



Eastergate Parish Council



**DETAIL REPORT WITH EVIDENCE**

# S106 and CIL Requirements

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Issue 1

30<sup>th</sup> January 2019

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# 1 Introduction

This document identifies the Community (Neighbourhood), S106 and Community Infrastructure Levy (CIL) priorities of the parishes Aldingbourne, Barnham and Eastergate as requested by Karl Roberts, Director of Place, Arun District Council.

The whole document recognises that there are already some community infrastructure deficits which can't be funded by future S106 or CIL receipts. These have been included solely to define policies and a baseline for Neighbourhood Plan funding priorities for the ABE Parish Councils (the Parishes). There is no expectation that these deficits will be funded by future housing development.

Our understanding of a CIL compliant S106 is:-

- Necessary to make the development acceptable in planning terms
- Directly related to the development
- Fairly and reasonably related in scale and kind
- Pooled funding 'pots', intended to provide common types of infrastructure for the wider area, are limited to five S106 agreements

This document recognises the following phases of housing development in the parishes and the overarching assumptions that have been used:

| Housing Growth Category                    | Assumptions   |
|--|---|
| <b>Planning permissions pre-April 2017</b> | Lobby to ensure that existing S106 commitments (typically WSCC highways, WSCC libraries, ADC priorities, Fire, Police, NHS etc.) are spent to improve services to the community of ABE  |
| <b>DPD, ANP, BENP housing allocations</b>  | Subject to the current draft CIL becoming adopted the parishes will apply CIL receipts to fund its priority project as detailed in this document  |
| <b>Strategic Allocation (Cala Homes)</b>   | This is part of the Strategic Allocation that is coming forward early. S106 negotiations are underway and this document will inform those discussions in terms of immediate priorities and ensuring that Cala fund circa 15% of the infrastructure requirements of the whole Strategic Allocation (Local Plan SP5)  |
| <b>Strategic Allocation (Northern Arc)</b> | This will be the next phase of the Strategic Development to come forward. We have assumed that the S106/CIL contributions will be delivered by increasing capacity of community facilities in the villages and providing green space and play areas within the development area.  |
| <b>Strategic Allocation (Southern)</b>     | This will be the final phase of the Strategic Development to come forward and will complete the new A29 route from the B2233 to south of the Lidsey bends. We have assumed that the S106/CIL contributions will be delivered primarily by providing new community facilities within the development area and growing the capacity of Barnham Village Centre as a transport hub. |

Included in this report is the Parishes overarching strategy which includes items unrelated to S106/CIL. This is to assist ADC understand the Parishes views on all the local infrastructure requirements required within the Parishes and to support sustainable development of the BEW Strategic Site (Local Plan SD5) which is located within the Parishes.

As the detail of the proposals are agreed through the BEW Advisory Group (BEWAG) we request that ADC include them as policies and robustly challenge developers, particularly at appeal, such that if planning

permission is secured on appeal the Inspector rules that the developer must meet their community infrastructure obligations. ADC/NPs losing an appeal is clearly not ideal but losing an appeal and community infrastructure investment is totally unacceptable from a Localism and Neighbourhood Planning perspective.

The document is broken down into major sections each with a summary and, where appropriate, supporting evidence base. It is intended that this document and its evidence bases will be incorporated into future updates of the Aldingbourne Neighbourhood Plan (ANP) and the Barnham and Eastergate Neighbourhood Plan (BENP).

## **2 Community Infrastructure Needs**

### **2.1 Flooding and drainage**

This is a matter of significant concern to the Parishes but the obligations for providing sufficient capacity for existing and new housing is a matter for ADC, Southern Water, Environment Agency and others.

The Utility companies should also have their infrastructure investment plans properly synchronised with those of the developers. Of importance to the Parishes is sewerage and ground water control. There is a significant infrastructure deficit in the Barnham and Eastergate area which needs urgent action before more houses take it further beyond the precipitous capacity problems that it already has.

There is a long-standing concern over localised flooding in Aldingbourne, Barnham and Eastergate. There are also significant areas where there is surface water ingress into the foul drainage system during periods of heavy rain.

### **2.2 Green infrastructure**

Our policy is to ensure that the villages retain their individual distinctive characters. Policies regarding this are covered in the made Barnham and Eastergate Neighbourhood Plan and the Aldingbourne Neighbourhood Plan. Local green spaces for community use (e.g. allotments, orchards, play spaces) are covered under the 'Social Infrastructure' heading.

#### **2.2.1 Local green spaces for community use**

We have adopted an evidenced based approach using the Fields in Trust Guidelines. The current position, which includes the school pitches in the Parishes, shows a 20.7Ha deficit. This must not be allowed to grow further.

## Aldingbourne, Barnham and Eastergate Parish Councils

| Base Data  | Dwellings    | Usual resident population | Forecast Resident Population |                                       |                         |
|--|--------------|---------------------------|------------------------------|---------------------------------------|-------------------------|
| 2011 Census with 2016 mid year estimates             | 3,438        | 8,808                     |                              |                                       |                         |
| B&E Sites with planning post 2011                    | 669          | 1,714                     | 10,522                       |                                       |                         |
| Aldingbourne Site with planning post 2011            | 417          | 1,068                     | 11,590                       |                                       |                         |
| B&E DPD and BENP Allocation                          | 75           | 192                       | 11,782                       |                                       |                         |
| Aldingbourne DPD Allocation                          | 70           | 179                       | 11,962                       |                                       |                         |
| Strategic Allocation (Cala Homes)                    | 350          | 897                       | 12,858                       |                                       |                         |
| Strategic Allocation - Northern Arc                  | 500          | 1,281                     | 14,139                       |                                       |                         |
| Strategic Allocation - Southern                      | 2,150        | 5,508                     | 19,648                       |                                       |                         |
|  | 700          | 1,793                     |                              |                                       |                         |
|  | <b>8,369</b> | <b>21,441</b>             |                              |                                       |                         |
|  |              |                           |                              |                                       |                         |
| FIT Standards  |              | Playing Pitches           | Open Green Space             | LEAP - Equipped designated play areas | NEAP - MUGA/Skat eboard |
| Playing Pitches                                      |              | 1.20Ha/k                  | 1.60Ha/k                     | 0.25Ha/k                              | 0.30Ha/k                |
|  |              |                           |                              |                                       |                         |
| Current ABE Open Spaces                              |              | Pitches                   | Open Green Space             | LEAP                                  | NEAP                    |
| Farnhurst Road                                       |              |                           | 0.19 Ha                      | 0.05 Ha                               | 0.03 Ha                 |
| Hedge End  |              |                           | 0.10 Ha                      |                                       |                         |
| The Cedars   |              |                           |                              | 0.03 Ha                               |                         |
| Eastergate Primary School                            |              |                           | 0.45 Ha                      |                                       |                         |
| Barnham Primary School                               |              |                           | 0.37 Ha                      |                                       |                         |
| SPH School   |              | 2.97 Ha                   |                              |                                       |                         |
| Barnham Community Park                               |              |                           | 2.66 Ha                      | 0.04 Ha                               | 0.04 Ha                 |
| Eastergate Sports Field                              |              | 1.74 Ha                   |                              | 0.09 Ha                               |                         |
| Ormiston Academy                                     |              | 3.49 Ha                   |                              |                                       |                         |
| Aldingbourne Sports Centre                           |              | 3.65 Ha                   |                              | 0.18 Ha                               | 0.39 Ha                 |
| Current Provision in ABE                             |              | <b>4.71 Ha</b>            | <b>3.77 Ha</b>               | <b>0.21 Ha</b>                        | <b>0.07 Ha</b>          |
|  |              |                           |                              |                                       |                         |
| Forecast B&E Open Spaces                             |              | Pitches                   | All out-door                 | LEAP                                  | NEAP                    |
| EG/71/14 - Eastergate Fruit Farm (BENP Allocation)   |              |                           | 1.20 Ha                      | 0.05 Ha                               |                         |
| Murrels Field upgrade to playing pitch standard      |              | 1.66                      | -1.00 Ha                     |                                       |                         |
|  |              |                           |                              |                                       |                         |
| Future Provision in ABE                              |              | <b>1.66 Ha</b>            | <b>0.20 Ha</b>               | <b>0.05 Ha</b>                        | <b>0.00 Ha</b>          |
|  |              |                           |                              |                                       |                         |
| Open Space Provision Analysis                        | Population   | Playing Pitches           | Open Green Space             | LEAP - Equipped designated play areas | NEAP - MUGA/Skat eboard |
| Standard for 2011 Population                         | 8,808        | 10.57 Ha                  | 14.09 Ha                     | 2.20 Ha                               | 2.64 Ha                 |
| Current Surplus/(Deficit)                            |              | (5.9Ha)                   | (10.3Ha)                     | (2.0Ha)                               | (2.6Ha)                 |
|  |              |                           |                              |                                       | (20.7Ha)                |
| FIT Standard for Post 2011 Growth                    | 2,782        | 3.34 Ha                   | 4.45 Ha                      | 0.70 Ha                               | 0.83 Ha                 |
| Forecast Surplus/(Deficit)                           |              | (9.2Ha)                   | (14.8Ha)                     | (2.7Ha)                               | (3.4Ha)                 |
|  |              |                           |                              |                                       | (30.1Ha)                |
| FIT Standard for DPD and BENP Allocation             | 371          | 0.45 Ha                   | 0.59 Ha                      | 0.09 Ha                               | 0.11 Ha                 |
| Forecast Surplus/(Deficit)                           |              | (8.0Ha)                   | (15.2Ha)                     | (2.7Ha)                               | (3.5Ha)                 |
|  |              |                           |                              |                                       | (29.4Ha)                |
| FIT Standard for Strategic Allocation - Cala Homes   | 897          | 1.08 Ha                   | 1.43 Ha                      | 0.22 Ha                               | 0.27 Ha                 |
| FIT Standard for Strategic Allocation - Northern Arc | 1,281        | 1.54 Ha                   | 2.05 Ha                      | 0.32 Ha                               | 0.38 Ha                 |
| FIT Standard for Strategic Allocation - Southern     | 5,508        | 6.61 Ha                   | 8.81 Ha                      | 1.38 Ha                               | 1.65 Ha                 |

The analysis shows:

- There is an existing deficit (30.1Ha) which cannot be funded by S106 from new development.
- The Playing Field deficit may be part addressed by the S106 monies (£90k) from the Angel's Nursery development upgrading the parkland at Murrells Field
- The DPD, BENP, ANP developments needs to deliver 1.24Ha of Open Space, LEAPs and NEAPs
- The Strategic Allocation (Cala Homes) needs to deliver 3.0Ha of Open Space, LEAPs and NEAPs
- The Strategic Allocation (Northern) needs to deliver 4.29Ha of Open Space, LEAPs and NEAPs within its development boundary
- The Strategic Allocation (Southern) needs to 18.45Ha of Open Space, LEAPs and NEAPs
- When land is available, we need to identify areas for community orchards and allotments in Aldingbourne

### Local Equipped Area for Play (LEAP)

These are for children who are beginning to go out and play independently. They should be within five minutes walking time and positioned by a pedestrian route that is well used. Existing provision is good in Barnham and Eastergate with two that are parish maintained (Barnham Community Hall and Eastergate Playing Field). New developments should be required to provide further LEAPs within the development.

### The Neighbourhood Equipped Area for Play (NEAP)

Mainly for older children but with play opportunities for younger children too. Within 15 minutes' walk from home and positioned by a pedestrian route that is well used.

There is poor provision except at Barnham Community Hall which was grant and volunteer funded.

### Allotments and Orchards

The developer with planning permission EG/71/14 has committed a new provision to the Barnham and Eastergate Neighbourhood Plan but development has not commenced yet

There are no land allocations in Barnham or Aldingbourne for these purposes and this needs to be rectified.

## 2.3 Housing design, density and mix

Policies regarding this are covered in the made ANP and BENP. We remain concerned particularly about the quality of design proposed by many developers (unimaginative, densely packed brick boxes) and Local Housing for local people. There is a need for local housing for local people and we propose that developments include specific housing allocations for local parishioners.

## 2.4 Affordable housing for local people

ABE have facilitated the creation of an independent Community Land Trust.

## 2.5 Emergency Services

### 2.5.1 Community Policing

Need a visible presence back in the villages

### 2.5.2 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.

The Barnham Village Emergency Team store their equipment at Barnham Community Hall and Park which is also an important community muster point in the event of a village emergency or if householders are displaced from their properties. A generator, range of tools and PPE is stored and maintained including 500 sandbags. This was funded by BLADE (now Barnham Community Trust), and a grant of £1,650 from Operation Watershed in July 2015.

The Barnham Village Emergency Team comprises a contact list of volunteers, skills and equipment. The team comprises skills including professional construction workers; tree surgeons; people with caring and medical skills; and householders able to distribute sandbags, wield a mop and bucket, or make tea and provide comfort. Barnham Community Hall and Eastergate Parish Hall are the place of safety where the villages would temporarily care for displaced householders. A generator was purchased from the 2015 Operation Watershed grant so that power is available at Barnham Community Hall. The car-park in this scenario would be used as a muster point for the volunteers and emergency services.

Aldingbourne do not currently have any resilience or emergency plan in place however volunteers have been mobilised in the past to deal with flooding. When redeveloped Aldingbourne Community Sports Centre could be utilised as a place of safety.

## 2.6 Highways and Transport

WSCC are preparing the business case for the realigned A29 for public consultation in January 2019. Our policy is that the 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. We welcome the proposal that there will be trigger points that limit the housing that can be built until the road infrastructure is in.

### 2.6.1 Through Traffic

The realigned A29 runs between Eastergate and Barnham at grade level. The Parishes are particularly concerned that the road design support the free-flow of pedestrians, cyclists between the villages and supports the Parishes policies on safe routes to school. Consider the idea of a Dutch Style roundabout (cyclists priority).



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.

This is not a matter for the Parishes but is of considerable concern to the community. The villages must not become a 'rat-run' when more strategic routes become congested.

Measures need to be implemented to counter the increasingly urban feel that follows ongoing house building. This is a priority on the existing A29 and the B2233 and should include traffic calming and some redesign and greening of the public space (including road space).

### 2.6.2 Regional access and potential bottlenecks

Regional access to the A27 from the villages particularly from the A29 is of considerable concern. The Parishes are strongly of the view that there is an inadequate strategy to ensure that the north-south routes can connect to the A27 without causing significant congestion at peak times. This is not a matter that can be solved by the Parishes but is critical highways infrastructure that must precede further growth in housing in the villages.

The capacity of the B2233 through to Yapton and beyond is also of concern. This road 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.

### 2.6.3 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. We believe that the network shown on the 'Multi-modal Routes Map' is broadly the same as the WSCC strategy. The incomplete elements need to be implemented and all developments should fund connections to these key routes and contribute to the funding pot for the construction of these routes. Our cost estimates are based upon the construction cost of the Barnham to Walberton link which was completed in 2016. To complete all the links, we estimate that the cost is £1.46m plus any land acquisition cost or exceptional construction costs.

[Add Aldingbourne multi-modal routes to the map – APC]



The map shows and multi-modal link from Barnham to Yapton. We'd welcome proposals to create an off-road link from the BEW site to Yapton following the old Canal route.

The Strategic Allocation needs to connect into the proposed network. Our cost estimate is 4km of multi-modal pathway (£1.02m plus inflation and land costs)

| Multi-modal cycle-ways            | Actual Build Cost (2015) for Reference   |           |               |                |
|-----------------------------------|--|-----------|---------------|----------------|
|                                   |  |           |               |                |
| Barnham to Walberton              | 1.6 km                                   | £209 k/km | £335k         |                |
|                                   | Forecast Build Cost (5yrs inflation @4%) |           |               |                |
| Eastergate to Westergate (BPC)    | 0.03 km                                  | £255 k/km | £8k           |                |
| Barnham to Eastergate (EPC)       | 1.1 km                                   | £255 k/km | £280k         |                |
| Land purchase                     |  |           | £120k         |                |
| Orchard estate 20mph zone (EPC)   | 0.7 km                                   | £255 k/km | £178k         |                |
| Eastergate to Fontwell (EPC)      | 1.6 km                                   | £255 k/km | £408k         |                |
| Barnham to Yapton (BPC)           | 1.3 km                                   | £255 k/km | £331k         |                |
| Land Purchase/Culvert contingency |  |           | £132k         |                |
|                                   |  |           | <b>£1.46m</b> | Not for Parish |

The Church Lane Eastergate to Philip Howard path will be a major school route. We welcome proposals to make this a bridged crossing over the realigned A29.

Proposals by ADC for a Green Infrastructure Masterplan need to be incorporated into the Parishes Open Space and multi-modal routes policies. This needs to include upgrading the Old Canal from the Lidsey bends to Yapton to a multi-modal footpath

## 2.6.4 Barnham Railway Station

Barnham is already blighted by commuter car-parking on adjacent residential estate roads and in spaces for shoppers. A strategy needs developing to address this and, we propose, could have the following elements :-

- Interim (i.e. before more car-parking capacity can be developed in say 5 years)
  - Community warden with the ability to carry out parking enforcement - £35,000 per year
  - Free morning/evening peak mini-bus service on developments greater than 1km away from Barnham Station.
  - Land allocated away from the village centres for parking with free mini-bus service (park-n-ride)
- Strategic
  - A solution needs to be found to provide car-parking capacity to
    - handle both in-commuting as well as the local community. Such a solution is out-with the technical expertise of the parishes but is likely to include decked car-parking; land reserved to the south of the railway station or a park-n-ride solution from a remote site.

Implementing a Controlled Parking Zone (CPZ) in the residential estates near the station is a possibility but our current view is that this would not receive community support due to the annual costs of residential parking permits. Potentially new developments could fund this cost such that current residents do not have to pay. At say £100/year for 1,750 houses this would be £175,000/year. We do not have the technical knowledge to assess the capital cost of implementing a CPZ.

## 2.7 Healthcare

### 2.7.1 Doctors Surgery

We support the proposal the increase the capacity of the Croft Surgery. This surgery has been under-capacity for many years and the delivery of a capacity increases must first support existing residents and those future residents who will occupy all developments that have got planning permission. Future capacity increases will then be required to support the Strategic Allocation.

## 2.8 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.

[Need assistance to define a provisional S106 sum]



## 2.9 Education

### 2.9.1 Pre-Schools

To establish a rough order of magnitude for likely Primary School places required we have used a Pupil Product Ratio of 0.38 by reference to published research from other areas of major housing development with mixed dwelling types.

|   | Pupil Product Ratio |                            |                                |                        |
|---|---------------------|----------------------------|--------------------------------|------------------------|
| Pre-Schools   | 0.38                |                            |                                |                        |
| Primary Schools   | 0.30                |                            |                                |                        |
|   |                     | Forecast Pre-school pupils | Forecast Primary school pupils |                        |
| Estimated dwellings with planning permission but not yet occupied | 980                 | 372                        | 294                            | 106 Built as of Jan-19 |
| Parish DPD and NP Allocations                                     | 145                 | 55                         | 44                             |                        |
| Strategic Allocation (Cala Homes)                                 | 350                 | 133                        | 105                            |                        |
| Strategic Allocation - Northern Arc                               | 500                 | 190                        | 150                            |                        |
| Strategic Allocation - Southern                                   | 2,150               | 817                        | 645                            |                        |

Our analysis suggests that:

- Within the catchment areas of Aldingbourne, Barnham and Eastergate there are 1,063 dwelling planning permissions that are not yet built and occupied. In addition, the Cala Homes development (part of the Strategic Allocation) will deliver a further 350 dwellings and has planning permission.
- As existing Planning Permissions, DPD/NP targets and Cala Homes are built out we will need additional pre-school capacity of nearly 561 pupil places.
- The Northern Arc development will drive a further 190 pupil places
- The Strategic Southern development will drive a further 817 pupil places

Sites for pre-schools are potentially:

- Adjacent to Eastergate Primary School if it secures land to expand
- Within the Northern Arc Strategic Development
- On Murrells Field adjacent to Barnham Community Hall
- There may be capacity on the Aldingbourne Primary School site, but this site is now land-locked by housing developments

### 2.9.2 Primary Schools

To establish a rough order of magnitude for likely Primary School places required we have used a Pupil Product Ratio of 0.30 by reference to published research from other areas of major housing development with mixed dwelling types.

|   | Pupil Product Ratio |                            |                                |                        |
|---|---------------------|----------------------------|--------------------------------|------------------------|
| Pre-Schools   | 0.38                |                            |                                |                        |
| Primary Schools   | 0.30                |                            |                                |                        |
|   |                     | Forecast Pre-school pupils | Forecast Primary school pupils |                        |
| Estimated dwellings with planning permission but not yet occupied | 980                 | 372                        | 294                            | 106 Built as of Jan-19 |
| Parish DPD and NP Allocations                                     | 145                 | 55                         | 44                             |                        |
| Strategic Allocation (Cala Homes)                                 | 350                 | 133                        | 105                            |                        |
| Strategic Allocation - Northern Arc                               | 500                 | 190                        | 150                            |                        |
| Strategic Allocation - Southern                                   | 2,150               | 817                        | 645                            |                        |

Our analysis suggests that:

- Within the catchment areas of Aldingbourne, Barnham and Eastergate there are 980 dwelling planning permissions that are not yet been built and occupied. In addition, the Cala Homes development (part of the Strategic Allocation) will deliver a further 350 dwellings and has planning permission.
- As existing Planning Permissions, DPD/NP targets and Cala Homes are built out we will need capacity equivalent to that of circa 2 two form entry Primary Schools (443 pupil places)
- The Northern Arc development will drive a further 150 pupil places
- The Strategic Southern development will drive a further 645 pupil places

### Eastergate Primary School

Current capacity is 210 with 169 places currently taken. The school is seeing demand from 'out-of-catchment' area due to lack of capacity in those areas. Specifically, demand is being seen from the Tangmere housing developments and those new developments currently under construction in east Barnham.

The school has existing priority areas for capital improvements:

- Toilets
- Playground

Notable improvements are required to improve access and safety relate to Church Lane, Eastergate which becomes very congested at start and end of the school day

- Fencing the rife outside the school on Church lane (safety hazard adjacent to footway)
- Improving the Church Lane road surface which is very pot-holed
- Creating safe pedestrian footpaths between Manor Farm and the School and improving the path up to the Wilkes Head
- Completing the multi-modal path from Westergate to Church Lane, Eastergate (last 50m). Apparently, the land is owned by the Wilkes Head.
- Improving street lighting
- Creating a one-way system around Church Lane, Eastergate during school drop-off and pick-up periods.

Eastergate Primary School cannot increase its capacity without increased land. It would appear possible for the surrounding land (probably Church Commissioners ownership) to provide space for additional buildings, outside play space and site road improvements to relieve the pressure on Church Lane, Eastergate during school drop-off and pick-up periods. The site could also be expanded to include a dedicated pre-school.

### Barnham Primary School

Current capacity is 315 with 292 places currently taken. The school is seeing 40% of its places filled from 'out-of-catchment' areas with the largest contributor being Yapton and Ford.

The academy has been investing in the school and current capital priorities are toilet upgrades.

The current location of the school is not ideal being in a residential area. The site cannot be expanded as adjacent land is developed and there is a major school drop-off and collection traffic issue on the adjacent roads.

The school would be prepared to relocate to a new larger site in the villages to provide additional capacity, accommodate a pre-school and release the existing site for housing development.

### Aldingbourne Primary School

Current capacity is 210 but Aldingbourne Primary School site is now land-locked by housing developments so is probably unable to expand.

## 2.10 Social Infrastructure

The principles adopted by the Parishes is to operate the core public halls and playing fields as financially sustainable social enterprises (Charitable Incorporated Organisations - CIO). The Parish Councils will provide

## Aldingbourne, Barnham and Eastergate Parish Councils

grants to support operating costs until financial sustainability is achieved. These CIOs will not be expected to fund capital investment but will lead on charitable fund-raising to secure the match-funding for capital grants. Each CIO is therefore funded by annual Parish grants, other fund-raising, volunteers and revenues from community and private hire.

### 2.10.1 Community/Village Halls

We have adopted an evidenced based approach to identify projects that will increase the capacity of the existing village venues. The halls in our villages provide a range of services including community pre-schools; provide space for over 35 community user groups and; are available for community private hire. We also believe that the halls should provide local provision of other services including access points for libraries and such things as NHS mother and baby services.

Our overarching strategy is that the community offer at each of the four venues is complimentary. 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

This strategy is in discussion and will need champions and leaders for each are.

| Base Data                                    | Dwellings        | Usual resident population | Cum. Forecast Resident Population | Percentage Increase on Current Base |  |
|--|------------------|---------------------------|-----------------------------------|-------------------------------------|--|
| 2011 Census with 2016 mid year estimates     | 3,438            | 8,808                     |                                   |                                     |  |
| B&E Sites with planning post 2011            | 669              | 1,714                     | 10,522                            |                                     | Current base driving existing Hall utilisation         |
| Aldingbourne Site with planning post 2011    | 417              | 1,068                     | 11,590                            |                                     |  |
| DPD and BENP Allocation                      | 75               | 192                       | 11,782                            | 2%                                  | New Capacity required                                  |
| Aldingbourne DPD Allocation                  | 70               | 179                       | 11,962                            | 3%                                  | New Capacity required                                  |
| Strategic Allocation (Cala Homes)            | 350              | 897                       | 12,858                            | 11%                                 | New Capacity required                                  |
| Strategic Allocation - Northern Arc          | 500              | 1,281                     | 14,139                            | 22%                                 | New Capacity required                                  |
| Strategic Allocation - Southern              | 2,150            | 5,508                     | 19,648                            | 70%                                 | New Capacity linked to Strategic Allocation (Southern) |
|  | 700              | 1,793                     |                                   |                                     |  |
|  | <b>8,369</b>     | <b>21,441</b>             |                                   |                                     |  |
| Current Capacity                             | NIA              | Rooms (venues)            | Changing Rooms                    | Current Utilisation                 |  |
| Barnham Community Hall                       | 467 sqm          | 5                         |                                   | 90%                                 |  |
| Eastergate War Memorial Hall                 | 291 sqm          | 2                         |                                   | 80%                                 |  |
| Eastergate Sports Pavilion                   | 196 sqm          | 1                         | 2                                 | 20%                                 | Very dilapidated                                       |
| Aldingbourne Community Sports Centre         | 440 sqm          | 2                         |                                   | 80%                                 |  |
| Current Provision in ABE                     | <b>1395 sqm</b>  | <b>10</b>                 | <b>2</b>                          |                                     |  |
| Required Capacity Increases                  | NIA              | Additional Rooms (venues) | Changing Rooms                    | Cost estimate based on £2,700 /sqm  |  |
| Barnham Community Hall Expansion             | 150 sqm          | 1                         |                                   | £405,000                            |  |
| Café, Skate park, netball                    | 100 sqm          |                           | 2                                 | £270,000                            | Needs to include SUDS Car-park and CCTV                |
| Eastergate Pavilion upgrade (net increase)   | 120 sqm          | 2                         | 0                                 | £324,000                            |  |
| Eastergate Hall - Add a small hall extension | 60 sqm           | 1                         |                                   | £162,000                            |  |
| Aldingbourne Community Sports Centre         | 132 sqm          |                           |                                   | £356,400                            | Assume 30% capacity increase when re-developed         |
|  | <b>562 sqm</b>   | <b>4</b>                  | <b>2</b>                          | <b>£1,517,400</b>                   |  |
| Strategic Allocation - Southern              | 550 sqm          | 5                         | 1                                 | £1,485,000                          | New hall   |
| Future Provision in ABE                      | <b>1,112 sqm</b> | <b>9</b>                  | <b>3</b>                          | <b>£3,002,400</b>                   |  |

Prior to the southern part of the Strategic Allocation being developed existing community halls will need to increase capacity 40% to accommodate current deficiencies and future housing growth linked to BENP, DPD, and the Strategic Allocation (Northern Arc)

48% of the Proposed Capacity Increases (£728k) will be chargeable to S106/CIL. The balance (£789k) will need to be Parish Council and/or grant funded as they relate to the current Parish deficits.

A new community hall will need to be delivered within the Strategic Allocation (Southern) development and it will be important that the Parishes are consulted on this hall design such that it works cohesively with the existing halls and their community services.

### 2.10.2 Sports

The parishes are planning to work with the local Sports Clubs to define the strategy for a coordinated, non-duplicated, approach to sport across the Parishes.

### 2.10.3 Community Programmes Support

Barnham and Eastergate have been investing in a Community Facilities Manager who is also delivering social inclusion programmes. The objectives of this are to coordinate the work of the Parish Councils, Partner Charitable Trusts and volunteers to improve the places and spaces that matter to our local community, which is growing rapidly as new housing is built. Improving places and spaces is still a priority but having created the key infrastructure we are now focussed on supporting the community to bring people together and build stronger relationships. As a result, we are seeing more people becoming engaged and developing a sense of pride and ownership in what they have achieved, whether as volunteers or simply through supporting the events programmes. Our work has focussed on supporting the ambition within our community 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.

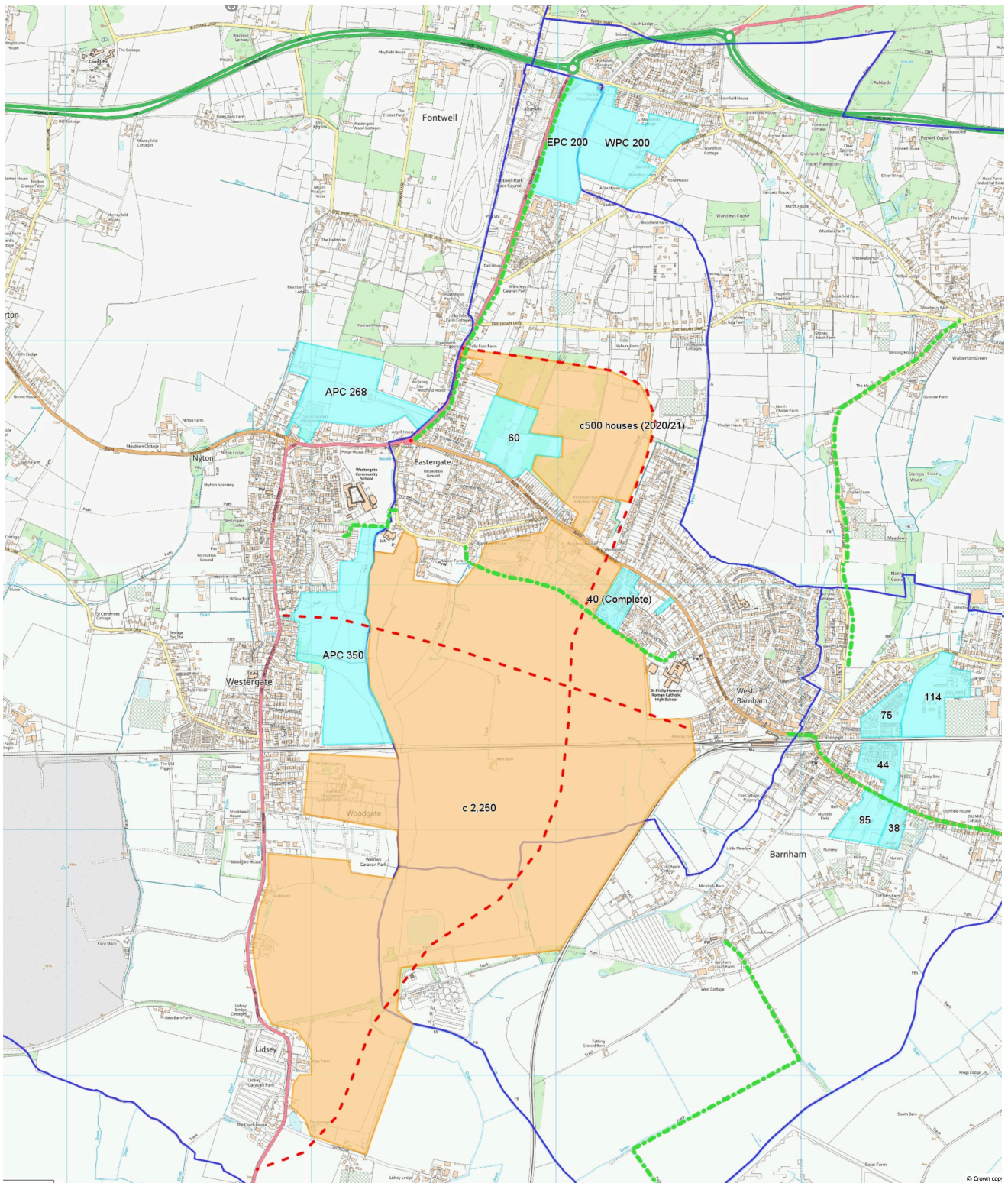
This work is now expanding to include Aldingbourne Parish Council and the Aldingbourne Community Trust.

From the work and developing partnerships described above we have developed CABE under the governance structures of Barnham Community Trust. CABE aims to coordinate, grow and develop the work of the volunteer led organisations in the villages to increase social connections and reduce loneliness. CABE aims to enrich many people's lives and stop them feeling isolated and alone through enabling local volunteers and workers to utilise all of our community buildings, to publicise and promote regular coffee mornings, libraries, lunches, casual drop-ins, shopping trips, film screenings, quiz nights, Bingo etc. We believe that accessibility and impact will be increased through a daily drop-in centre, newsletter, advertising and transport.

CABE's partners include Age UK, Voluntary Action Arun and Chichester, local church representatives, Barnham Community Trust, Aldingbourne Sports Hall, Eastergate Village Memorial Hall, Five Villages Mini Buses and Village Friends. The collective experience of these organisations has confirmed that people in rural areas really struggle to find and join community groups and organisations. This is primarily due to the lack of staff to organise activities, funding for advertising and promoting activities, and transport.



## Annex A: Development Reference Map



- Orange: Strategic Housing Allocation
- Light Blue: Planning Permissions since March 2011
- Red dotted: Realigned A29 and new major roads
- Green dotted: Multi-modal paths (built and un-built)
- Dark Blue solid: Parish boundaries



## Annex B: Multi-modal access between the villages

