the imposition of the Local Connection policy will help to ensure that our young people have a chance to stay in the villages.

The Examiner commented “The Policy as worded implies that only local people could occupy any affordable housing, which might result in such housing remaining empty if there was no local demand”

ADC commented “ADC agrees with the examiner. Any affordable housing developed in Barnham and Eastergate will be made available by Arun DC as the local housing authority it will not be exclusively for the residents of Barnham and Eastergate but those in greatest need in the district in accordance with the Council’s Housing Scheme January 2013. The policy also conflicts with ADC policy. ADC only has a local connection criterion for rural exception sites.”

Local Green Space

Land south of Barnham Road and Land north of Barnham Road and east of Fontwell Avenue have been removed.

The Examiner and ADC felt that the land failed the principles of para. 77 of the NPPF which states that land must be ‘demonstrably special to a local community and hold a particular local significance, for example because of its beauty, ... and where the area concerned is local in character and is not an extensive tract of land.’