

Arun District Council

REPORT TO:	Planning Policy Committee – 18 March 2025
SUBJECT:	Barnham, Eastergate and Westergate Strategic Allocation Infrastructure Delivery Plan
LEAD OFFICER:	David Easton, Strategic Development Team Leader
LEAD MEMBER:	Councillor Gill Yeates – Chair of Planning Policy Committee
WARDS:	Barnham
CORPORATE PRIORITY / POLICY CONTEXT / CORPORATE VISION: The recommendation supports: <ul style="list-style-type: none">• Improve the Wellbeing of Arun;• Delivering the rights homes in the right places;• Supporting our environment to support us; and• Fulfilling Arun’s economic potential.	
DIRECTORATE POLICY CONTEXT: The Barnham, Eastergate and Westergate Infrastructure Delivery Plan has been prepared to inform discussions with developers around financial contributions necessary to mitigate the impact of the Barnham, Eastergate and Westergate strategic allocation (H SP2c SD5) on key services, facilities and infrastructure and meet the objectives of the Arun Local Plan.	
FINANCIAL SUMMARY: There are no financial implications arising from the Barnham, Eastergate and Westergate Infrastructure Delivery Plan.	

1. PURPOSE OF THE REPORT

- 1.1 This report seeks the agreement of the Committee on the Infrastructure Delivery Plan (IDP) for the Barnham/Eastergate/Westergate (BEW) Strategic Allocation. The IDP establishes the overall infrastructure needs of the development and proportionately distributes this between the sites which form the allocation. These figures have been derived through negotiation with relevant stakeholders.
- 1.2 The Council should be confirming what the overall infrastructure requirements are for the strategic allocation as a whole. Individual applicants should then be jointly setting out how each application site will deliver the required infrastructure. The council should not have to be the body responsible to distributing this between application sites and private commercial agreements between applicants will be required (which the council will not be party to).

2. RECOMMENDATION

- 2.1 Planning Policy Committee resolves to:

Agree that the BEW IDP is accepted as the basis for Section 106 negotiations with developers on the BEW Strategic Allocation.

3. EXECUTIVE SUMMARY

- 3.1 Barnham/Eastergate/Westergate (BEW) is allocated under policy H SP2c (SD5). The Infrastructure Delivery Plan (IDP) for the BEW Strategic Allocation has been prepared to form the basis of negotiations with developers in the preparation of Section 106 Agreements.
- 3.2 The IDP establishes the infrastructure necessary to make the development acceptable in planning terms to mitigate the impacts with a cost identified for its delivery. The IDP then splits this proportionately between the various parcels which form the strategic allocation based on the indicative quantum of development proposed.

4. DETAIL

- 4.1 Barnham/Eastergate/Westergate (BEW) is a strategic allocation through the Arun Local Plan under policy H SP2c (SD5). Policy H SP2c identifies that the allocation will provide at least 2,300 dwellings over the plan period, and up to 3,000 dwellings in total, 700 of which will be delivered beyond 2031. Policy H SP2c (SD5) identifies several key infrastructure requirements for the allocation as a whole including:

- Community Hub to include a local centre including retail, commercial and community facilities.
- New tier 7 library facility.
- Healthcare facilities.
- A new A29 route through the allocation.
- Provision of east-west route to the north of the railway line.
- Westergate Link cycle scheme, in addition to further cycle routes to/from Bognor Regis.
- A new two-form entry primary school and a new one-form (expandable to two-form) entry primary school plus nursery places.
- Sports pitches and changing facilities.

This list excludes the site-by-site infrastructure required for each site such as open space and affordable housing.

- 4.2 A Framework Masterplan was prepared by JTP on behalf of a number of landowners for the site and this document set out the broad design principles to deliver the allocation and guide future planning applications which come forward as part of the allocation. As part of this process, design and technical work was undertaken by the landowners to better understand site constraints. This included capacity testing which demonstrated that the site could accommodate an increase in the number of dwellings of up to 4,300. The Framework Masterplan was presented to Planning Committee on the 25 November 2020 where the Committee resolved:

“...that the ‘Barnham, Eastergate and Westergate Framework Masterplan Version for Endorsement November 2020’ be endorsed subject to the submission of a satisfactory Phasing and Delivery Plan to Officers for consideration and to be appended to the endorsed Framework Masterplan.”

- 4.3 Given the increase in the number of dwellings, additional infrastructure was identified as necessary through the framework masterplan process to make the development acceptable in planning terms. Whilst this was not explicitly considered as part of the framework masterplan officers did liaise with appropriate bodies to ensure delivery and service provision for key infrastructure items. It was ultimately concluded that funding for infrastructure would be secured from both committed projects where contributions have already been secured as part of existing planning applications as well as subsequent planning applications.
- 4.4 Therefore, negotiations have been taking place between the Local Planning Authority, key consultees and the applicants around the infrastructure requirements of the strategic allocation. These negotiations formed the basis of the IDP, which seeks to encapsulate the infrastructure requirements to address the needs of the allocation as a whole.
- 4.5 A financial contribution towards the Bognor Roundabout (A27) and Whyke Roundabout (A27) are included within the IDP but the Local Planning Authority (LPA) are still awaiting formal confirmation from National Highways that the contribution amount is agreed. However, it should be noted that the methodology adopted by the council reflects that adopted through the determination of BE/134/22/OUT (West of Bersted) which was agreed by National Highways.
- 4.6 Mitigation will be necessary to ensure adequate GP provision but currently the IDP table appended to the report identifies that this is to be confirmed (TBC). The reason for this is that currently we are aware of the proposals of the NHS insofar as it relates to the early phases, but it is still to be confirmed how they will deliver the GP provision to address the needs of future phases and whether this will be through expansion of existing services or provision of new services as part of later phases.
- 4.7 The IDP has proportionately distributed the financial contributions between each of the sites which forms the wider BEW Strategic Allocation. This has been done purely based on indicative numbers of dwellings for each site. It is anticipated that through the drafting of the Section 106 agreements some regularisation will occur to ensure that sites are contributing towards infrastructure projects which will be delivered as part of or alongside the earlier phases.
- 4.8 The BEW IDP table is appended to this report, and this sets out the overall mitigation package required to offset the impact of the strategic allocation upon existing facilities, services and key infrastructure. This table identifies the project, its associated cost and then provides a proportional distribution of this between the various sites which form the strategic allocation. It should be noted that the distribution is indicative at this time with exact numbers of subsequent applications unknown.

5. CONSULTATION

- 5.1 The financial contributions identified through the BEW IDP have been provided through consultation responses received through consultation undertaken on relevant planning applications falling within the BEW Strategic Allocation.

6. OPTIONS/ALTERNATIVES CONSIDERED

- 6.1 The following options are available:

Not to accept the BEW IDP and instead negotiate Section 106 agreements on a site-specific basis. However, this option has been discounted due to the infrastructure requirements arising from the entirety of the Strategic Allocation.

7. COMMENTS BY THE GROUP HEAD OF FINANCE/SECTION 151 OFFICER

- 7.1 There are no adverse financial implications as the BEW IDP would inform negotiations associated with planning applications and these would be carried out within existing resources and funding.

8. RISK ASSESSMENT CONSIDERATIONS

- 8.1 There are no adverse implications for the council or Arun communities arising from adopting the IDP as it will inform S106 negotiations in advance of determination of planning applications.

9. COMMENTS FROM THE GROUP HEAD OF LAW AND GOVERNANCE & MONITORING OFFICER

- 9.1 No comment received.

10. HUMAN RESOURCES IMPACT

- 10.1 There is no direct human resource impact for Arun District Council arising from the adoption of the BEW IDP.

11. HEALTH & SAFETY IMPACT

- 11.1 There are no direct Health & Safety implications arising from this report's recommendation.

12. PROPERTY AND ESTATES IMPACT

- 12.1 There are no direct property and estates implications arising from this report's recommendation.

13. EQUALITIES IMPACT ASSESSMENT (EIA) / SOCIAL VALUE

- 13.1 There are no direct implications for Arun District Council regarding equalities.

14. CLIMATE CHANGE & ENVIRONMENTAL IMPACT / SOCIAL VALUE

14.1 While there are no direct impacts associated with adopting the BEW IDP as the basis of negotiations with developers

15. CRIME AND DISORDER REDUCTION IMPACT

15.1 The BEW IDP incorporates financial contributions towards West Sussex Police and as such would positively impact upon the reduction of crime and disorder.

16. HUMAN RIGHTS IMPACT

16.1 There are no implications arising from adopting the BEW IDP.

17. FREEDOM OF INFORMATION / DATA PROTECTION CONSIDERATIONS

17.1 There are no direct implications arising from the BEW IDP in terms of data protection.

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BACKGROUND DOCUMENTS: None