



Barnham, Eastergate and Westergate

Hybrid planning application consultation

Access and movement

The realigned A29 will be the primary access for the site. This will initially be provided from Barnham Road to the north whilst the connection south is delivered alongside the residential parcels.

The east-west link is proposed to provide a secondary vehicle access.

A safe, well-connected and user-friendly clearly legible, permeable network of streets, paths and cycleways would be provided across the site to encourage people to walk and cycle. These would be integrated with existing public rights of way and facilitate greater connectivity to the surrounding countryside and communities.

Technical transport modelling is ongoing to assess the impact of the scheme on the local highway network and ensure that appropriate mitigation measures are proposed where necessary so that the development is acceptable in highways terms.

This assessment work is being undertaken in close consultation with West Sussex County Council and discussions are underway with bus operators regarding the provision of a future bus service along the realigned A29.

Ecology

The site has been subject to a comprehensive suite of ecological surveys to establish the current baseline situation. The findings of this work have been used to understand any potential constraints to emerging development proposals, as well as to identify potential opportunities to deliver long-term biodiversity enhancements compared to the existing situation. These surveys have included:

- **Extended Phase 1 Habitat Survey**
- **Badger surveys**
- **Bat surveys**
- **Water vole and Otter surveys**
- **Hazel Dormouse surveys**
- **Great Crested Newt surveys**
- **Reptile surveys**
- **Wintering and breeding bird surveys**

There are no statutory or non statutory designated sites of nature conservation interest located within or adjacent to the site. The vast majority of the site comprises intensively managed arable land, which provides very few opportunities for faunal groups and is of negligible ecological interest.

However, features such as streams, hedgerows, tree lines and grassland within the site, including the Lidsey Rife, are of greater interest, both in terms of the intrinsic value of the habitats present as well as the potential opportunities that they provide for faunal species.

The surveys have been used to influence the emerging scheme to safeguard existing features of interest and deliver improvements to achieve a biodiversity net gain.

Heritage

A small part of the application site falls within the Church Lane Eastergate Conservation Area and it is located to the south of the Grade II* listed St George's Church. The setting and views to and from the Church have been considered throughout the design process with the emerging scheme showing the Linear Park and a discrete cricket pitch neighbouring the Church.

From a review of the Historic Environment Record, which contains records of previous archaeological finds on the site and within the wider BEW allocation, there are few areas that contain archaeological remains of high significance. Accordingly, as best practice, a desk based archaeological assessment will accompany the planning application.

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TECHNICAL ASSESSMENTS

Drainage

The majority of the application site is located within Flood Zone 1 which is considered to be at low risk of flooding, with the exception of the Lidsey Rife.

A comprehensive surface water drainage strategy has been developed to manage the increased surface water runoff from the development in a safe manner, so that runoff is contained within the site, and any outlet into the watercourses is at a controlled rate less than the current natural runoff. This therefore prevents flooding both on the site, and further downstream and offsite. The strategy has had full regard to the potential impacts of climate change as well as other ecological and hydrological considerations.

The surface water drainage strategy has been informed by the Lidsey Surface Water Management Plan and groundwater monitoring on the site since October 2019 with results showing generally high ground water across the site. The primary Sustainable urban Drainage System (SuDS) features for the development will be attenuation basins which manage the surface water runoff generated.

These attenuation basins can take the form of either ponds (with a permanent water level) or basins (usually dry and filling up with water during storm events) to suit other criteria such as biodiversity improvements or landscaping characteristics. There are many other SuDS features that provide treatment, amenity and biodiversity benefits, including, but not limited to:

- **Swales**
- **Wetlands**
- **Permeable paving**
- **Filter drains**
- **Cellular storage tanks**

The scheme also includes the proposal to daylight the school stream, which currently runs underground to the west of St Philip Howards School.

The team continues to work with the Environment Agency and Arun District Council to progress the drainage strategy for the site.

Landscape

A local level landscape character assessment was prepared for the site allocation as part of the Framework Masterplan and agreed with Arun District Council. This characterises the majority of the site as open farmland with the exception of the Lidsey Rife Valley Corridor and the area immediately to the south of Barnham Road which is currently characterised by Barnham plant nurseries.

The existing landscape and topography of the site has informed the proposed scheme with the focus on providing access to nature and diverse landscapes as part of everyday life. This is described in more detail in relation to the green infrastructure parameter plan.

The location of key views which must be carefully considered within the scheme proposals have been agreed with officers at Arun Council, including views from South Downs National Park. Computer generated images of the scheme proposals will be created as part of the planning application, showing how the development would look in views from the north, east, south and west. The scheme proposals have been prepared in consideration of the key views towards the site.

A tree survey will be undertaken to assess the existing trees on site. Several trees within the site are subject to Tree Preservation Orders mostly located on the site boundary or along the Lidsey Rife and the emerging scheme seeks to retain these.