

ARUN DISTRICT COUNCIL

REPORT TO AND DECISION OF PLANNING POLICY SUB COMMITTEE ON 25 FEBRUARY 2020

SUBJECT:

High Level Development Principles for the Barnham / Eastergate / Westergate (BEW) Strategic Planning Allocation

REPORT AUTHOR: Karl Roberts, Director of Place

DATE: 15 January 2020

EXTN: 37760

PORTFOLIO AREA: Planning

EXECUTIVE SUMMARY:

This report seeks the endorsement of the Council to a series of high-level development principles to guide the form of the development at BEW.

RECOMMENDATIONS:

The Sub Committee recommends to Full Council that:

The High-Level Development Principles appended to the report to the Sub Committee be endorsed to guide the form of the development at the Barnham / Eastergate / Westergate (BEW) Strategic Planning Allocation.

1. BACKGROUND:

The potential form of the development at the Strategic Local Plan allocation for Barnham/Eastergate/Westergate (BEW) is largely governed in policy terms by policies H SP2 and H SP2c of the Local Plan. However, there are many other generic or topic-based policies in both the Local Plan and the two Neighbourhood Plans which could also be regarded as relevant to this particular strategic allocation. Therefore, to help shape future discussions on how to achieve a successful form of development for this strategic allocation, a series of high-level development principles (see Appendix 1) have been developed that apply these policy objectives to the characteristics of this allocation having regard to its surroundings.

2. PROPOSAL(S):

As the name suggests these principles are intended to be high level and not include excessive amounts of detail. As they have evolved the Council has invited the relevant Parish Councils, developers/site promoters for the strategic allocation and both internal and external consultees to comment on the wording of the Principles. A number of revisions have been made and a revised set of Principles issued for comment. The principles have also been presented at the BEW Advisory Group in November 2019.

The Sub Committee is invited to recommend to Full Council that these High-Level

Principles be supported and used to shape future discussions on how to achieve a successful form of development for the BEW strategic allocation

3. OPTIONS:

The Sub Committee could endorse the principles as recommended or reject them or seek to amend them.

4. CONSULTATION:

Has consultation been undertaken with:	YES	NO
Relevant Town/Parish Council	x	
Relevant District Ward Councillors	x	
Other groups/persons (please specify) - Site Promoters & Developers	x	

5. ARE THERE ANY IMPLICATIONS IN RELATION TO THE FOLLOWING COUNCIL POLICIES: (Explain in more detail at 6 below)

	YES	NO
Financial		x
Legal	x	
Human Rights/Equality Impact Assessment	x	
Community Safety including Section 17 of Crime & Disorder Act	x	
Sustainability	x	
Asset Management/Property/Land	x	
Technology		x
Other (please explain)	x	

6. IMPLICATIONS:

The Principles will be a material consideration in the assessment and determination of any application. However, they do not have the same status as policies in the adopted Development Plans. Some of the individual Principles impact upon the matters listed above, but in a manner which is intended to result in a positive outcome. It is not possible to indicate, at this time, the exact form of that impact. For example, in terms of the issue of Equalities it is possible to say that the Principles will potentially impact upon those of 'protected characteristics', but the exact form of that is not yet known, but the intention of the Principles is to have a positive impact, such as helping to address loneliness which could be regarded as impacting upon older persons more than other population groups.

7. REASON FOR THE DECISION:

The principles are intended to guide the form of the development at the Barnham / Eastergate / Westergate (BEW) Strategic Planning Allocation to assist in securing successful place making.

9. BACKGROUND PAPERS:

Appendix A: High Level Principles for the Barnham / Eastergate / Westergate (BEW) Strategic Planning Allocation.

Appendix A

High Level Development Principles

Access and Movement

SDP 1 Access and Strategic Movement - The new community at BEW will have a permeable layout that integrates and maximises and prioritises sustainable patterns of movement. The development will also make provision for parking and access to and from the Barnham Railway Station as well as seeking to improve local bus services. Key routes through the development will be wide enough to accommodate buses in addition to parked vehicles.

Policy Reference: H SP2; H SP2c; T SP1; T DM1; T DM2; BENP GA1; BENP GA2; BENP GA5; ANP GA1

SDP 2 A29 and wider road network- In accordance with Local Plan policy, the development of BEW will include the provision of a realigned A29 to provide both a bridge crossing of the railway and a core route through the development. The scale of the development will also require the provision of East-West links joining existing communities and the new community to both the North and South of the railway line as well as the mitigation of unacceptable impacts on the wider road network

Policy Reference: H SP2; H SP2c; T SP1; T SP3; INF SP1

SDP 3 Strategic Green Connections - A new strategic cycleway will pass through the strategic allocation linking the Coast with the Downs. The former canal route will also be considered as a potential cycleway to provide a route to the new secondary school.

Policy Reference: SD SP1a; C SP1; GI SP1; H SP2; H SP2c; HWB SP1; T SP1; T DM1; HER DM5; BENP ES9; BENP GA1; ANP EH2

SDP 4 Pedestrian and Cycle Links – In addition to the strategic green connections, a comprehensive local network of Green Infrastructure including secondary pedestrian and cycle links will be provided throughout the allocation linking the area to the wider community. These will provide attractive, convenient and safe routes to facilitate sustainable movement, stitching together land uses while also improving health and well-being.

Policy Reference: SD SP1a; H SP2; H SP2c; D DM1; HWB SP1; T SP1; HER DM5; BENP GA1; BENP GA2; ANP GA2

Built Form

SDP 5 Centres and Walkable Neighbourhoods - The Masterplan should provide for at least two new neighbourhood centres south of Barnham Road, connected to each other. These centres will be conveniently located to the north and south of the railway line, so people can walk to local facilities and services within 5 to 10 minutes of their home, as well as being accessible by cycle, public transport and if necessary, by car.

Policy Reference: SD SP1a; H SP2; H SP2c; D SP1; D DM1; HWB SP1; T SP1; T DM1; BENP GA2

SDP 6 Housing Mix, Density and Capacity - The allocation will provide a full range of housing opportunities, with different densities, heights and typologies across the new community creating distinctive and legible character areas that maximise the potential for sustainable design and non-car-based travel. Opportunities should be provided for self and custom build homes and community led housing such as Community Land Trusts.

Policy Reference: SD SP1a; H SP2; H DM1; AH SP2; D SP1; D DM1; D DM2; BENP CLW1; ANP H2; ANP H3

SDP 7 Place-Making Objectives - The allocation will exemplify high standards of urban, landscape and architectural design to create a distinctive and attractive place with legible character areas that maximise the potential for sustainable design and non-car-based travel. There should be high quality public realm and public art resulting overall in a place where people will want to live, work and visit for generations to come. The layout should seek to avoid the physical coalescence of the allocation with the existing communities unless there is a sound place making objective to do so such as where part of the allocation may reasonably be regarded as an urban extension. To reinforce the sense of creating a new community any development which is physically separate from the existing communities should have a cohesive modern contemporary design for the whole community.

Policy Reference: SD SP1a; H SP2; H SP2c; D SP1; D DM1; HWB SP1; OSR SP1; T DM1; QE SP1; QE DM1; QE DM2; QE DM3; INF SP1; BENP ES3; BENP ES4; BENP CLW4; ANP GA3' ANP LC4

SDP 8 Allocation Design Guidelines - The place-making objectives will be supported by the Arun Design Guide. Appropriate documentation should be submitted in support of any Planning Application, to demonstrate how regard has been had to the Arun Design Guide and these High-Level Development Principles. The expectation will be that individual design codes will be submitted for each of the areas listed in the diagram below and conform to an agreed masterplan for the whole allocation. Attention should be paid to minimising light pollution.

Policy Reference: SD SP1a; H SP2; H SP2c; D SP1; D DM1; QE SP1; QE DM2; BENP ES5; BENP ES6; BENP ES8; BENP H4; BENP H5; BENP H6; ANP H1; ANP H8; ANP H9; ANP EH10

SDP 9 Built for Life - Design proposals for the allocation will be assessed against the place-making objectives set out elsewhere in this document and Building for Life 12. The outcome should be a place that addresses positively the physical and mental health of those that live, work and play within its boundary. In particular there is an expectation that the development should meet the needs of all (equality) and that special attention is given to combating loneliness.

Policy Reference: H DM1; D SP1; D DM1; D DM2; HWB SP1; BENP H4; ANP H2

SDP 10 Heritage – The importance of preserving the setting of Eastergate Parish Church and its farmstead will be incorporated into the masterplan for the allocation. The impact of the proposals upon the War memorial and the Conservation Areas should also be considered carefully.

Policy Reference: SD SP1a; HER SP1; HER DM1; HER DM2; HER DM6; BENP ES7; ANP EH8; ANP EH9

SDP11 Biodiversity – The development shall take every opportunity to deliver a net biodiversity gain across the allocation as a whole and within each phase.

Policy Reference: SD SP1a; H SP2; ENV SP1; ENV DM1; ENV DM3; ENV DM4; ENV DM5; ANP EH2

Community and Employment

SDP 12 Integration with Established Communities - The development will seek to maximise integration with the existing communities of Westergate, Eastergate and Barnham and the established facilities and services of these communities and the wider District. The new community will complement and add to these facilities, providing existing and new residents with access to a wider range of housing, employment, education, health, social, recreation and leisure opportunities and contribute to a vision for how the centre of Barnham can be enhanced.

Policy Reference: H SP2; H SP2c; D SP1; D DM1; HWB SP1; OSR SP1; QE SP1;

SDP 13 Education - The allocation will facilitate the provision of a new Secondary School at Ford, at least two Primary Schools and nursery provision where a need is identified by West Sussex County Council. These new facilities will be a significant focus for community life, playing a key role in fostering a new community through the development and education of younger people and should be constructed so as to provide a climate-smart benchmark through use of technology, renewable energy and sustainable materials.

Policy Reference: H SP2; H SP2c; INF SP1; INF SP2; BENP CLW8; ANP LC8

SDP 14 Mixed and Balanced Community - The allocation will provide a range of housing types to meet current and anticipated future local housing need, including extra care and elderly persons' housing. The development will provide 30% of all new homes as affordable homes, of which 75% will be social or affordable rented and 25% will be intermediate, subject to viability.

Policy Reference: H DM1; AH SP2; H DM2; D DM2; BENP CLW1; BENP H3; ANP H2; ANP H4; ANP LC1

SDP 15 Integrating Employment Opportunities - The allocation will identify space for employment land within the masterplan, which would be suitable for a range of B-Class uses (offices, research and development, and/or industry).

Policy Reference: SD SP1a; EMP SP1; SKILLS SP1; H SP2c; BENP EE3; ANP EE3; ANP EE9

Landscape and Infrastructure

SDP 16 Landscape and green/blue infrastructure - The development of the allocation will preserve and enhance the established framework of watercourses, woodlands, trees and hedgerows as part of the commitment to creating a high quality and distinctive place. Together with the Lidsey Rife and other meandering water courses these will play a major role in defining the character of the new community and frame its development.

Policy Reference: SD SP1a; H SP2; H SP2c; D SP1; D DM1;

SDP 17 A rich variety of open spaces - The allocation will provide a rich variety of attractive open spaces including a park following the Lidsey Rife or will contribute to the enhancement of existing spaces. These will support wider bio-diversity objectives and promote adaption to climate change, pest and disease resilience, as well as meeting community needs for recreation and supporting health and well-being.

Policy Reference: H SP2; H SP2c; D SP1; D DM1;

SDP 18 Treescape - The trees and hedgerows within the allocation, are an irreplaceable habitat, which should be retained and protected through a sensitive design approach. Any trees and hedgerows of significance will be incorporated into the framework of green spaces and protected by a buffer zone. Substantial additional tree planting including native and disease-free specimens will be expected in part to mitigate the 'heat island' effect of climate change and absorb excessive groundwater.

Policy Reference: H SP2; D SP1; D DM1; ENV DM4; BENP ES10; ANP EH6

SDP 19 Sports Facilities – The allocation shall provide sports facilities to serve the new community which will also benefit existing residents and should complement existing and planned provision.

Policy Reference: H SP2; H SP2c; D SP1; HWB SP1; OSR DM1; INF SP1; BENP CLW3

SDP 20 Topography - The development will work with the allocation's undulating topography to respect and build on the existing sense of place, as well as reducing the scale of earthworks and levelling required.

Policy Reference: SD SP1a; H SP2; D SP1; D DM1;

SDP 21 Surface Water Management – The development will deliver sustainable solutions for managing surface water which are focused on measures which are visible, attractive and contribute to the other strategic placemaking principles including bio-diversity and the provision of open space which is useable throughout the year.

Where possible, opportunities to deliver access, landscape and biodiversity improvements to the Lidsey Rife and other watercourses through partnership working will be explored, together with opportunities to support strategic flood defences beyond the boundaries of the allocation which may contribute to wider flood risk management objectives.

Policy Reference: H SP2; H SP2c; D SP1; W SP1; W DM2; W DM3; BENP ES1; BENP ES2; BENP H7; ANP EH4; ANP EH5

SDP 22 Infrastructure - The development will respond positively to any significant infrastructure deficits and make appropriate contributions to any improvements considered necessary.

Policy Reference: H SP2; H SP2c; W DM1; INF SP1; BENP CLW2; ANP EE8; ANP LC2; ANP LC3

Sustainability

SDP 23 Climate Resilient Development - Development within the allocation will seek to make best possible use of passive design approaches to optimise the internal comfort of buildings. Coupled with extensive green infrastructure, these will in turn help to manage external comfort by managing air flows, temperature and shade.

Policy Reference: D SP1; ECC SP1; ECC SP2; W DM2; BENP ES11

SDP 24 Low Carbon Energy - Development at the allocation will promote low carbon energy technologies and embrace the transition to electric vehicles. Opportunities to incorporate renewable energy features on all buildings should be taken.

Policy Reference: D SP1; ECC SP2; ECC DM1; BENP ES13; ANP EH7

SDP 25 Integrated Water Management - Responding to the challenge of water stress across the South East, the allocation will identify opportunities to reduce potable water demand to below the 110 litres per day required by Part G of the Building Regulations.

Policy Reference: H SP2; D SP1; W SP1; W DM1;

SDP 26 Construction and Material Use - The development will take into consideration the whole life cost and embodied carbon of all building materials to encourage innovative and sustainable use of natural resources.

Policy Reference: D SP1; WM DM1;

SDP 27 Waste – The development shall ensure that adequate provision is made for the storage and collection of green, recyclable, food and residual waste in a manner which is integral to the overall design philosophy and encourages reduction, reuse and recycling.

Policy Reference: D SP1; WM DM1; INF SP1

SDP28 – Pollution - Ensure the layout and positioning of uses in the south eastern corner recognises Lidsey treatment works by responding to the outcomes of odour and noise assessments

Policy Reference: QE SP1; QE DM1 and QE DM3

SDP 28 Stewardship –Delivering a successful new community requires a clear understanding of how assets generated by the development process will be managed in perpetuity. The proposals must demonstrate how such management will be undertaken on behalf of the community.

Policy Reference:

Technology

SDP 29 Broadband – The allocation will ensure that all occupied buildings have access to the highest level of broadband currently available and where appropriate make provision for future changes in technology, subject to viability.

Policy Reference: H SP2; INF SP1

Areas for Design Codes (see SDP8)

