

Local Plan Representation Appendices

Church Commissioners for England – Land Ownership at North Bersted, Bognor Regis



Church Commissioners for England – Land Ownership at Eastergate, Westergate and Barnham



A stylized, light green leaf graphic with a central vein and two side veins, positioned behind the title text.

A Vision for The Three Villages

Barnham, Eastergate & Westergate

Church Commissioners for England
September 2012





A wooden signpost stands in a grassy field. It has four directional signs. The top sign points left to 'EASTERGATE CHURCH LANE'. The bottom sign points down-left to 'LITTLEHAMPTON 8 1'. The right sign points right to 'CHICHESTER 7 5'. The left sign points left to 'BOGNOR'. The signpost is made of wood and has a decorative finial on top.

EASTERGATE
CHURCH LANE

LITTLEHAMPTON 8
1
BARNHAM

CHICHESTER 7
5
BOGNOR

The Team



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**EASTERGATE
CHURCH LANE**

**LITTLEHAMPTON 8
BARNHAM 1**

**CHICHESTER 7
BOGNOR 5**

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PROJECT CODE	00605
CREATED BY	SXM
CHECKED BY	EC
ISSUE TYPE	FINAL
ISSUED ON	7 SEPTEMBER 2012

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I. Background



This Vision document has been prepared by John Thompson & Partners (JTP), Carter Jonas, and Savell Bird & Axon (SBA), on behalf of the Church Commissioners for England (CCE), to be submitted in response to Arun District Council's Consultation Draft Local Plan (July 2012).

1.1 CHURCH COMMISSIONERS FOR ENGLAND

The Church Commissioners for England's (the Commissioners) role is to manage the Church of England's historic assets in order to help fund its ministry. Land and property comprises a large proportion of the Commissioners assets and they are involved in all stages of the promotion of land for a broad range of commercial and residential land uses at locations including Ashford, Peterborough, Ely, Lincoln and Carlisle. The Commissioners are able to take a short, medium or long term view of their investments and so are particularly well placed to oversee the planning and delivery of a new community south of the Three Villages - Barnham, Eastergate and Westergate - over the coming years.

The site which is the subject of this document includes land in the control of third parties, included to demonstrate a comprehensive approach to the masterplanning of the new community. The Commissioners have engaged in dialogue with officers at Arun District Council (ADC) and recognise the importance of the key delivery partners working together. The Commissioners look forward to working with the principal development interest as well as the Council, and other key delivery bodies over the coming months.

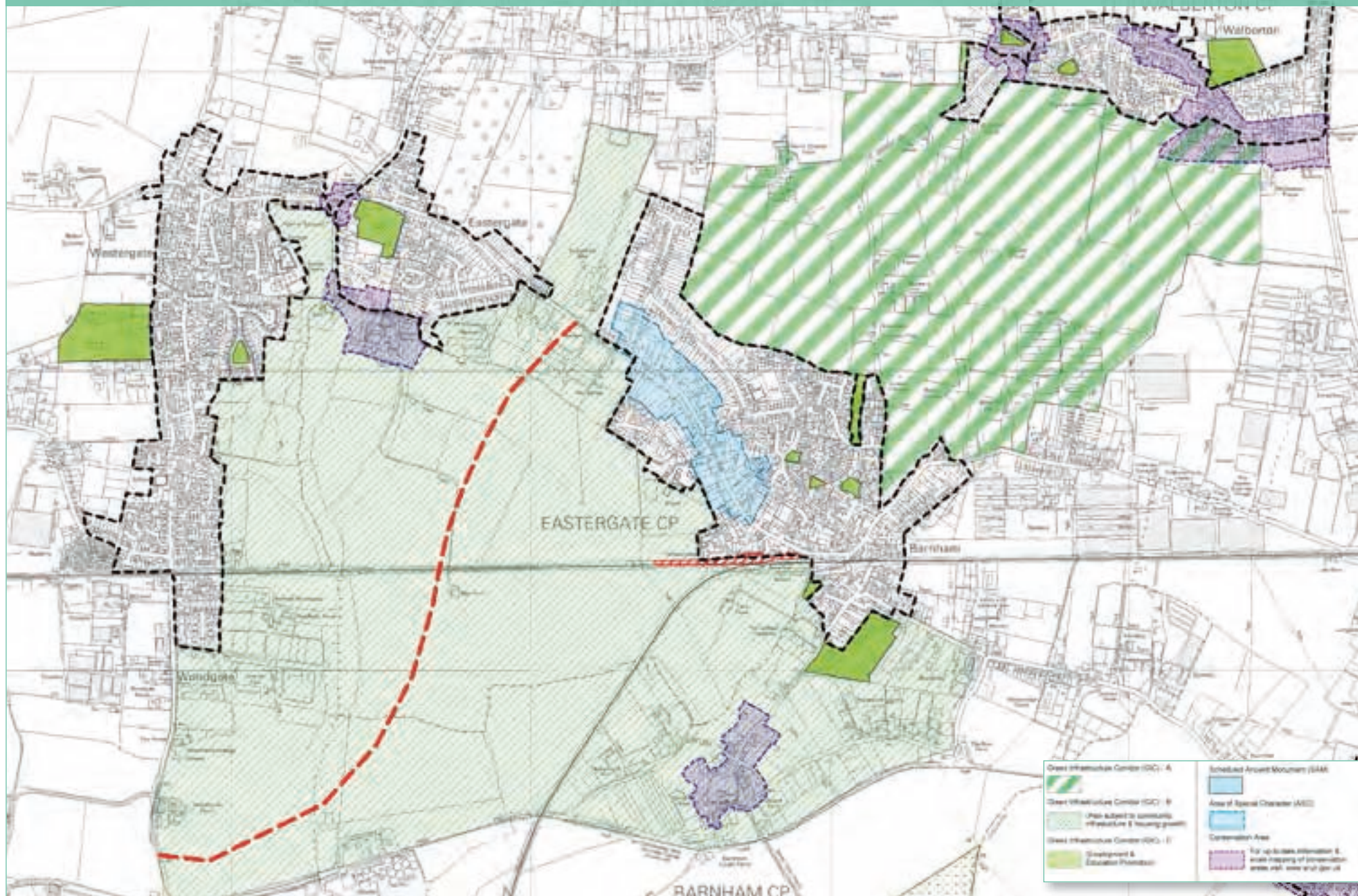
1.2 A VISION FOR A SUSTAINABLE NEW COMMUNITY IN WEST SUSSEX

The Commissioners support ADC's approach to preparing a comprehensive plan for the future of the Three Villages area over the period to 2028. The Commissioners understand the critical importance of partnership between the various organisations and interests concerned with delivery, to the success of the Vision.

The Commissioners are committed to working closely with officers at the Council as they prepare further stages of the Local Plan, and any Neighbourhood Plan that may also be brought forward.

This document sets out the approach taken to the preparation of an initial development concept for land at the Three Villages, initiated by a consultant team on behalf of the Commissioners.





2. Understanding the Three Villages

2.1 Wider Arun District Context



The land at the Three Villages - Barnham, Eastergate and Westergate forms part of a wider area of land - 'The Six Villages' - identified by ADC as a potential area for growth within their district.

ADC is in the early stages of preparing a new draft Local Plan. The Key Diagram (to the left) indicates the main proposals over the Plan period to 2028. This includes the proposal for a new community in the Three Villages area of around 2,000 dwellings, together with a new alignment for the A29 that will bridge the railway line and remove the existing traffic bottleneck at the Woodgate level crossing.

The 'Arun District Council's proposals map' prepared by LUC (facing page) in July 2012, describes the land at the Three Villages as the 'Barnham-Eastergate-Westergate Growth Area'. This Proposals Map categorises the area as 'Green Infrastructure Corridor (GIC) B', described as being 'also subject to community, infrastructure and housing growth'.

The study also highlights an 'Indicative Road Scheme' routed north-south through the site connecting the A29 and Barnham Road.



2. Understanding the Three Villages

2.2 Location of Land Identified



The land at the Three Villages is situated in the wider context of West Sussex, on the Sussex coastal plain east of Chichester, north-east of Bognor Regis, and north-west of Littlehampton. The characteristics of the coastal plain define the area, namely low-lying fields - often small in size - divided by planting and/or watercourses. Much of the open land is devoted to agriculture and horticulture, and is subject to a high groundwater table.

As the plan on the facing page shows, the landscape character changes dramatically to the north where it meets the South Downs, a distinctive topographical form of rolling escarpments rising to heights in excess of +110m, from which long range views over the coastal plain can be gained.

The red line on the plan highlights the land owned by the Commissioners within the land identified for development by ADC.

-  Villages
-  Railway
-  Church Commissioners land
-  Green infrastructure
Corridor B



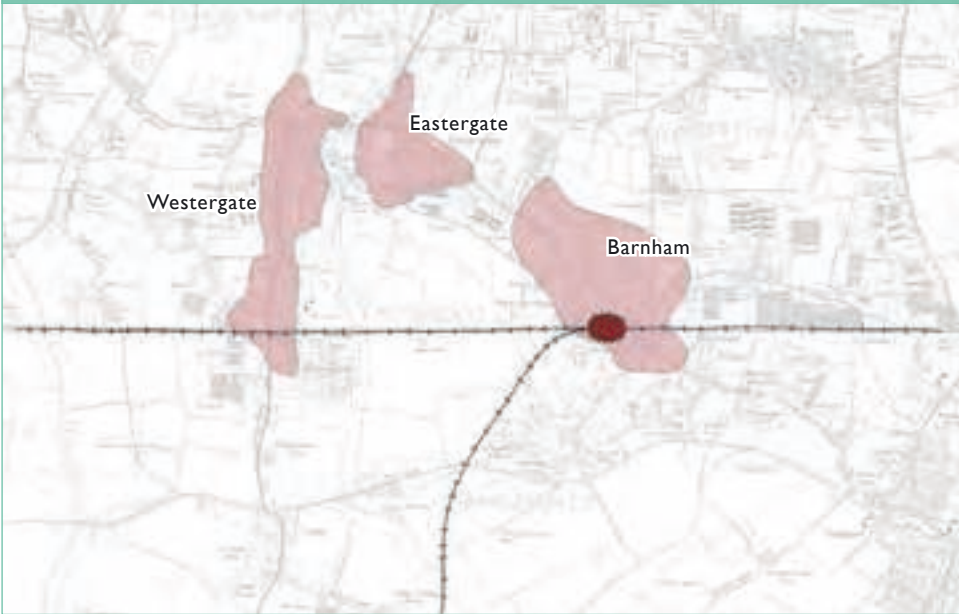


2. Understanding the Three Villages

2.3 The Three Villages



THE THREE VILLAGES



Westergate, Eastergate and Barnham are located in close proximity to one another, and are not separated by expanses of open, agricultural land. However, the villages exhibit their own identities. To move east along Barnham Road - from Eastergate into the centre of Barnham - is to experience a distinct sense of arrival at the heart of the settlement. Much of the route is lined by mature planting and trees, with properties set back from the highway. The nurseries south of Barnham Road present a low intensity of development such that a sense of separation between Barnham and Eastergate is gained.

Of the settlements adjoining the Green Infrastructure Corridor-B, Barnham is the largest. Barnham Parish is home to approximately 1,500 residents, although it is important to note that the western part of the settlement lies within the parish of Eastergate, home to a further 3,000-3,500 residents.

BARNHAM



EASTERGATE



WESTERGATE





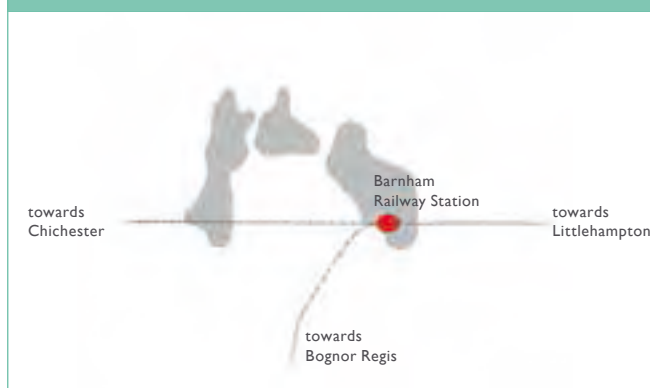
2. Understanding the Three Villages

2.4 Existing Connections

The area south of the Three Villages is well served by public transport, both bus and rail. Barnham Railway Station is operated by Southern Railway and is located on the line between London Victoria and Southampton/Portsmouth, and Coastway West between Brighton and Southampton/Portsmouth. It also provides access to the branch lines to Bognor Regis and Littlehampton.

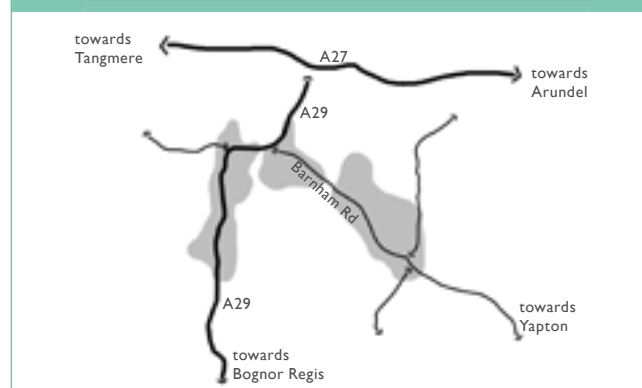
The A29 runs north - south between the A27 at Fontwell, and Bognor Regis, passing through Westergate and Woodgate to the west of the development area. There is a level crossing at Woodgate where the A29 crosses the existing railway and this acts as a recognised constraint to the highway network, with localised congestion occurring at this point owing to the time that the level crossing is closed.

EXISTING RAIL CONNECTIONS



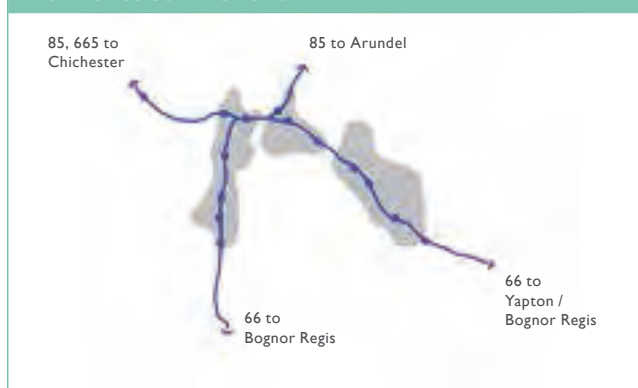
The land identified enjoys good rail access. Barnham Railway Station offers access to London together with connections to Bognor Regis, Littlehampton and Brighton.

EXISTING VEHICULAR CONNECTIONS



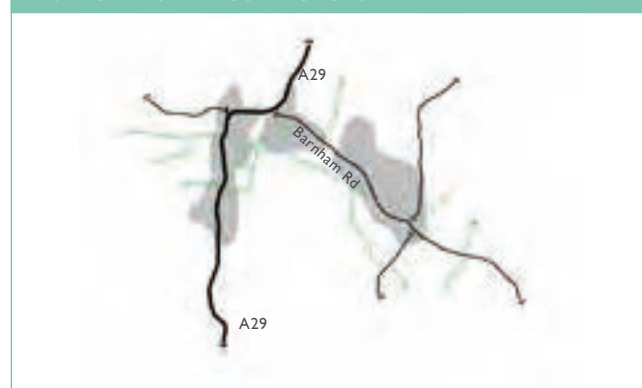
The Three Villages have good vehicular connections to Bognor Regis, Fontwell and Chichester via the A29 and Barnham Road.

EXISTING BUS CONNECTIONS



Several Bus links serve the area. The 66 and 66A towards Yapton and Bognor Regis, the 85 and 665 towards Chichester and the 85 towards Arundel being the primary bus routes.

EXISTING PEDESTRIAN CONNECTIONS



There are a number of pedestrian footpaths/public routes that go through and adjoin the identified land.

2. Understanding the Three Villages

2.4 Existing Connections



PARSONS BRINCKERHOFF ROAD ALIGNMENT OPTIONS



BARNHAM RAILWAY STATION



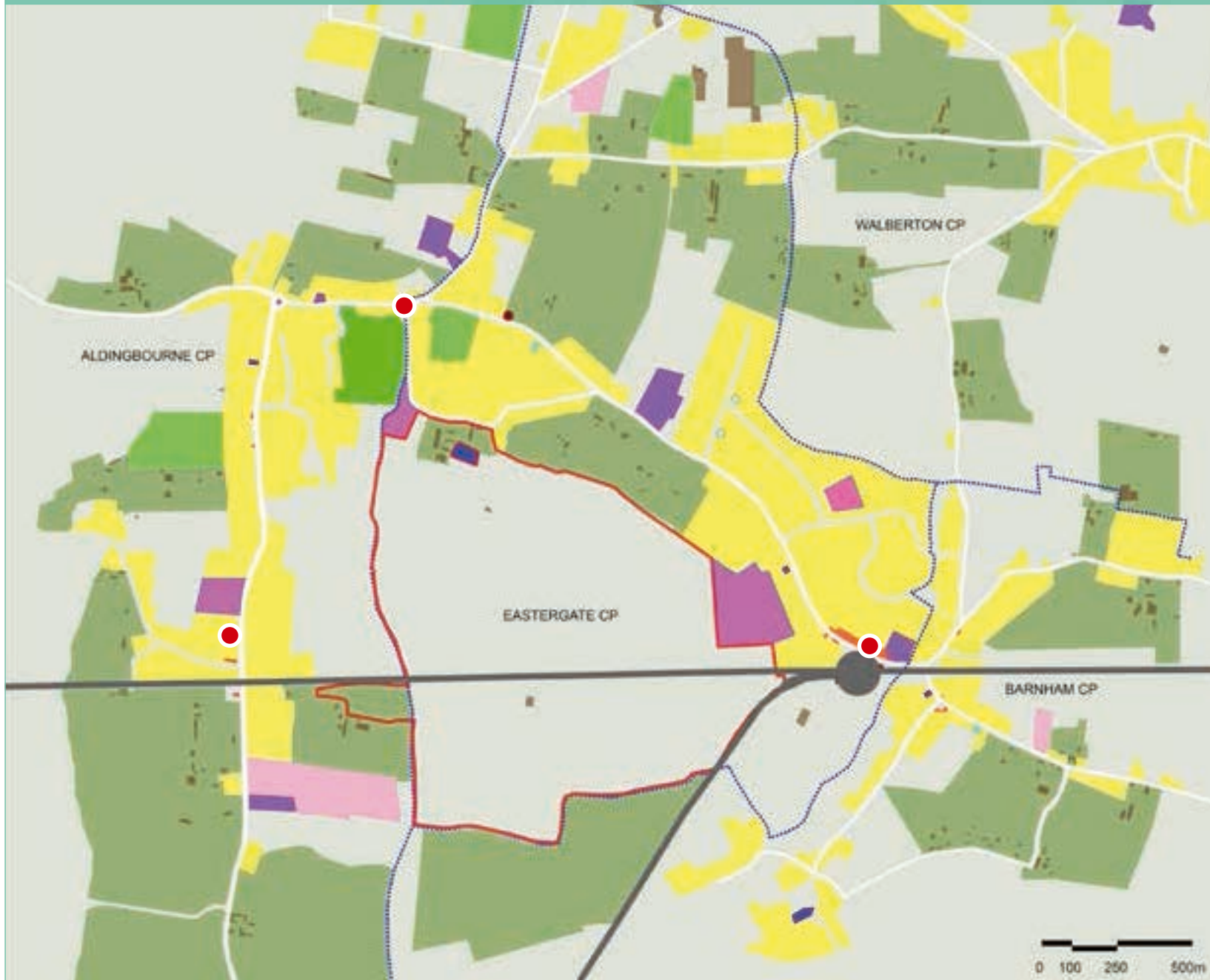
BARNHAM ROAD BUS CONNECTIONS



An initial study undertaken by Parsons Brinckerhoff on behalf of ADC and West Sussex County Council (WSSC) concluded that a bypass would be desirable to provide relief for the existing A29 corridor and in particular eliminate the delay caused by the level crossing. The report considered various route options/alignments including replacing the existing level crossing with a bridge, an inner route to the east of Woodgate, route through the development site (eastern alignment) and western alignment. The study discounted the bridge and inner route options and concluded that a western alignment represented (albeit marginally so) the preferred option over the eastern alignment.

SBA has reviewed the conclusions of the report and subsequently produced a full highways drawing of the eastern alignment (through the development site), so as to consider this option in more detail. From this it was concluded that an A29 bypass following the eastern alignment represented a viable and deliverable option in terms of cost, land take and overall environmental impact.

EXISTING LAND USE



The diagram illustrates the existing land use across the Three Villages and the surrounding area.

Residential development dominates the main access roads – Barnham Road and the A27 - with the occasional presence of open space being nursery sites and play fields.

Mixed uses are concentrated on Barnham road near Barnham railway station.

The Three Villages are surrounded by open land most of which is devoted to agriculture and horticulture.

- Residential
- Mixed Uses
- Farm buildings/Rural development
- Open Space
- Barnham Railway Station
- Places of Worship
- Camp Sites
- Industrial Uses
- Schools
- Villages Hall
- Surgery/GP
- Dentist
- Post Office
- Farmland
- Parish Boundaries

2. Understanding the Three Villages

2.5 Existing Land Uses and Local Amenities



BARNHAM HIGH STREET



FLEURIE NURSERY SITE SOUTH OF BARNHAM ROAD



The construction of the railway station (Barnham Railway station opened in June 1864) shifted the focus of the village northwards from 'Old Barnham'. The station is located south of the railway and is situated at what is now the heart of the village.

Barnham Road contains a number of retail outlets including a convenience store, a barber's shop, a pub, takeaway, post office, a pharmacy and estate agents.

Educational establishments include St. Philip Howard Catholic High School in Barnham, Aldingbourne Primary School, Barnham Primary School, Westgate Community School and Eastergate C of E Primary School.

CHURCH OF ST. GEORGE, EASTERGATE



ST. PHILLIP HOWARD CATHOLIC HIGH SCHOOL

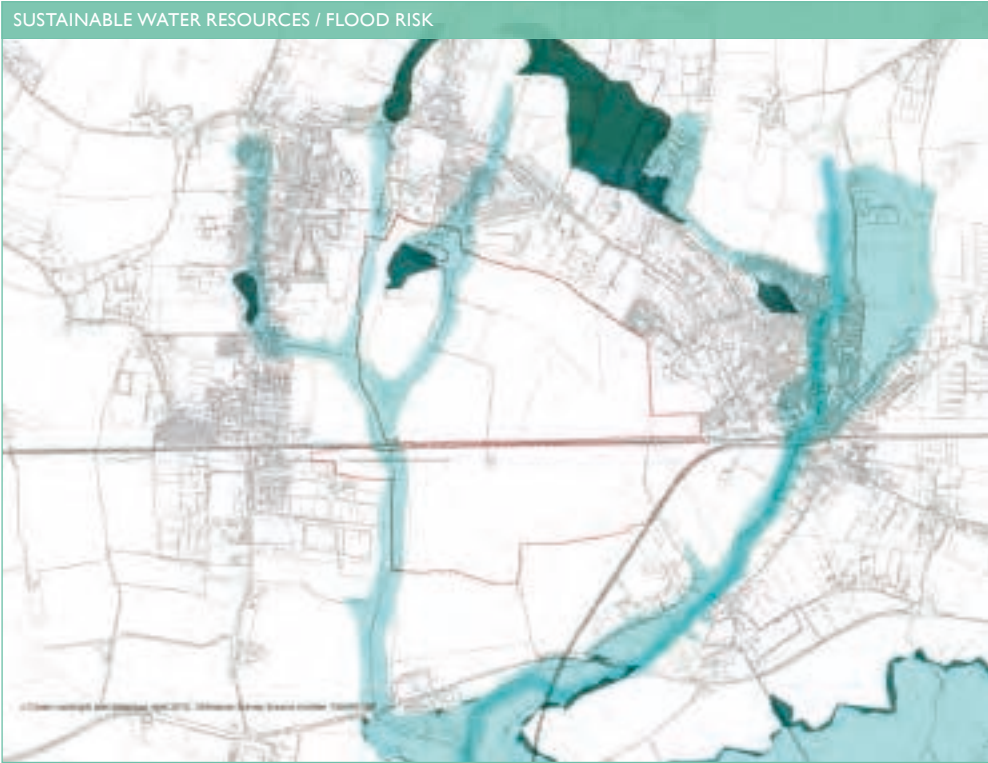


The Three villages also offer premises for community events, sports and recreation with the presence of the Six Villages Community Campus, the Eastergate Village Hall and sports grounds that belong to the schools.



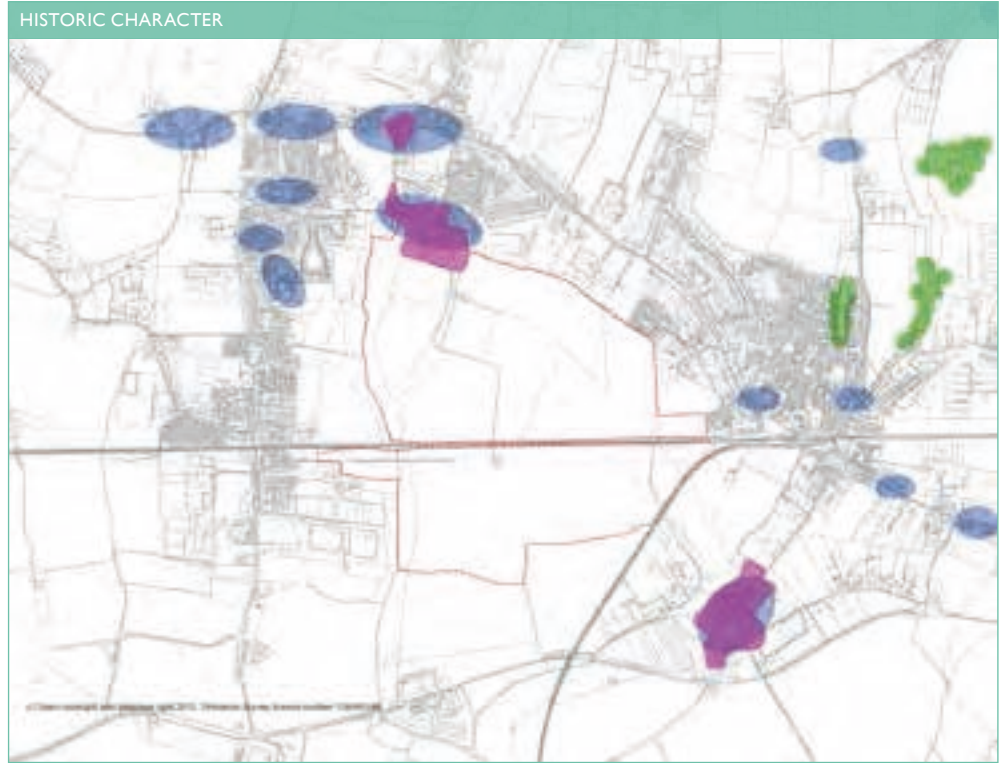
2. Understanding the Three Villages

2.6 Site Constraints



- Sustainable Water Resource
- High Flood Risk
- Flood Risk

Sustainable Water Resources / Flood Risk:
The plan identifies the routes of existing watercourses and areas which are subject to the risk of occasional or extreme flooding events.



- Listed Buildings
- Ancient and Semi-Natural Woodland
- Conservation Areas

Historic Character:
The plan highlights areas within the vicinity of the identified site which display distinct historical qualities, and designated Conservation Areas.

2. Understanding the Three Villages

2.7 Analysis Summary



The Analysis Studies undertaken have brought to the fore the key factors which will influence any development in the identified area of the land at the Three Villages - Barnham, Eastergate and Westergate. They will determine:

- How development responds to ADC's proposal for the wider area, in particular, the potential for a new A29 through the identified land;
- How development is connected, integrated and permeable;
- How development protects / enhances existing watercourses whilst neither being exposed to existing flood risk nor increasing that risk by any degree;
- How development responds to areas of historic character, suitably and sensitively, whilst respecting the identity of existing settlements;
- How and where development offers new public open space for recreation.



3. Design Principles



The diagrams on the following pages show a sequence of principles that could be applied in shaping a development proposal for this area. When combined as a sequence, these principles lead to a framework within which more detailed proposals for development can be established. Key principles include:

1. Green Swathe
2. Incorporating wetlands
3. Strategic highway link
4. New sustainable settlement
5. Green links
6. Sustainable movement

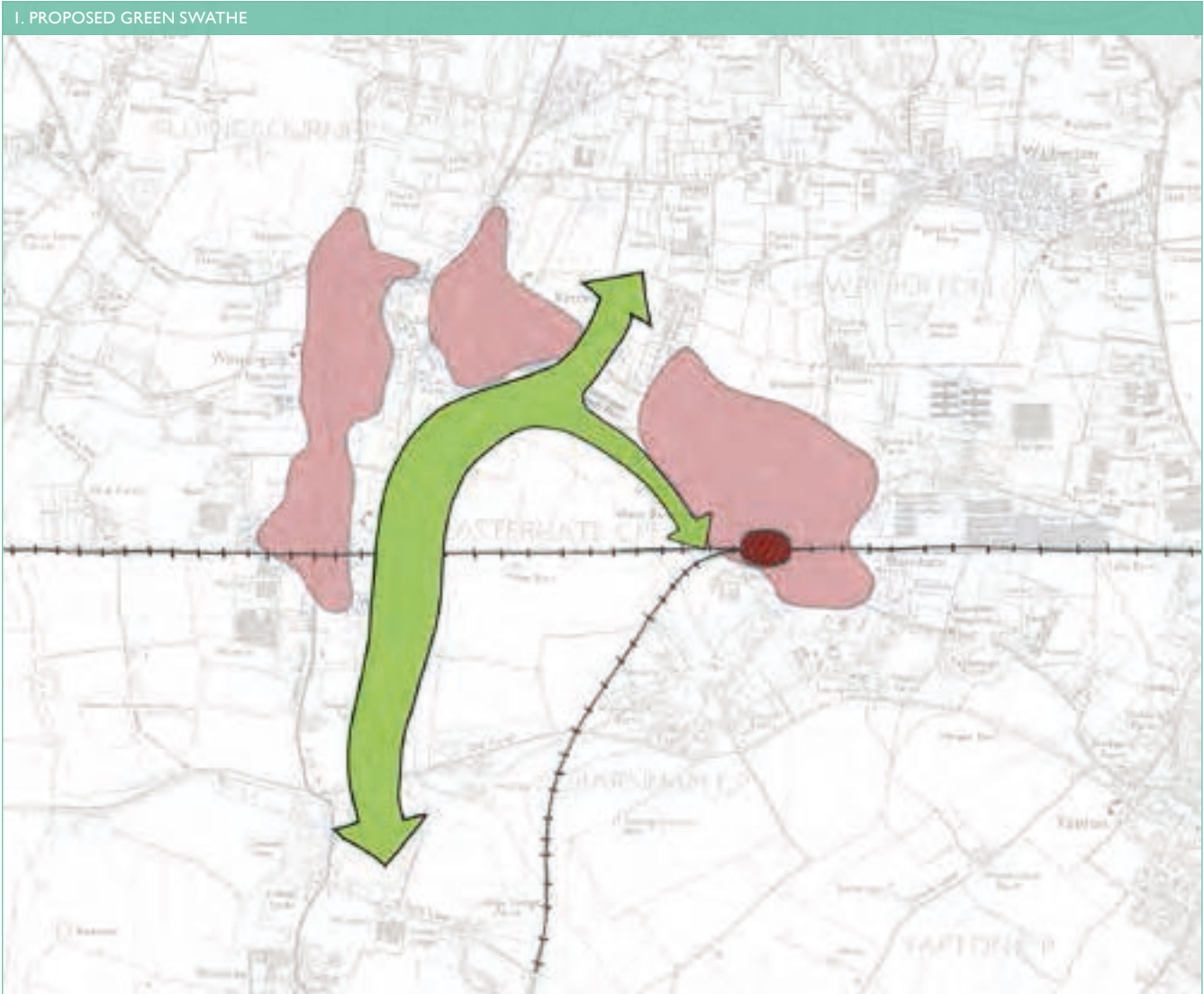




3. Design Principles

3.1 Green Swathe

The establishment of a 'green swathe' of enhanced landscape running north-south through the identified land in reponse to ADC's proposals in their Draft Local Plan.



3. Design Principles

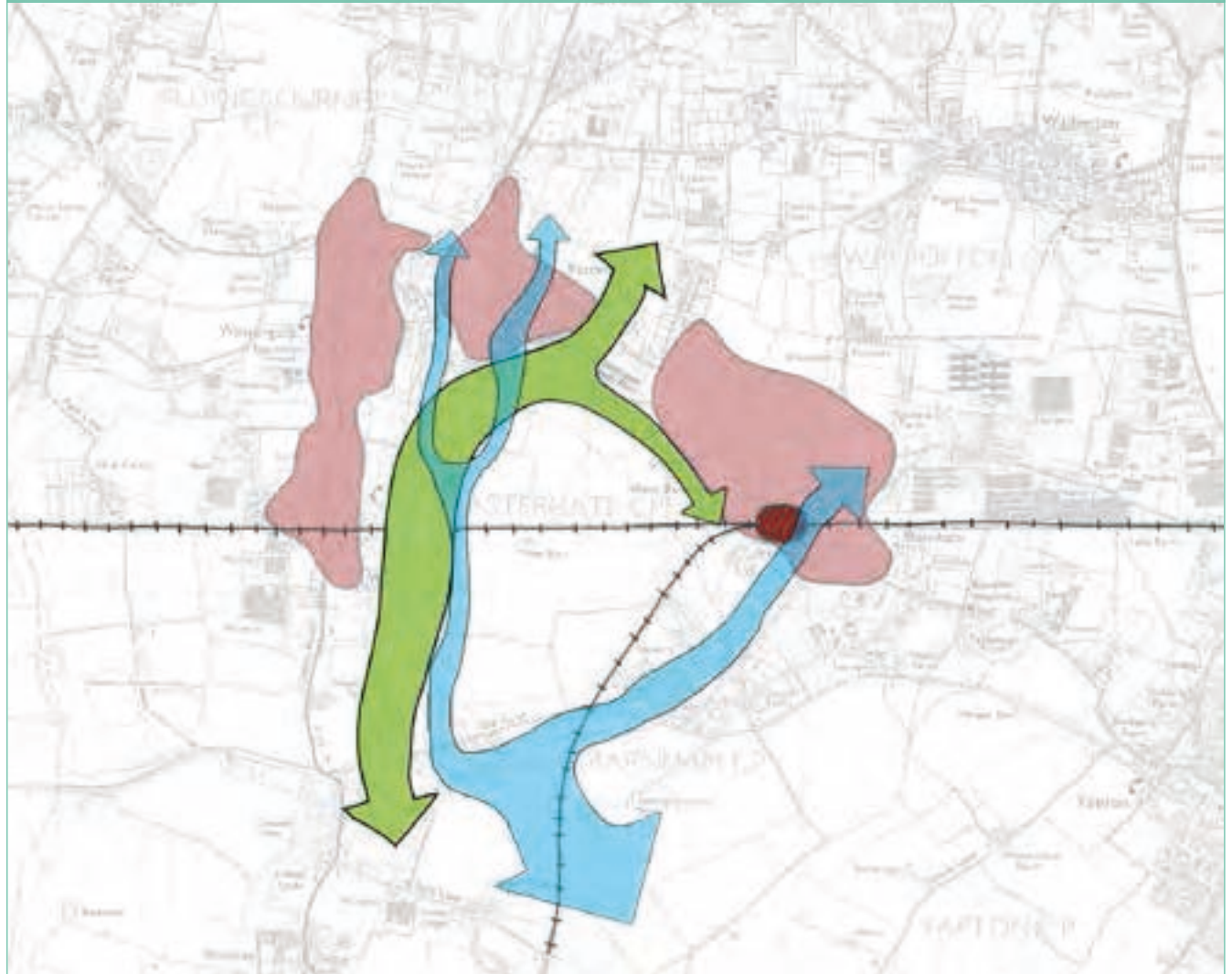
3.2 Incorporating Wetlands



Recognising the presence of existing watercourses and incorporating them into a sustainable drainage strategy for the area.



2. INCORPORATING WETLANDS

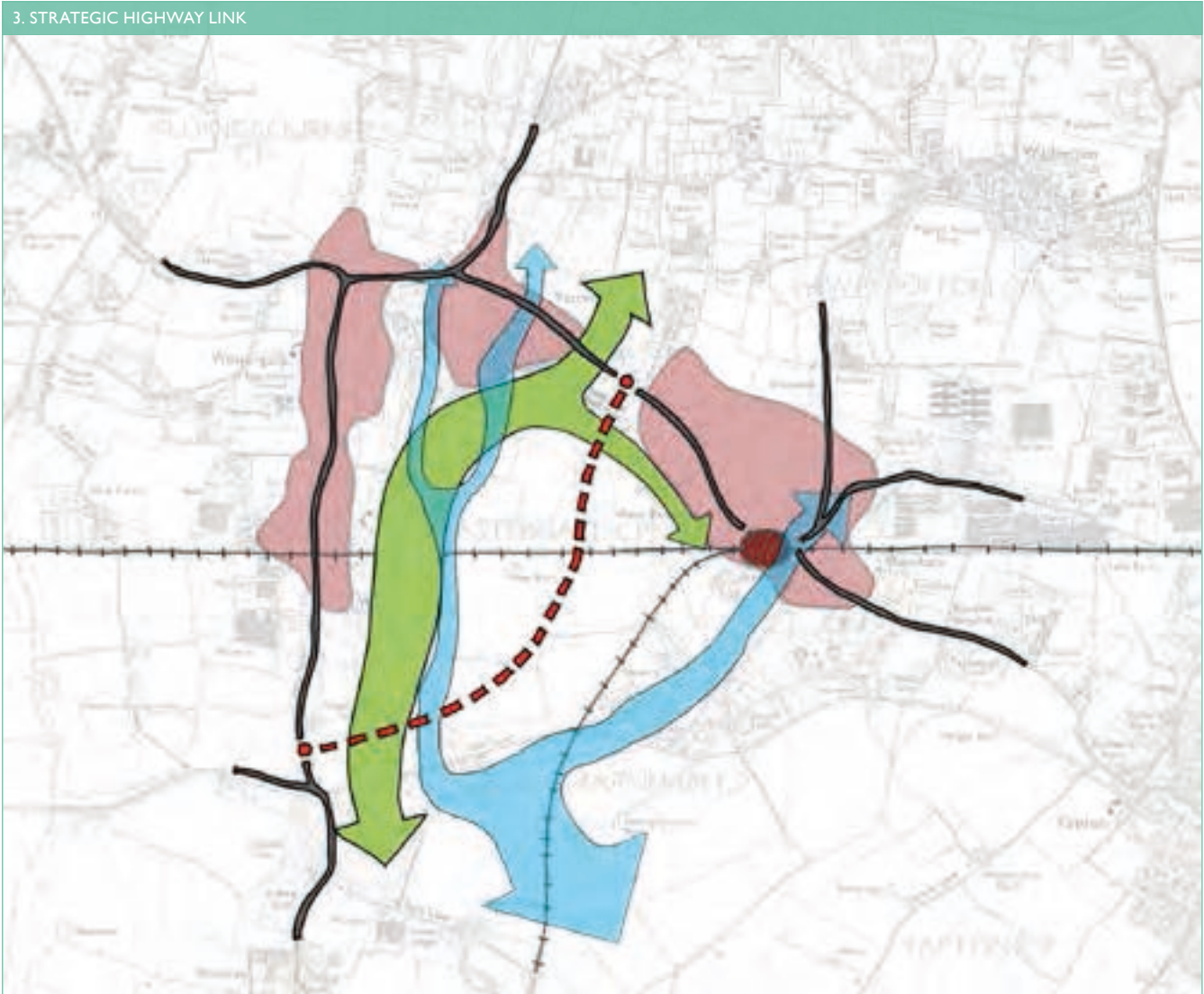
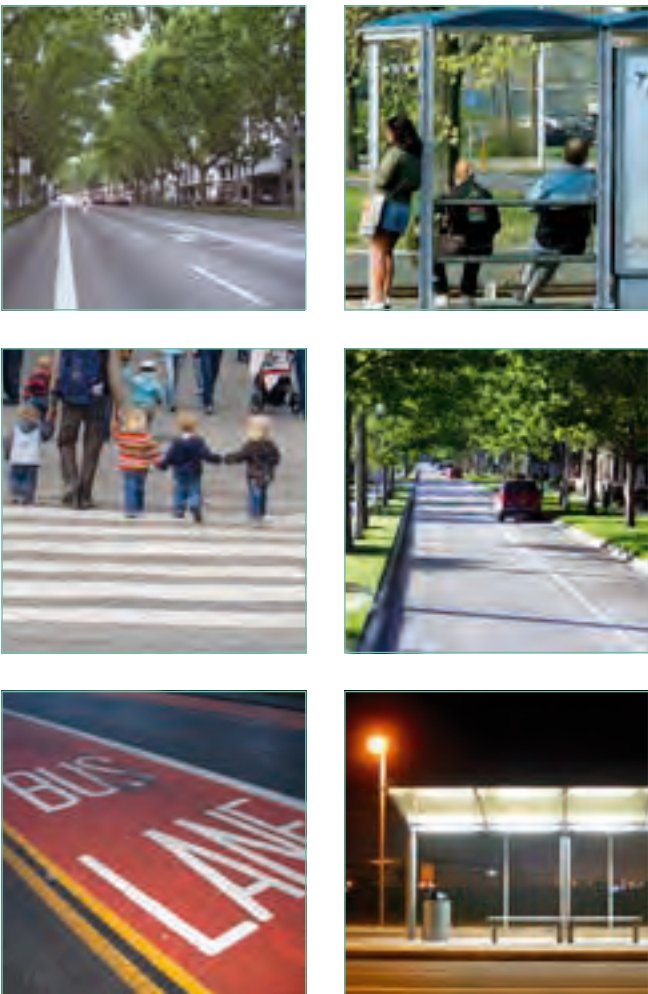




3. Design Principles

3.3 Strategic Highway Link

The creation of the 'new A29' through the identified land in response to the ADC proposals plan and initial study by Parsons Brinckerhoff.



3. Design Principles

3.4 New Sustainable Settlement



The creation of a new settlement south-west of Barnham, close enough to benefit from, and complement, its services and amenities but formed and positioned such that it can display its own distinct identity.



4. NEW SUSTAINABLE SETTLEMENT





3. Design Principles

3.5 Green Links

Enhancement of existing public footpaths with the introduction of a network of new pedestrian / cycle links north-south and east-west through the site, and linking existing neighbourhoods.

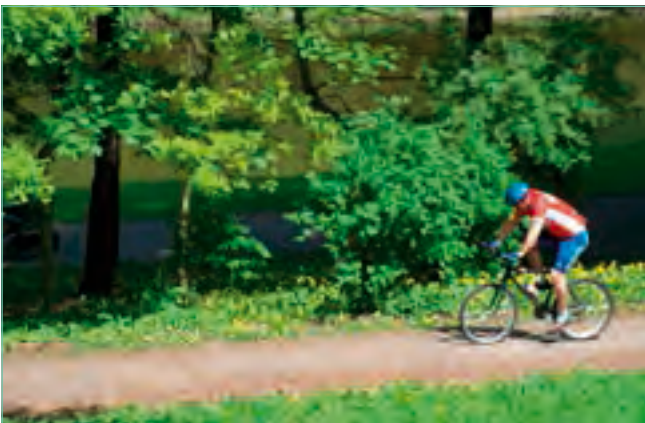


3. Design Principles

3.6 Sustainable Movement

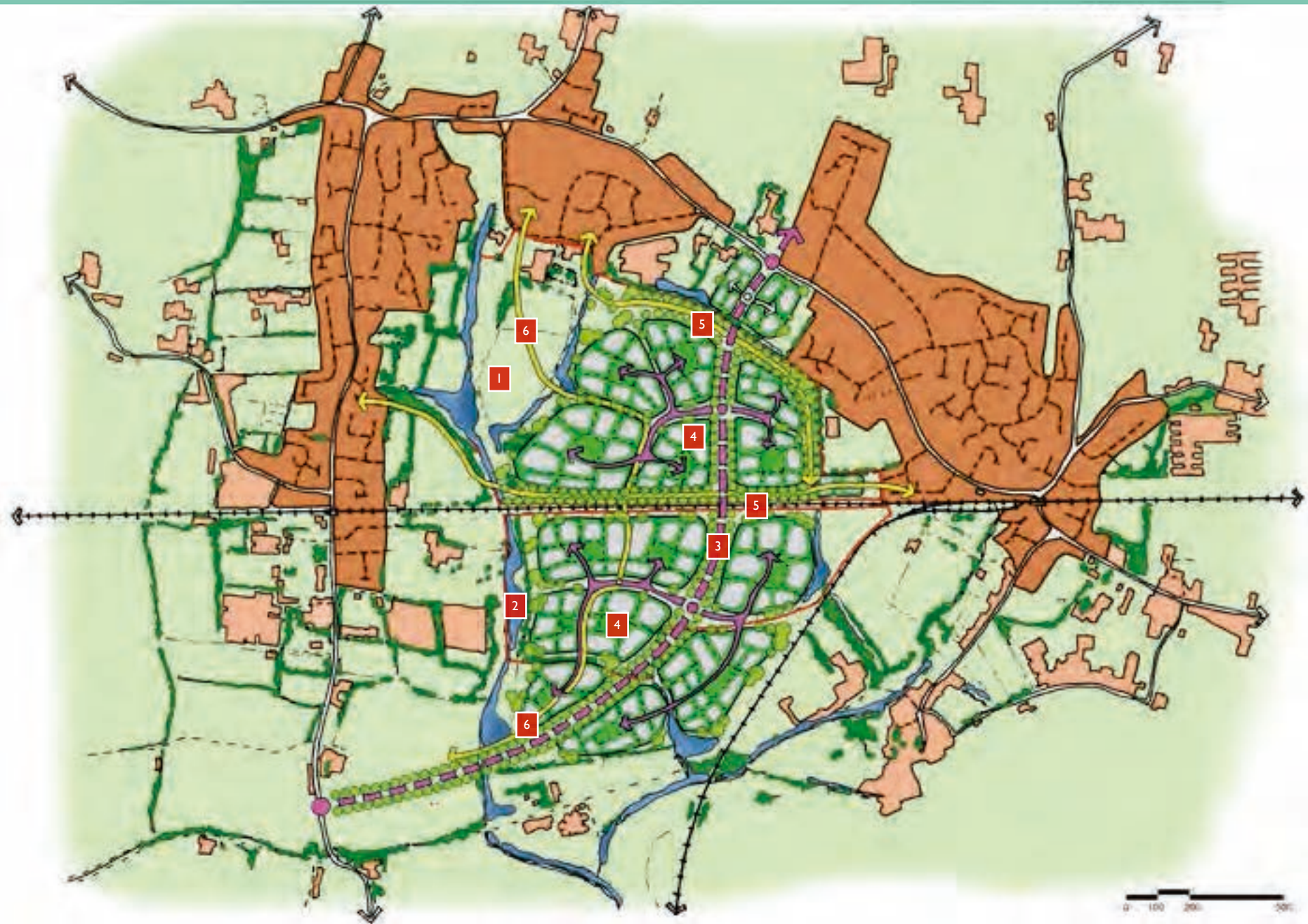


The creation of a network of newly accessible green routes and parkland space that could define a 'Garden Village' character for the new development and its setting.



6. SUSTAINABLE MOVEMENT





4. Vision



1. North-south green swathe providing opportunities for orchards, allotments, walking and cycle paths;
2. Existing wetlands incorporated in a sustainable drainage strategy (SuDS) extending from the residential neighbourhoods;
3. New A29 running through the identified land and crossing over the railway, thereby easing traffic congestion at grade level crossing and serving the new neighbourhood;
4. A permeable neighbourhood with increased access to open space and neighbouring villages, whilst maintaining its own identity;
5. Green links with walking and cycling opportunities integrate existing footpaths and provides easy access to the enhanced wetlands and green swathe;
6. New pedestrian and cycle links provide easy access to Barnham station, neighbouring schools, Barnham high street and existing sports facilities.

The adjacent page shows our initial masterplanning response to the 'Barnham-Eastergate-Westergate Growth Area' opportunity. The masterplan is based on the design principles set out in Section 3 of this document.

The masterplan shown comprises:

- 95 hectares of developable land;
- Approximately 60 hectares of landscape including public open space, pedestrian / cyclist routes, nurseries, and sustainable drainage systems.

The developable land could facilitate the construction of approximately 2,100 dwellings at varying densities, together with a range of local retail facilities, a foodstore, new healthcare and community facilities and a primary school.

By setting the proposed development within defined parameters, the established setting of the existing villages will be ensured and protected in the longer term through the designation of clearly defined areas of public open space and parkland. Residents would benefit from increased access to open space as a result, and new development contained such that it did not result in any perceived coalescence of Westergate, Eastergate or Barnham.





5. Summary



The Commissioners are pleased to support the Council's vision for Option 2 of the Local Plan, and in particular, the strategy for growth of a new community at the Three Villages. Our work on delivery and phasing confirms the potential, in principle, to deliver the Council's proposed level of growth, together with the key infrastructure required.

As the preliminary analysis and development concept work demonstrates, the Council's proposal for a new community here represents a fantastic opportunity to create an attractive and sustainable new community to be enjoyed by existing and new residents alike, making full use of the existing connections and relationships between the Three Villages, while also maintaining a distinctly separate community.

The Commissioners look forward to working with the Council and other key delivery partners to take forward the development of the vision and principles behind a new community at the Three Villages.

