Creating a Vision for

THE BEECHES

Land West & North of Southbourne









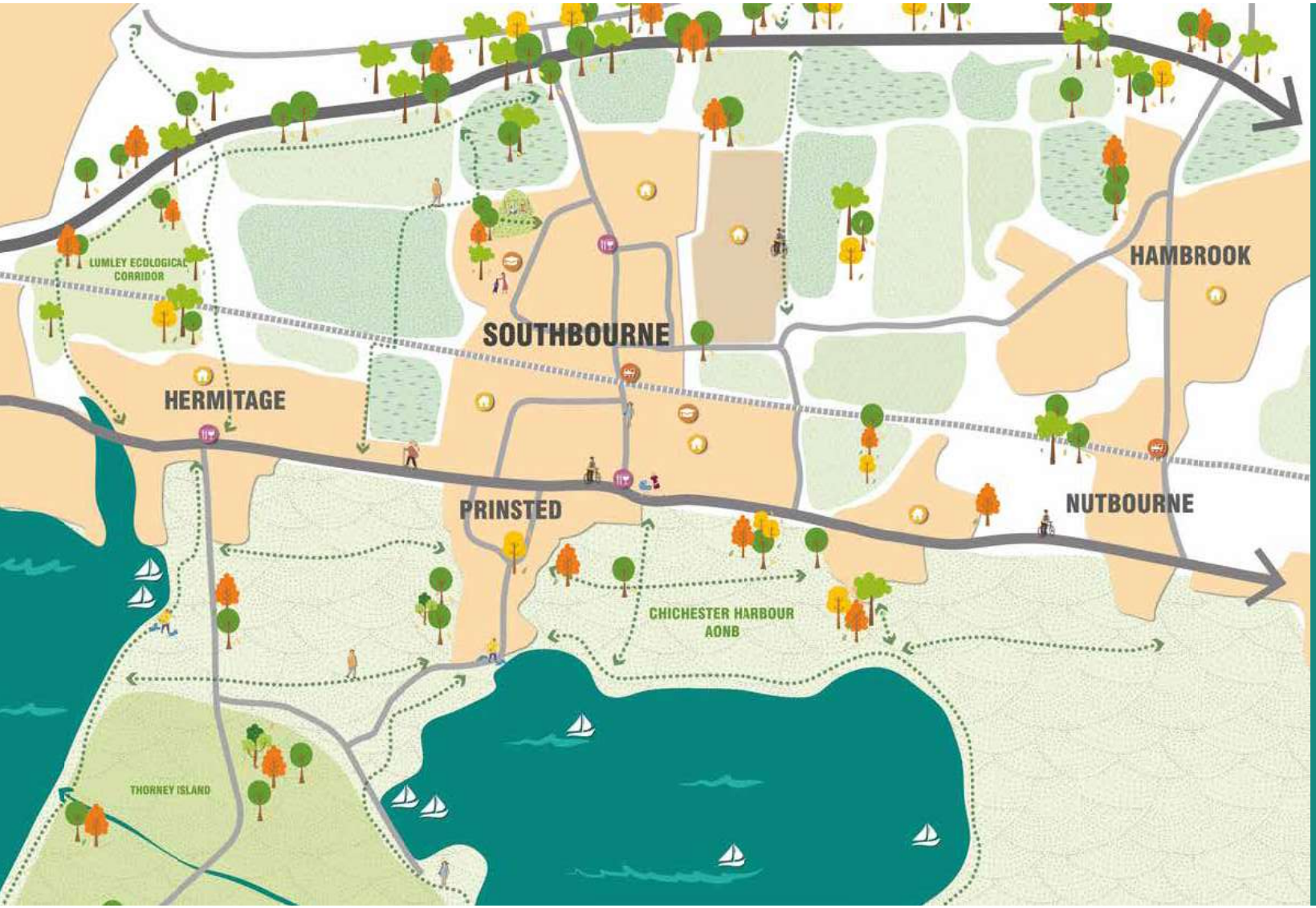






fabrik

MARCH 2023



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Pell Frischmann

Excellence through innovation



WHO WE ARE 1

This Vision Document has been prepared by The Church Commissioners for England to set out our vision for the realisation of a sustainable new community at 'The Beeches', Southbourne.

This Vision Document is intended to stimulate and inform discussion around the opportunity to create a sustainable extension to Southbourne, which is well-connected and puts nature and people at the heart of placemaking. It is expected that the proposals presented within this document will evolve as the views of Chichester District Council, Southbourne Parish Council, the local community and other key stakeholders are taken on board, and as further technical work is undertaken.

This Vision Document is informed by preliminary technical work in relation to highways and accessibility, landscape, trees, heritage, drainage, flood risk and ecology. Following in-depth research to understand the site, its surrounding context, constraints and opportunities, an initial concept plan has been prepared, which sets out the exciting vision for land lying to the east and west of Stein Road, referred to as The Beeches. We are at the very early stages of the design process, however The Church Commissioners' for England (CCE) are committed to ensuring the delivery of an exemplar scheme, both in terms of design quality and environmental sustainability.

CCE's strategic land team have a positive track record of bringing forward land for new housing developments across the country, to build and strengthen new and existing communities and help create and sustain vibrant and environmentally conscious places to live.

2 OUR AMBITION

It is our ambition to bring forward and deliver a new neighbourhood that positions nature and people at the heart of placemaking. Our proposals emphasise the importance of integration with the natural environment, the surrounding landscape character, the existing built edges of Southbourne and existing residents. This is a proposal for all, not just for new residents.

The Beeches offers a significant opportunity to address some of the local challenges existing residents experience, whilst delivering some of the key local ambitions through strategic placemaking.

Our vision proposes a **nature-led** masterplan that aims to enhance the natural capital and biodiversity of the site, creating **opportunities** that reflect the site's existing features and present opportunities to extend surrounding **landscape** features into the site. Unlocking the site creates the opportunity to a create a unique **nature & landscape-rich** 'green ring' that will encompass the village for residents of The Bournes to enjoy.

Sustainability is key to creating places that will endure the test of time.

The Beeches is ideally located, with good existing bus links and Southbourne railway station, both a short walk away, making it ideally placed for the delivery of truly sustainable development. The site has to potential to support sustainable local movement around Southbourne for accessing the local schools, facilities and services, with the delivery of a new link between Main Road and Stein Road, delivering key pedestrian, cycle and vehicular links for the village.

Our approach to placemaking has drawn out three key objectives, which reflect on what makes Southbourne unique and reflecting on national design best practice:

1 Resilient living
2 Living with nature
3 Locally rooted.

These key objectives will enable us to define and shape a place that is sustainable and a part of Southbourne.

We would like to work collaboratively with, Chichester District Council (CDC), Southbourne Parish Council (SPC) and West Sussex County Council (WSC) to agree **common goals** and aspirations for the future of Southbourne as **custodians** of the land, and how the site can contribute the delivery of new homes within Chichester District.

The Beeches presents a development opportunity for a **legacy** to be created for **future generations** to benefit from, live in and enjoy.



OUR CORE VALUES:

Sustainable: Housing needs to work in harmony with its local environment and sustain the balance of the natural world in which it sits

Safe: Home should be a safe place with privacy and security from unwanted intrusion by people, pests or hazards

Stable: Housing needs to be affordable, enabling people to put down roots and build healthy lives, families and neighbourhoods.

Sociable: Homes and communities should have spaces where people can offer hospitality get to know their neighbours and feel part of a community

Satisfying: Home should be a place we enjoy living in and delight coming home to, making the most of good design and new technology

The scheme sets out a series of core values of ensuring the new places we create are sustainable, safe, stable, sociable and satisfying and will aim to support in delivering the ESG framework. Throughout this document we go illustrate how the new neighbourhood will live up to these standards for years to come.

3 PLANNING CONTEXT

As in most local authority areas, Chichester faces a range of challenging planning issues. There are concerns around the affordability and suitability of local housing, a need to plan for an ageing population and an increasing recognition of the connection between our physical and mental health, and our living environment.

A comprehensive approach is required to protecting valued landscapes and areas of nature conservation value, and more generally, opportunities taken to enhance local biodiversity, and improve access to local green spaces.

NATIONAL PLANNING POLICY

The National Planning Policy Framework (2021) emphasises (paragraph 60) that it is important that a sufficient amount and variety of land can come forward where it is needed, to support the Government's objective of significantly boosting the supply of homes.

Paragraph 73 states that: *"the supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities".*

Further, it is set out in paragraph 79 that planning policies should identify policies for villages to grow and thrive, in order to promote sustainable development in rural areas, which the Chichester Local Plan is seeking to achieve.

LOCAL PLANNING POLICY

The statutory Development Plan for the site comprises the Chichester Local Plan (2015), the West Sussex Joint Minerals Local Plan (July 2018 – partial review March 2021) and the Southbourne Neighbourhood Plan (2015).

The site is designated as 'Countryside' and for 'Strategic Development' in the adopted Local Plan. A small portion of the site lies within a Sharp Sand and Gravel Minerals Safeguarding Area in the West Sussex Joint Minerals Local Plan.

EMERGING POLICY

The Preferred Approach version of the Chichester Local Plan Review (2016–2035) was published for Regulation 18 Consultation between December 2018 and February 2019. Policy AL13 provides for 1,250 dwellings to come forward in Southbourne through the neighbourhood planning process.

To deliver the scale of development, with associated infrastructure, set out in the Local Plan Review, the Parish Council considered two growth options, land to the west of Southbourne (Option B) and land to the east of Southbourne (Option C). The publication of the Submission Version of the Neighbourhood Plan demonstrated that the Parish Council sought to allocate Option C, Land to the east of Southbourne (Policy SB2).

The emerging Neighbourhood Plan was submitted for independent examination in September 2021 but has since been withdrawn following the Inspector's report.

Southbourne Parish Council has since published a Modified Neighbourhood Plan (October 2022) within this draft Plan.

The site lies outside the settlement boundary and is not allocated for residential development. Proposed designations that relate to the site include the Green Ring, Local Green Space 7 and the Bourne College expansion area. Representations have been prepared and submitted in relation to this consultation.

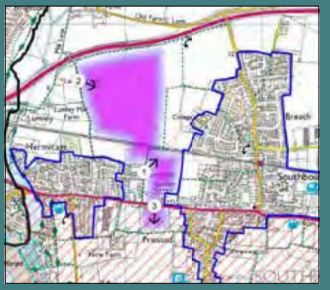
CDC has published the Chichester Local Plan Proposed Submission Version for Regulation 19 Consultation until 17th March 2023. Draft Policy A13 confirms the allocation of a Broad Location for Development in Southbourne for a mixed-use form of development including 1,050 dwellings. The CCE site lies within the proposed Broad Location for Development.

This Vision Document has been prepared to assist with demonstrating that CCE's land at Southbourne is capable of meeting this growth requirement within the plan period. This will support the allocation of the site through a future Neighbourhood Plan or Site Allocations Document

OTHER MATERIAL CONSIDERATIONS

The Landscape Gap Assessment which forms part of the CDC evidence base,identifies a potential gap between Hermitage and Southbourne (see adjacent plan) and sets out '*guidelines, landscape mitigation and contribution to green infrastructure*'. This guidance has been taken into consideration when developing the masterplan for the site. This is covered in further detail on pages 40 and 48.

Additionally, in 2021 CDC carried out a HELAA Assessment, which assessed suitable sites for housing allocation. The site was assessed as developable and deliverable in the HELAA (ref HSB0047).



HERMITAGE AND SOUTHBOURNE POTENTIAL LOCATION OF GAP MAP FROM CHICHESTER DISTRICT COUNCIL LANDSCAPE GAP ASSESSMENT (2019)

SETTLEMENT BOUNDARY
CHICHESTER HARBOUR AONB
GAP
PHOTO LOCATIONS

SAFEGUARDED LAND

The adopted Southbourne Neighbourhood Plan (2015) states that in order to reduce congestion at existing railway crossings and to improve pedestrian safety, the Parish Council wishes to safeguard land to the west of Southbourne, for the provision of a new road and a crossing of the railway line. The location of the safeguarded land is shown on the adopted policy map as 'proposal 3'. The adopted housing allocations to the west of Southbourne require access from the A259 and take the provisions of 'Proposal 3' into consideration, in respect of planning for the longer term alternative road access over the railway line west of the village.

In 2016 planning permission was granted for the 125 homes on the Land to the West of Garson Road (15/02505/OUT and 17/01599/REM). This application identifies the land which is safeguarded for potential delivery of a strategic road, located to the west of the housing development. The S106 defines the safeguarded land as 'the land adjacent to the western boundary of Alfrey Close edged purple on Plan 3 which shall be safeguarded in accordance with paragraph 6 Schedule 1.'

Planning permission was also granted for Parham Place via planning application ref. 15/02120/FUL. There is provision within the S106 Agreement for Parham Place to accommodate a larger access junction than what is currently provided, and a link through to land to the north, which would unlock the site. There is then the safeguarded strip of land running between Parham Place up to and over the railway line, which is where the Church Commissioners' land is. Discussions with WSCC Highways have confirmed that, when the site is allocated, the relevant provisions within the S106 Agreement for Parham Place would be triggered, allowing the southern site access junction to be delivered, and provide a link through to the land to the north.



4 SOUTHBOURNE

The Beeches sits on the western and northern edges of Southbourne, enclosed by the A27 to the north. Southbourne village is apart of a series of interconnected settlements consisting of Prinsted, Hermitage, Inlands, Nutbourne, Slipper and Lumley. These communities, whilst distinct, ribbon together along the main transport corridors.

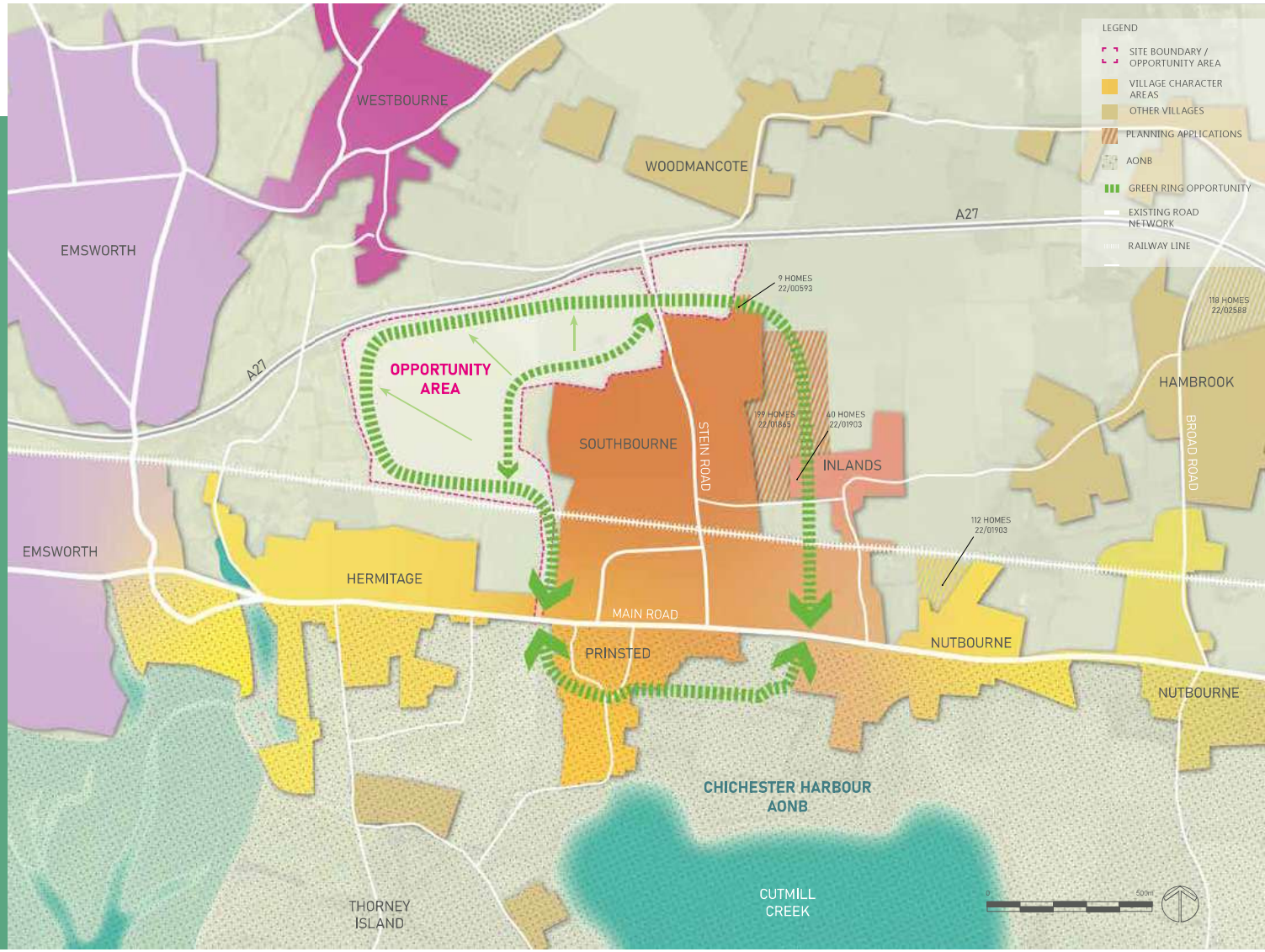
Southbourne is the largest of the villages, defined as 'a settlement hub', east of Emsworth and south of the A27, with excellent access to services and transport connections, and acts as a service centre for the neighbouring 'Bournes'. The Chichester Local Plan 2014-2029 sought a level of growth within the village with the proportional growth of community facilities and services to support the village and the neighbouring community.

The Beeches seeks to create a planned level of growth for the community that reinforces the Southbourne's role as a key service centre, providing growth in and beyond the Local Plan period, whilst delivering key objectives the Neighbourhood Plan is seeking to deliver.

The Local Plan states that *"Southbourne has a deficit in accessible open space including allotments. In addition existing facilities will require upgrading in line with its recommendations. The study has highlighted the need for improved facilities for young people for example the provision of additional artificial pitches. There is an opportunity therefore for development to provide access to open space and facilities and for improved green links".*

OUR CORE VALUES:

Social & Stable:
A planned level of growth will allow a focus on nurturing and enhancing the communities. This will enable the delivery of key local objectives, including the creation of accessible open space, the delivery of a traffic relief solution, the provision of day-to-day facilities within walking distance and the provision of additional support to the wider Bourne's, whilst providing new homes for the local community.



A SUSTAINABLE VILLAGE

SOUTHBOURNE

Community facilities and services are widely dispersed across the village, with a split north and south of the railway line, and particularly along the old Roman road, Main Road. Bourne Community College and the leisure centre form the largest employer in the village. The college, and the adjacent recreation ground, form an important community hub. The site lies immediately adjacent to the recreation ground (currently the only public open space in the village), the grounds of the Bourne Community College and the leisure centre.

The site lies circa 6 minutes' walk of the local centre, which is focused around the railway station and Tesco Express, and is a short walking distance from the library and village hall and Southbourne Infant and Junior School.

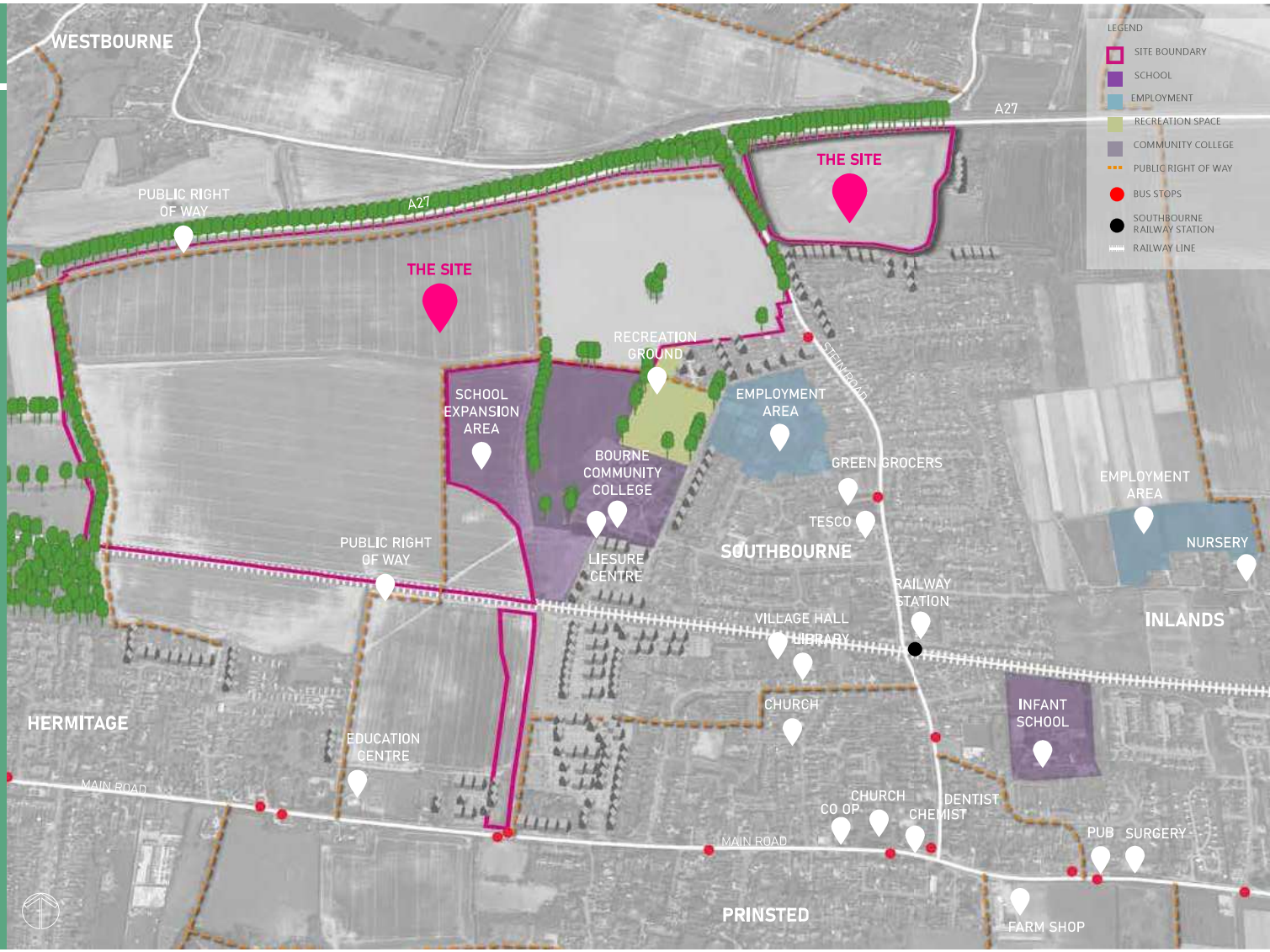
Southbourne has a GP practice located on Main Road, approximately 1.3 km (0.8 miles) from the site. It supports approximately 10,000 patients with seven GPs, and is listed as registering new patients. It also has a dentist located at 287-289 Main Road. The nearest hospital is St Richard's Hospital in Chichester, approximately 10 km (6.2 miles) from the site.

THE BEECHES

CCE's land at Southbourne comprises 69.3 ha (171.24 acres). It is located to the north and west of Southbourne and is bound by the A27 to the north and railway line to south. Stein Road intersects the site, separating the eastern and western land parcels.

Land to the east of Stein Road is contained by South Lane to the south and east; the A27 to the north; and Stein Road to the west. The land to the west of Stein Road is contained by Bourne Community College to the south and east, the A27 to the north and an existing right of way to the west.

The location of the site on the northern and western edges of Southbourne will enable a new gateway to the village to be created and form a logical extension to the settlement, one which is well-integrated and provides good access to existing facilities.



LANDSCAPE CHARACTER

The site lies in the countryside beyond the existing settlement policy boundary. The site does not lie within any nationally or locally designated landscapes, nor within any strategic viewing corridors protected by policy. The site itself lies to the north of existing settlement, which itself lies north of the Chichester Harbour Area of Outstanding Natural Beauty (AONB) (the northern boundary of the AONB is formed by the A259 Main Road) and to the south of the South Downs National Park (SDNP). The site does not perform a significant role in the setting to the AONB (beyond the immediate settlement setting) or the SDNP, where the views from within these landscapes are already informed by the combination of landscape and built form. A cluster of trees in the eastern site parcel are subject to a Tree Preservation Order (TPO), designated a Local Green Space (SB16) and form a feature in the currently open, arable landscape.

The Southbourne Parish Neighbourhood Plan, 2014–2029 was made in September 2015. Under Policy 3: The 'Green Ring' crosses the site and seeks the provision of: *"... a variety of green infrastructure assets, including informal open space, allotments, a playing field, a footpath / cycleway network, children's play areas, woodland and land of biodiversity value. Development proposals that lie within the broad location of the green ring will be required to align their public open space requirements with its objectives, so that they contribute to its successful formation and maintenance. Proposals that will lead to the unnecessary loss of green ring land or features or that will prejudice the completion of the green ring will be resisted."*

LANDSCAPE CHARACTER & SENSITIVITY

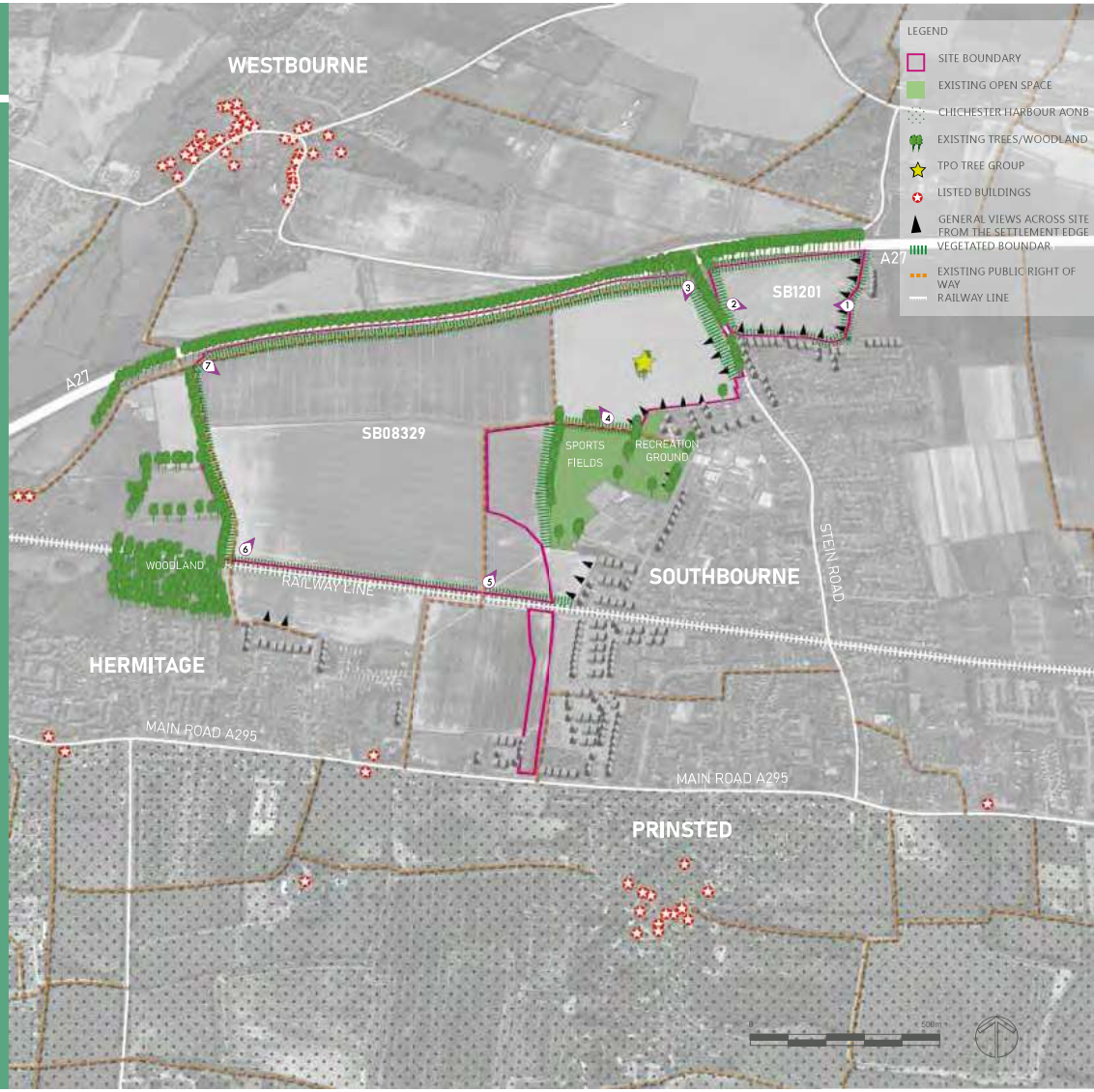
The Chichester District AONB Landscape Capacity Study, October 2009, by Hankinson Duckett Associates assessed the landscape capacity for development within, and adjacent to, the areas of the SDNP and the Chichester Harbour AONB.

In this study, the site lies within Zone 12, Coastal Plain. The 'landscape structural analysis' states that (para 4.2.35) this zone is: *"... located to the west of Chichester, on the upper and lower coastal plain, to the south of the South Downs. A corridor of transport links, including the A259, railway, and the A29, runs broadly east-west through the zone, to the north of the Chichester Harbour peninsulas."* And then goes on to state that: *"A string of settlements, including Hermitage, Southbourne, Nutbourne West, Nutbourne East and Broadbridge are located in close proximity to each other on the coastal plain, along the A259."* (para 4.2.36).

Paragraph 4.2.41 describes Southbourne as: *"...a larger settlement and extends south of the A259 and north almost as far as the A27. Southbourne is located on similar topography to Hermitage, falling very gentle [sic] towards the coast. The land between Southbourne and Hermitage is predominantly arable fields which sweep around the northern and north eastern sides of the settlement..."*

The site lies within Landscape Character Area 77, Hermitage – Southbourne Coastal Plain which the assessment concludes has substantial landscape sensitivity, slight landscape value and a low/ medium landscape capacity for development.

As part of the evidence base for the new Chichester District Local Plan, an updated capacity assessment was carried out by Terra Firma in March 2019. The site lies within a sub area 77: Hermitage – Southbourne Coastal



Plain, an area of medium capacity for landscape change. It concludes that: *"It is possible that built development may be accommodated to the north-west of Southbourne, where it would have a strong relationship with the existing settlement edge provided it is informed by further landscape and visual impact assessment and sensitively integrated into the landscape, respecting the historic settlement pattern and local distinctiveness. Care would need to be taken to avoid any landscape or visual harm and to ensure the separate identities of Hermitage and Southbourne are protected."*

EASTERN PARCEL VIEWS



VIEWPOINT 1: LOOKING WEST TOWARDS THE SITE FROM SOUTH LANE AND ADJACENT RESIDENTIAL PROPERTIES ALONG SOUTH LANE



VIEWPOINT 2: LOOKING SOUTH-EAST TOWARDS THE SITE FROM STEIN ROAD. THE DWELLINGS ON SOUTH LANE ARE VISIBLE BEYOND THE SITE, OVER THE SITE BOUNDARY VEGETATION AND WHERE THE VIEW IS THEREFORE NOT FREE FROM BUILT FORM

WESTERN PARCEL VIEWS

Note these views are all influenced by the existing developed edges of settlement and are therefore not free from built form



VIEWPOINT 3: VIEW LOOKING SOUTH ACROSS THE WESTERN LAND PARCEL TOWARDS THE NORTHERN EDGE OF SOUTHBOURNE, FROM THE FOOTPATH ALONG THE NORTHERN EDGE OF THE SITE



VIEWPOINT 4: VIEW LOOKING NORTH ACROSS THE WESTERN LAND PARCEL TOWARDS THE A27 FROM THE FOOTPATH ALONG THE SOUTH-EASTERN EDGE OF THE SITE, ADJACENT TO BOURNE COMMUNITY COLLEGE BOUNDARY FENCE. WESTBOURNE CHURCH SPIRE IS VISIBLE IN THE DISTANCE, FRAMED BY TREES



VIEWPOINT 5: VIEW LOOKING NORTH ACROSS THE WESTERN LAND PARCEL FROM THE FOOTPATH ALONG THE SOUTHERN EDGE OF THE SITE, NORTH OF THE RAILWAY LINE CROSSING. WESTBOURNE CHURCH SPIRE IS ALSO VISIBLE IN THE DISTANCE



VIEWPOINT 6: VIEW LOOKING NORTH-EAST ACROSS THE WESTERN LAND PARCEL FROM THE FOOTPATH ALONG THE WESTERN EDGE OF THE SITE, NORTH OF THE RAILWAY LINE CROSSING. THE RIDGELINE OF THE SOUTH DOWNS NATIONAL PARK INFORMS THE SKYLINE BEYOND THE SITE TO THE NORTH-EAST



VIEWPOINT 7: LOOKING SOUTH-EAST ACROSS THE WESTERN LAND PARCEL FROM THE FOOTPATH IN THE NORTH-WESTERN CORNER OF THE SITE

VISUAL APPRAISAL

Due to the combination of vegetation, inherent site levels and intervening built form, views across the eastern land parcel are limited to the immediate environs and are therefore experienced by those people using the local road network of Stein Road and South Lane and the residents on the settlement edges adjacent to South Lane.

Views across the western land parcel are limited to the immediate and local environs, and are experienced by those people using the local transient network of Stein Road and the rail network, people using the Public Rights of Way (PRoWs) which cross the site and the residents on the settlement edges of Southbourne and northern edges of Hermitage. There are no views of the site from the A27 due to the level of enclosure afforded by the boundary trees and associated vegetation.

There is a small landscape separation between Southbourne and Hermitage, which isn't readily apparent when travelling along the A259 Main Road, but is apparent in views locally south within the western field parcel. There is intervisibility between the site and the western edge of Southbourne with the dwellings on the northern edge of Hermitage to the south / south-west.

LANDSCAPE & VISUAL SUMMARY

The site is not covered by any landscape designation, either nationally or locally, nor does it lie within a viewing corridor protected by policy. With the exception of the group of TPO trees and the vegetated boundaries of the site, landscape features are limited. There is an opportunity to improve the existing vegetation structure within the site.

In visual terms, due to the combination of the predominantly flat topography and boundary vegetation, views of the site are limited to those:

- Transient receptors which cross the site (western parcel) on PRoWs
- Transient receptors which pass the site (western parcel) on the local road and rail network and where views of the site are fleeting
- Receptors at home or at their place of work, on the western settlement edges of Southbourne and northern edges of Hermitage.

There are no views of the site from the A27 due to the level of enclosure afforded by the boundary trees.

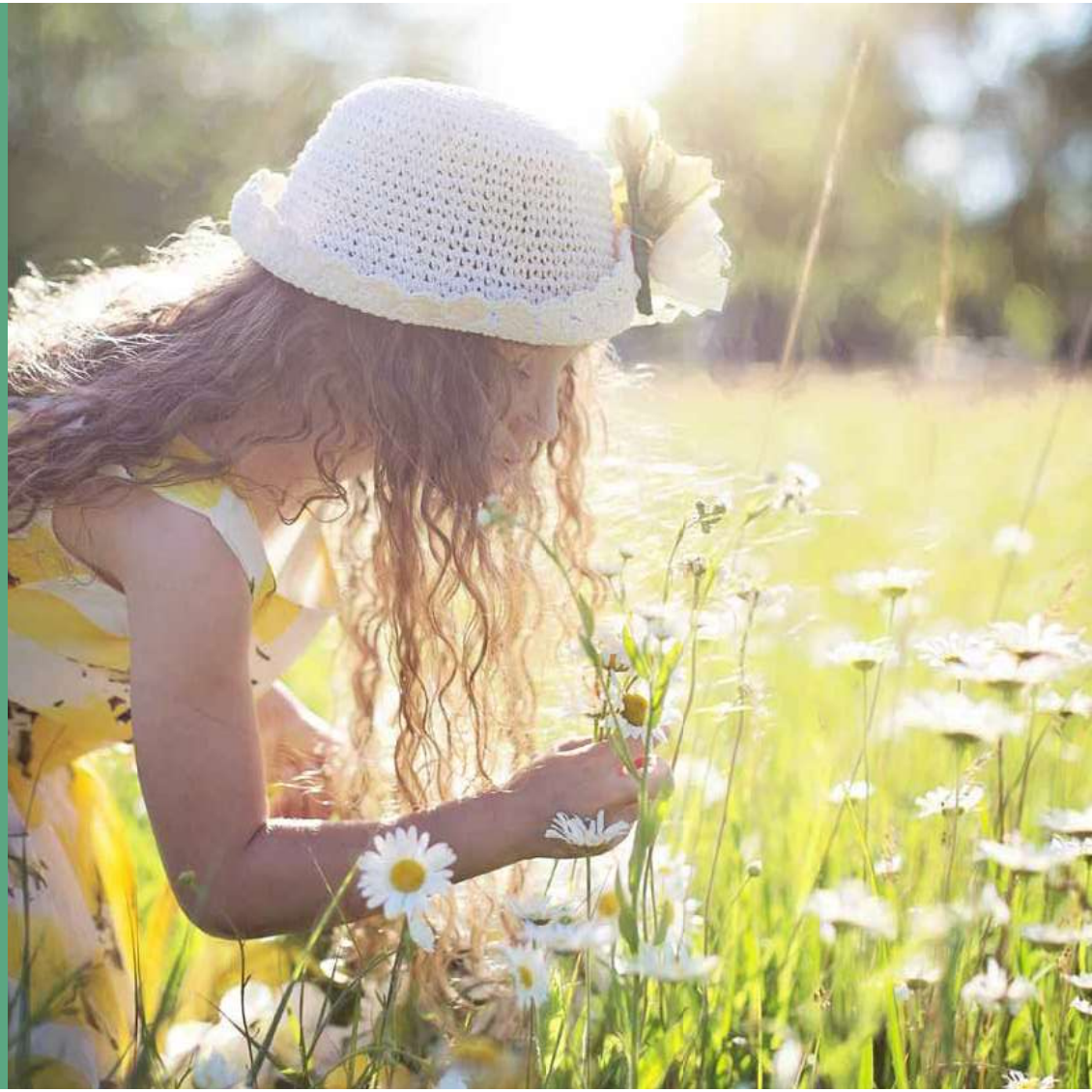
A landscape buffer is required to maintain the physical separation between the new developed edge of Southbourne and Hermitage, which can be delivered as part of the green infrastructure proposals including new structure planting.

OPEN SPACE PROVISION

Southbourne has evolved gradually over time, which has resulted in a low density settlement pattern with a small amount of public open space. Apart from the recreation ground on Park Road, the only other open space is at Prinsted Beach.

The existing recreation ground is somewhat isolated and as the sole public open space in the village, is peripheral to the settlement pattern. Nor is it particularly well overlooked by housing areas, since Bourne Community College is on its southern side and much of its eastern boundary is flanked by the industrial estate.

The Council's Open Space Study 2013-2029 (2013) identified that Southbourne is lacking in accessible open space, including allotments, amenity green space and a need for improved facilities for young people. There is an opportunity for development to provide open space and facilities, and improve Green Links as part of the Green Ring proposals at this site.



HIGHWAYS & INFRASTRUCTURE

Pell Frischmann is commissioned by the Church Commissioners for England (the 'Church Commissioners' and the 'Client') to provide transport and highways consultancy advice and services in connection with the Church Commissioners' strategic landholding at Southbourne, West Sussex (the 'site'). An Initial Transport and Access Appraisal Report has been prepared to present an appraisal of the site's baseline conditions from a transport and highways perspective.

BASELINE TRANSPORT CONDITIONS

The site is located to the north-west of Southbourne village centre and is located in an area which would form an extension to the village. Southbourne village has a variety of land uses currently available. There is a recreation ground in the immediate vicinity of the site, as well as the grounds of Bourne Community College and the Leisure Centre all located directly to the east of the main site. Additionally, the site is within an approximately 10 minutes' walk from the railway station and a Tesco Express supermarket.

WALKING

Southbourne is a walkable village, with the majority of the village centre accessible within an approximately 10 minutes' walk from the existing site.

There is a footway located along the west of Stein Road and a grass verge used for walking along the east which becomes a footway at the junction with South Lane. Both these footways continue south along Stein Road until the junction with Main Road where they route east and west along the A259 towards Emsworth (west) and Nutbourne (east).

CYCLING

Main Road (the A259) has on-carriageway cycle lanes which form part of the National Cycle Network (NCN) Route 2 and connects locals to Havant, Southbourne, Nutbourne, Bosham, Fishbourne and Chichester. The cycle route links Dover in Kent with St Austell in Cornwall via the south coast of England. In a west bound direction NCN 2 connects with NCN 22 in Havant. NCN 22 links users of the network with south London (northbound) and Portsmouth (southbound), which further connects with Brockenhurst via the Isle of Wight.

LOCAL BUS SERVICES

The closest bus stop to the site is located at Bourne Community College (which serves the 56 bus) – Approximately a 2-minute walk east from the site. The 56 bus service runs between Bourne Community College and Chichester Bus Station and runs twice a day at 8:03am and 14:52pm.

The more frequent 700 bus service can be caught from the St John's bus stops providing access to both eastbound and westbound services, this bus stop is located at the junction between Stein Road and Main Road– approximately a 14-minute walk from the site. The 700 bus service is operated by Stagecoach South and runs two services per hour from 7am-7pm Monday to Saturday, with a limited service on evenings and Sundays, between Portsmouth and Chichester Bus Station, with the majority of bus services continuing to Flansham via, North Bersted and Bognor Regis.

RAIL SERVICES

The nearest train station to the site is Southbourne Railway Station, located approximately 750m from the existing access on Stein Road (100m north from the junction between Stein Road and Breach Avenue) which would take approximately a 9-minute walk or a two minute cycle south east from the site. Emsworth station, the following station on services towards Portsmouth Harbour is the next closest, 3.4km from the site.

LOCAL HIGHWAY NETWORK

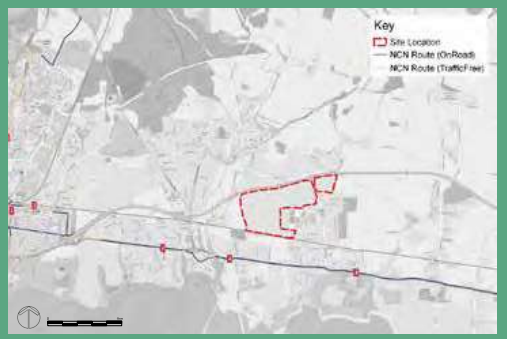
Stein Road is the current access point into the site and is a single-carriageway two-lane road running north-south and connecting the A259 with Old Farm Lane to the north of the A27. There are footways running up both sides of the road and it connects with several residential streets including Manor Road (which leads to Bourne Community College) and Cooks Lane, as well as Southbourne Railway Station. The south of Stein Road serves the 56 bus into Chichester.

Manor Road connects to a footway leading into the site located to the east. It is a single-carriageway two-lane road running east-west between the site and Stein Road. The road has footways on both sides, with the footway on the south side of the road being behind a wide grass verge for its whole length, providing a perfect walking route between the site and amenities within the local area.

The **A259 Main Road** is a single carriageway two-lane road running east-west with footway on both sides. Street lighting is present along its length including at the junction with Stein Road that runs north to the site entrance. There are several bus stops along Main Road which are served by the 700 Coastliner bus between Littlehampton and Portsmouth and the 56 bus between Southbourne and Chichester.



WEST SUSSEX COUNTY COUNCIL PUBLIC RIGHT OF WAYS PLAN



NATIONAL CYCLE NETWORK PLAN

ECOLOGY

A Preliminary Ecological Appraisal of the site identified predominantly arable land with hedgerows of field maple and hawthorn along the boundaries of the site. Small sections of semi-improved grassland were present between field and hedgerow around much of the site's edge. A line of large old oak were present on the western boundary, and a constrained stand of beech were present within the arable fields.

It was considered likely that foraging and commuting bats, hazel dormice and reptiles could be using the site due to ecological features and habitats noted within the red line boundary and adjacent areas including the hedgerows, trees and overgrown areas. The impacts anticipated from the development may be avoided by retaining areas considered ecologically important habitat, providing new areas of habitat to off-set those lost, and buffer zones on the boundaries of the site.

The site almost entirely comprises a Secondary Support Area under the Solent Waders and Brent Goose Strategy (SWBGS), which 'aims to protect the network of non-designated terrestrial wader and brent goose sites that support the Solent Special Protection Areas (SPA) from land take and recreational pressure associated with new development'.

Due to the designation of the site under the SWBGS discussion was undertaken with the Hampshire and Isle of Wight Wildlife Trust with a view to determine a suitable approach for the scheme and an appropriate survey effort to establish the use of the site by designated birds. As a result of these discussions wintering bird surveys of the site are currently being undertaken until March 2023. The aims of these surveys are to explore opportunities for mitigation for this SWBGS support area, such that development within the red line can proceed without adverse impacts to the bird populations noted within this strategy. Following the survey effort the results and approach will be presented to Natural England for agreement.

In addition to the designation for birds, the site lies approximately 650m north of the coast, with the marine environment including nine statutory designated sites including a Ramsar Site, Special Area of Conservation, Special Protection Area and Site of Special Scientific Interest on which the impacts of the development will need to be considered.







FLOOD & DRAINAGE

The site is situated entirely within Flood Zone 1, and therefore residential development would be acceptable in principle.

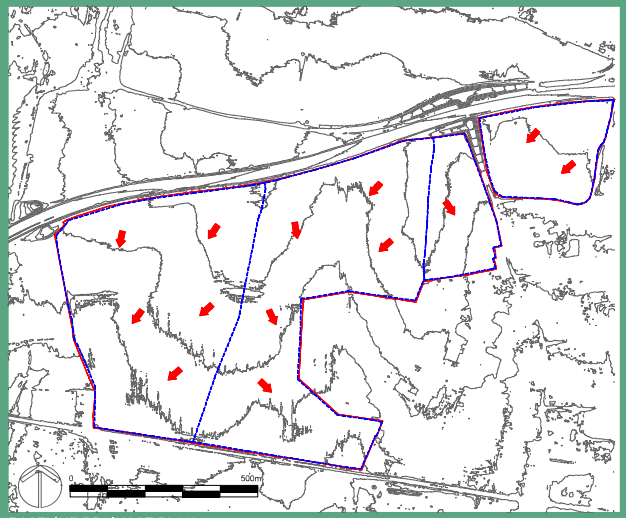
The whole site shown to have a risk of less than 0.1% of fluvial or tidal flooding in any given year. The nearest Main River to the site is the River Ems, located to the west of the site, which flows through Westbourne. There are no ordinary watercourses indicated by Ordnance Survey data on the site, although one is present immediately to the south west of the site.

The topography of the site generally falls from north to south. Based upon LiDAR data the lowest elevation is shown in the south eastern corner of the site where the ground elevations are approximately 8.5 m AOD. There are a couple of subtle valley features shown within the larger southern parcel, with two higher ridges rising to approximately 13.3 m AOD.

British Geological Survey (BGS) 1:50,000 scale geology mapping shows the north eastern part of the site consists of bedrock of the Lambeth Group - clay, silt and sand. The rest of the site has bedrock consisting of the London Clay Formation. Superficial deposits on the site mainly consists of river terrace deposits - sand, silt and clay.

The higher ridges which run through the site and localised areas show superficial head, clay and gravel deposits. The British Geological Survey (BGS) Infiltration Sustainable Urban Drainage System (SuDS) Map indicates that the site has high ground water levels, but the effect of this can be mitigated through design and surface water management.

The site as a whole generally has a very low flood risk from surface water, with the area at most risk from surface water flooding being along the railway embankment. Surface water management for the site will need to ensure the surface water runoff will not be increased as a result of the development. SuDS may need to be used to support a sustainable drainage system and to maintain greenfield runoff rates. The site is not shown to be at risk from artificial sources such as reservoirs, and there are no large bodies of open water near the site.

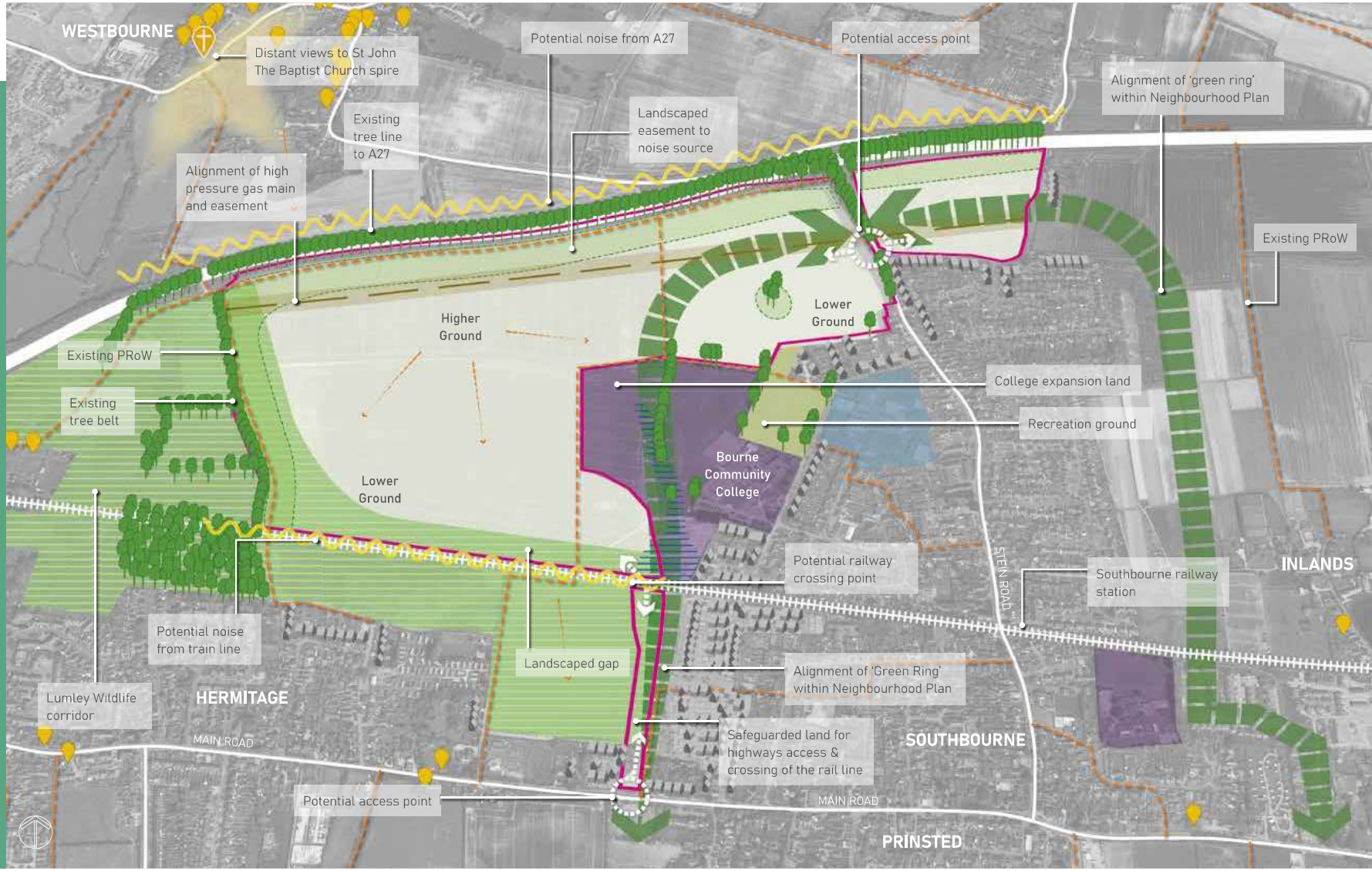


BASELINE DRAINAGE PLAN

SITE BOUNDARY WATERSHEDS DIRECTION OF WATER FLOW

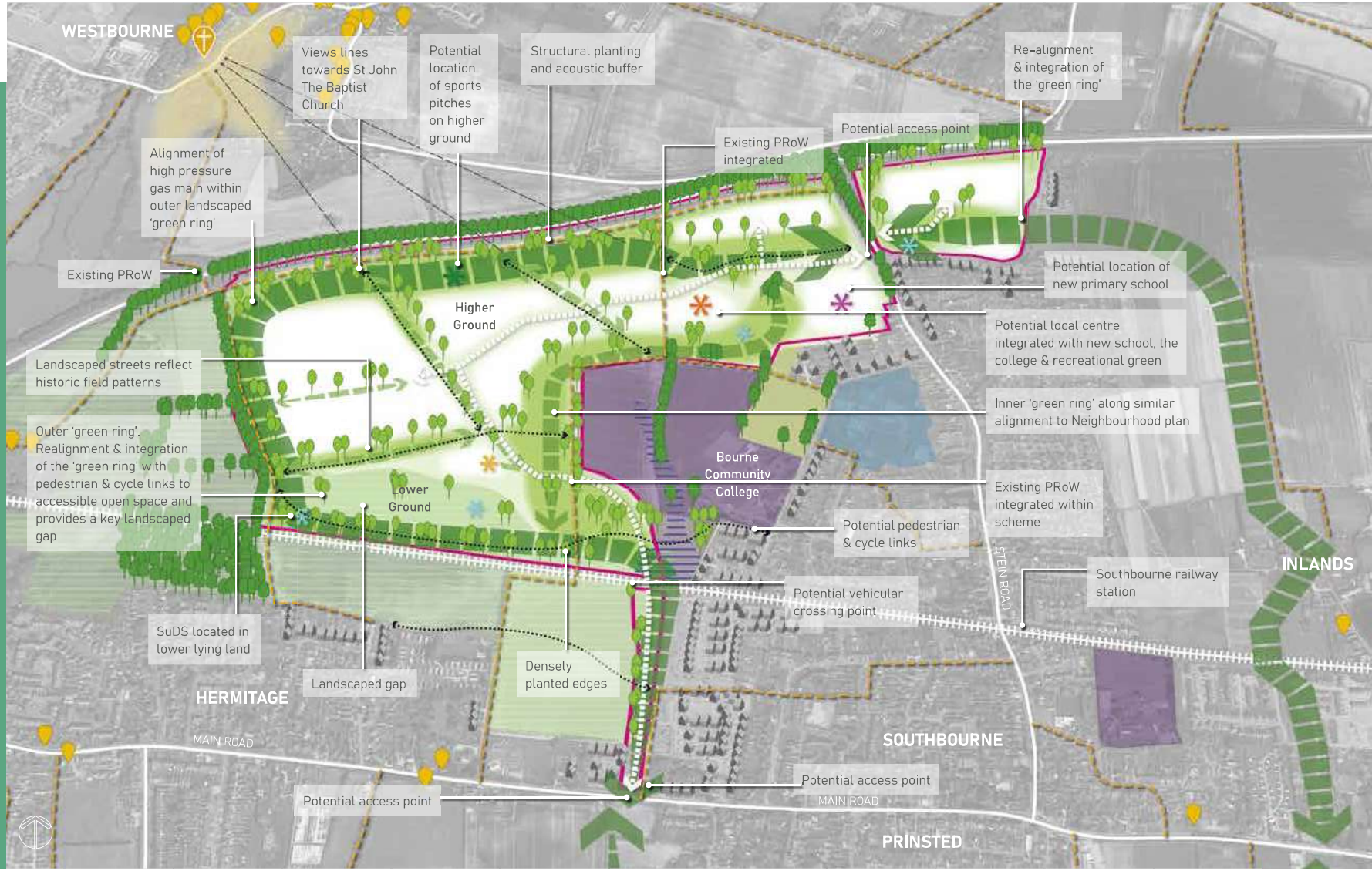
SITE FEATURES

- SITE BOUNDARY
- RECREATION GROUND
- SCHOOL / COLLEGE
- EMPLOYMENT
- PROPOSED LANDSCAPE BUFFER
- POTENTIAL LANDSCAPED GAP
- SURFACE WATER FLOOD RISK EXTENT
- LISTED BUILDING
- NEARBY BUILT FORM
- EXISTING ROAD
- RAILWAY LINE
- POTENTIAL ACCESS POINT
- POTENTIAL RAILWAY CROSSING POINT
- EXISTING FIELD ACCESS POINT
- DIRECTION OF LAND FALL
- NOISE SOURCE
- GAS PIPELINE & EASEMENT
- EXISTING PUBLIC RIGHT OF WAY
- NEIGHBOURHOOD PLAN GREEN RING
- EXISTING TREE
- FEATURE WITHIN LONG DISTANCE VIEWS



SITE OPPORTUNITIES

- SITE BOUNDARY
- PROPOSED DEVELOPMENT AREA
- KEY LANDSCAPE SPACES
- RECREATION GREEN
- SCHOOL
- EMPLOYMENT
- POTENTIAL LANDSCAPED GAP
- LISTED BUILDING
- EXISTING BUS STOP
- ADJACENT BUILDING
- EXISTING ROAD
- RAIL LINE
- EXISTING PUBLIC RIGHT OF WAY
- PROPOSED VEHICULAR ROUTE
- PROPOSED FOOTPATH
- LONG DISTANCE VIEWS
- RE-ALIGNED GREEN RING
- GREEN LINK / CORRIDOR
- EXISTING TREE
- PROPOSED FEATURE / STRATEGIC TREE PLANTING
- POTENTIAL SCHOOL LOCATION
- POTENTIAL SUDS FEATURE LOCATION
- POTENTIAL COMMUNITY / LOCAL CENTRE
- GATEWAY FEATURE BUILDING
- POTENTIAL COMMUNITY SPORTS PITCHES
- FEATURE WITHIN LONG DISTANCE VIEWS





OUR APPROACH 5

Our design approach is centred around a holistic composition of landscape, nature, heritage and the enhancement of community. This is to ensure any development is sympathetic to its West Sussex location and surroundings. The design focuses on weaving landscape through the new neighbourhood and creating accessible natural spaces for the whole community.

The concept masterplan has evolved from initial site investigations and an understanding of how the site sits within its immediate built and landscape context. The immediate features such as boundaries, vegetation, trees, shelterbelts and topography have helped to shape the concept masterplan and the rationale behind it.

DESIGN PRINCIPLES

Our approach to placemaking has drawn out three key objectives, which reflect on what makes Southbourne unique and reflecting on national design best practice:

1 Resilient living

2 Living with nature

3 Locally rooted.

These **Design Principles** will enable us to define and shape a place that is sustainable and a part of Southbourne, this has been explored in greater depth within this chapter.

DESIGN RATIONALE

Our design rationale is provided overleaf and sets out the following four-stage approach to the development of a concept for the new neighbourhood:

1. **Setting constraints –** identifies the extent of the site, its constraints and defining factors
2. **Accessible green rings –** sets out a defined landscape framework that links ecological and natural assets around the site and creates accessible and livable green spaces, setting the new neighbourhood within a clear landscape framework which enhances the natural capital of the site
3. **Linking the community –** carves out the movement network within and around the neighbourhood, including pedestrian, cycle and public transport routes, to promote sustainable local travel
4. **Local character and distinctiveness –** ensures that new homes and natural spaces reflect the character of the local area to create a unique and welcoming place to live, work and play.

DESIGN PRINCIPLES

RESILIENT LIVING

Our vision for The Beeches seeks to truly create a community that is enduring, adaptable and resilient. The COVID-19 pandemic has seen a change in lifestyles, which will echo long into the future. It has impacted how we live our lives, both at work and in our spare time. It has highlighted the importance of healthy placemaking and access to high-quality spaces. Living and working patterns have shifted to a more localised sphere, where people are working from home, the importance of green spaces and the adaptability of places and spaces.

Placemaking at The Beeches must respond to challenges both now and in the future by delivering:

- Homes that can adapt to changing needs over time, providing flexible spaces for comfortable living and home working
- The ability to access public transport links, such as bus routes, rail links, cycle connections and wider walking routes
- A walkable neighbourhood with access to local shops and schools, reducing the need to use private cars and supporting local businesses
- Access to the outdoors within walking distance, connecting to new open spaces and existing and new foot and cycle paths
- Local energy generation to help meet the demands of homes, reduce costs and power zero-emission transport
- A development that is resilient to climate change and uses low carbon construction methods.

LIVING WITH NATURE

Our approach seeks to create a balance between placemaking and nature, and in doing so bolsters the relationship and understanding between people and nature. The creation of productive landscapes which are biodiversity-rich within the new neighbourhood will impact positively on people's physical and mental health.

There is evidence that associates the quality of the natural and built environment with the health and wellbeing of communities. Thus, the scheme will:

- Create a landscape context that promotes health, wellbeing and sustainable living for all the community to enjoy
- Facilitate access to green space, increasing the quality and value of the new neighbourhood, encouraging physical activity, healthy living and social interaction, the site will seek to maximise the green space across the site
- Create opportunities productive landscapes
- Enhance local biodiversity and ecology through the creation of new nature-led environments
- Provide varied green and blue infrastructure, which support nature, wildlife and people
- Incorporate sustainable drainage systems (SuDS), safeguarding the site from the risk of future flooding.



LOCALLY ROOTED

The Beeches seeks to interconnect place, community and heritage. It is high on our agenda for the new neighbourhood to be of high-quality design, locally distinctive and beautiful. In doing so, the place will evolve and grow as part of Southbourne, providing new homes as part of a community. The scheme will:

- Be visually attractive
- Learn from the built and landscape context, particularly the distinctive local vernacular of West Sussex
- Take cues from Southbourne in terms of scale, massing, details and materials, with a contemporary interpretation of vernacular architectural style
- Deliver a range of high-quality homes that are energy efficient, which are built to last, from houses for first-time buyers to family homes, including both market and affordable housing
- Create landscape buffers, which respect the wider countryside and built settings and character, creating areas of natural transition and separation
- Consider the protection, reflection and enhancement of any heritage and/or archaeological features, both on and off the site, from an early stage, ensuring local history is embedded in the scheme
- Explore opportunities to become part of local social networks, feeling part of the community and engendering a sense of belonging, with opportunities to converse with neighbours, as well as others living further afield.





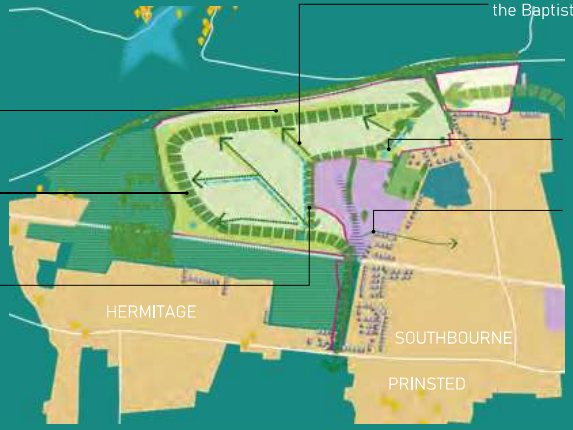
DESIGN RATIONALE

1. SETTING CONSTRAINTS



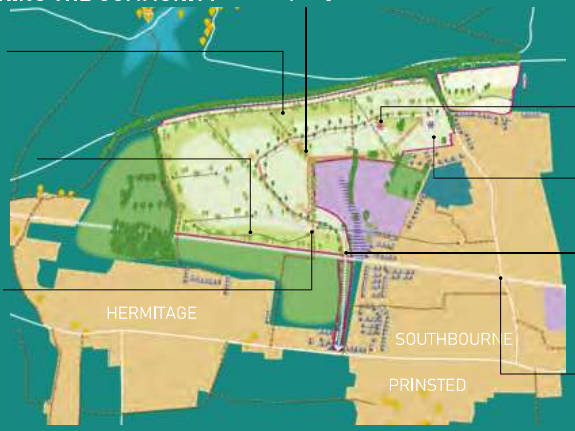
- Views towards St John The Baptist Church
- Existing PRoWs
- Higher ground
- Listed Buildings
- Noise potential from railway line
- Potential landscape gap
- Gas pipe & easement
- Potential site access
- Noise from A27
- A27 & existing boundary planting
- Site access location
- Neighbourhood Plan Green Ring alignment
- Recreation ground
- Employment area
- Bourne Community College
- Lower lying land
- Southbourne railway station

2. THE ACCESSIBLE GREEN RINGS



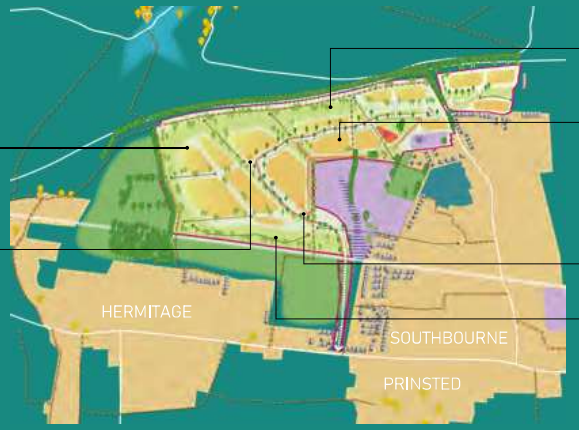
- Linear northern parkland created as part of the outer green ring, providing community sports and natural open space
- Outer green ring creates separation and accessible open space between Southbourne & Hermitage
- Inner green ring creates immediate-accessible open space around the core of the village and provides key pedestrian & cycle movement routes
- Green corridors created to open views towards St Johns the Baptist Church
- SuDS located in lower lying land and integrated within green spaces and natural edges
- Enhanced links towards the centre of Southbourne towards key services and to promote ease of access to new open space

3. LINKING THE COMMUNITY



- Internal waling & cycling network
- Accessible open space & community sports provision
- Parkland routes connect existing PRoW's across the site
- Existing PRoW's integrated within the scheme
- Potential for local centre, with provision of community uses & retirement living
- Potential primary school located near Stein Road and Bourne Community College
- Proposed spine street & new railway crossing
- Existing railway station & bus services on Stein Road

4. LOCAL CHARACTER & DISTINCTIVENESS



- Landscape character transition from formal green corridors to natural linear parkland edges
- Built character softens towards development edges
- Built character builds on The Bournes identity
- Landmark buildings reflect local vernacular and contribute to wayfinding
- Arrival gateway
- The 'Bournes Green Ring'

THE BOURNE'S GREEN RING



OUR CORE VALUES:

Satisfying: New homes have been placed within a natural setting, incorporating new technologies, good design practices to create a home that is delightful inside and outside

THE BEECHES

THE CONCEPT PLAN

The concept masterplan draws together the key principles previously discussed throughout this vision document. It presents a neighbourhood that is nature-led and responsive to its setting. The new neighbourhood creates a new 'Bourne' around the setting of Southbourne and seeks to enhance and support the village as a key service centre, whilst delivering key accessible open space to the community and circa 1,200 homes.

Development parcels have been located and split to encourage local views to surrounding features, such as St John Baptist Church to the north. These corridors provide landscape, movement and drainage relief through the site.

Historic hedgerows and field boundaries have also been reinstated to the southern edge, which aid in informing the southern extent of built form and reconnect ecological assets to the east and west of the site. This southern extent of development is set within an extensive landscape setting which contributes to defining a gap between new the existing settlement edges and the new.

A new local centre and a school are located near the Stein Road access to the north. This provides accessibility for both the new and existing community. Potential exists for retirement living as part of the overall community provision and range of homes.

The proposed spine street connects Main road (to the south) and Stein Road (East) together, with access options worked for Main Road and the crossing of the rail line. More detail of these technical options with details access plans are found on p.54 within the appendices 3.

- SITE BOUNDARY
- 1 SITE ACCESS
- 2 LANDSCAPED SPINE STREET
- 3 GREEN / BLUE CORRIDOR
- 4 SHARED STREET
- 5 PRIVATE DRIVE
- 6 WILDFLOWER MEADOW
- 7 COMMUNITY GARDEN
- 8 FEATURE PLANTING
- 9 SUDS FEATURE
- 10 PEDESTRIAN/ CYCLE LINK
- 11 LOCAL CENTRE
- 12 POTENTIAL RETIREMENT LIVING
- 13 GATEWAY BUILDING
- 14 AMENITY GREEN SPACE
- 15 STRUCTURAL BUFFER PLANTING
- 16 EXISTING TREES / HEDGEROWS
- 17 SPORTS PROVISION
- 18 PRIMARY SCHOOL
- 19 PUBLIC RIGHTS OF WAY



OUR CORE VALUES:

Safe: The masterplan has been designed to create safe places and spaces. Balancing overlooking and privacy to ensure a safe place is created.

CREATING A UNIQUE LANDSCAPE FRAMEWORK

The site features extensive areas of open and enclosed landscaped spaces through its heart and around its southern, western and northern edges. These spaces form an extensive part of the 'Bournes' green ring and provide a landscaped gap to Hermitage.

The green ring offers the potential to provide community sports provision along the northern boundary, connected to via existing PRoW's and new internal cycle and pedestrian routes. The gas main that passes east-west through the northern extent of the site has been integrated within the green ring, and limits the northern extent of development.

Natural areas of wildflower meadows, heathland and shrubs, grassland, tree planting and SuDS has been proposed to aid in boosting the natural capital of the site. Through a carefully crafted landscape framework the site has been considered able to achieve a minimum 10% net gain in biodiversity.

The feature TPO Beech trees and their local green space designation has been retained and their setting incorporated as part of a new village green. The village green draws on the trees as a feature within the site, connecting the space to local views and highlights their importance within the site.

Existing PRoW's pass through the neighbourhood and have been integrated within an extensive new network. These existing routes have been connected by new routes within the landscape and new streets, creating a well-connected community with connections beyond the site to key services and amenities. The proposed cycle way through the development creates direct and efficient connections across the site connecting Southbourne to the local green spaces and new facilities.

SuDS ponds are provided in the lower-lying land as part of the site, connected together by green and blue corridors that weave throughout the neighbourhood and connect SuDS features. Ponds which hold water can aid in boosting ecological value across the site.



A RESPONSIVE FRAMEWORK

The landscape framework sets out to deliver a series of key principles as part of the new neighbourhood. These principles are to create an attractive landscape, productive and accessible for the existing and new community of Southbourne and the wider Bournes. Whilst creating these unique interlinked spaces, the landscape must also respond to CDC's requirement and understanding of the Landscape Gap Assessment.

CDC LANDSCAPE GAP ASSESSMENT

The site's existing boundary vegetation provides some visual and landscape separation between Hermitage and Southbourne, and there is little perception of settlement coalition. Therefore, whilst development is proposed within the potential landscape gap, the 'green ring' concept introduces new open space / green infrastructure, which maintains a gap between both Hermitage and Southbourne for the benefit of both communities.

The Landscape Guidelines illustrate the *"guidelines, landscape mitigation and contribution to green infrastructure"* the masterplan responds to. Our full Q&As are on p.50 within the appendix.

CHICHESTER DISTRICT COUNCIL LANDSCAPE GUIDELINES

1 'Any proposed development should not visually, perceptually or physically lead to coalescence of settlements'

2 'Maintain and strengthen the existing landscape framework through hedgerow and native tree planting

3 'Create a new large scale tree and hedgerow framework to complement the open, intensively farmed landscape, whilst maintaining important views'

4 'Maintain and strengthen field boundaries such as hedgerows and shelterbelts'

5 'Conserve and link existing hedgerows and trees. Retain all good and moderate quality tree cover and locally distinctive boundary treatments and features'

6 'Restore field boundaries through shelter belt planting. Encourage bold tree planting adjacent to roads to enhance both the visual and wildlife value of these areas'

7 'Consider opportunities to enhance and link to the Strategic Wildlife Corridor identified by Chichester District Council at Hermitage.'

8 'Restore and strengthen the landscape of the gaps between settlements'

9 'Encourage landscape enhancements around villages and on their approaches

10 'Strengthen the landscape framework and filter the views of the urban edge through planting of woodland, tree and shrub belts and groups. Use these to screen and unify disparate suburban elements, especially along roadside verges, on village edges and around glasshouses

11 'Encourage and promote land management schemes to increase species-rich grassland areas'

12 'Ensure any new development is well integrated into the wider landscape'

13 'Ensure the positive open views to the SDNP and AONB are retained'

14 'Ensure the vegetated edges of the existing settlements are retained and protected'

15 'Maintain and enhance the historic character of the area and retain the rural setting of designated and historic features including listed buildings'

16 'Conserve and enhance the rural open setting of the settlements and the AONB'

17 'Retain other vegetated areas where they contribute to landscape and biodiversity value'

18 'Retain the legibility and setting of PROW network'.

19 'Conserve rural character of lanes'.



OUR CORE VALUES:

SUSTAINABILITY:

Sustainable development can, and has been, defined in many ways by many different organisations. Sustainable development is at the forefront of national policy, set as a golden thread running throughout the National Planning Policy Framework (2021).

The 2030 Agenda for Sustainable Development provides a shared blueprint for peace and prosperity for people and the planet, now and into the future. At its heart are the 17 Sustainable Development Goals (SDGs), which are an urgent call for action by all countries - developed and developing - in a global partnership. They recognise that ending poverty and other deprivations must go hand-in-hand with strategies that improve health and education, reduce inequality, and spur economic growth – all while tackling climate change and working to preserve our oceans and forests.

The principles set out by the SDGs provide a comprehensive framework and should be a key consideration in the design and delivery of any new development, where possible. The SDGs provide an ideal and globally agreed set of targets to measure the success of achieving sustainable development.

The emerging proposals for The Beeches aim to respond positively to the SDGs by:

- Creating well-designed landscaped and natural spaces with clear access for all people, promoting health and wellbeing
- Providing an integrated landscape and water strategy that responds to climate emergencies, local water and nitrate polices and the opportunity to promote life both above land and below water
- Local accessibility, connections to sustainable routes which promote cleaner travel to and from local destinations, such as schools, shops or community facilities
- Creating a well-designed proposal which promotes sustainable, affordable and cleaner ways of living.

CLIMATE CHANGE

Climate change mitigation means reducing our impact on the climate as far as possible. The emerging proposals aim to respond positively to this key issue by:

- Offering new and existing residents a realistic alternative to private car use through the creation of a new walkable and cyclable neighbourhood
- Creating increased and enhanced pedestrian and cycle links to better connect the surrounding area
- Adapting to new technologies and sustainability standards
- Embracing the goals and targets set by Future Homes Standard to create sustainable and efficient homes.

Climate change adaption means ensuring that communities can evolve as our climate changes, to more extreme weather, a hotter climate, and a changing ecology. The emerging proposals aim to respond positively to this by:

- Providing opportunities for informal food growing, through planting of fruit trees and edible species
- Providing areas for sustainable drainage through attenuation ponds that are able to more sustainably manage water runoff and storage whilst providing opportunities for natural planting that promote biodiversity.



6 SUMMARY

This vision document demonstrates the exciting potential for a new neighbourhood at The Beeches, on land to the west and east of Stein Road, illustrating how it could be brought forward. In doing so, the emerging masterplan responds to and enhances links to the surrounding landscape and the needs of Southbourne, whilst delivering much-needed housing within Chichester District.

The new neighbourhood's ethos is centred around the key principles of sustainable & resilient living, living with nature and being locally rooted. Bringing forward this site with a nature-focused design will deliver a range of benefits to existing and new communities alike, while responding to the urban and rural settings to Southbourne.

We look forward to working with Chichester District Council, West Sussex County Council and Southbourne Parish Council to develop the best possible scheme for Southbourne, engaging in positive discussions in delivering a high quality, sustainable new neighbourhood at Southbourne.

SCHEME BENEFITS

- PROVISION OF UP TO 1,200 NEW HOMES IN A RANGE OF SIZES & TENURES, FROM FIRST TIME-BUYERS TO FAMILY HOMES & THE PROVISION OF UP TO 30% AFFORDABLE HOMES
- CREATION OF APPROXIMATELY 31 HA OF OPEN SPACE AND DIVERSE LANDSCAPE HABITATS WHICH FORMS PART OF AN ACCESSIBLE GREEN RING TO THE SOUTHBOURNE.
- AN EMPHASIS ON A HIGH QUALITY, ENSURING THE HEALTH & WELLBEING OF NEW RESIDENTS IS PRIORITISED WITH THE PROVISION OF COMMUNITY USES & A 2FE PRIMARY SCHOOL CAPABLE OF PROVIDING EDUCATION FOR NEW & EXISTING COMMUNITIES
- PROMOTION OF SUSTAINABLE TRAVEL, WITH NEW WALKING & CYCLING LINKS TO BUS STOPS & THE EXISTING PUBLIC RIGHTS OF WAY NETWORK, ACCESSIBLE FROM A NEW COMMUNITY-LED LOCAL CENTRE
- BIODIVERSITY ENHANCEMENTS, ACHIEVING A MINIMUM 10% BIODIVERSITY NET GAIN, THROUGH SAFEGUARDING EXISTING ECOLOGY & THE CREATION OF NEW HABITATS

OUR CORE VALUES:

The vision document, masterplan and design principles demonstrates how The Beeches ensure the core values expressed support the delivery of the Economic, Social and Governmental (ESG) framework and that the our proposals ensure to create a thriving place for years to come.



7 APPENDIX

APPENDICES 1:

RESPONSE TO CHICHESTER DISTRICT COUNCIL LANDSCAPE GAP ASSESSMENT

Currently the Site's existing boundary vegetation provides some visual and landscape separation between Hermitage and Southbourne, and there is little perception of settlement coalition. Therefore, whilst development is proposed within the potential landscape gap, the 'green ring' concept introduces new open space / green infrastructure which maintains a gap between both Hermitage and Southbourne for the benefit of both communities.

Below outlines how we are responding to each of the 'Guidelines, landscape mitigation and contribution to green infrastructure'.

1. *'Any proposed development should not visually, perceptually or physically lead to coalescence of settlements'* Response: A landscape buffer is proposed around the site's edges, in order to create a 'Green Ring' around the new perimeter of Southbourne. As mentioned above, in our view, with the proposed planting in place in the fullness of time, the combination of green space and planting will maintain a landscape gap between Southbourne and Hermitage.
2. *'Maintain and strengthen the existing landscape framework through hedgerow and native tree planting'* Response: The proposed 'Green Ring' will maintain and enhance the existing hedgerow and native tree planting along the field boundaries.
3. *'Create a new large scale tree and hedgerow framework to complement the open, intensively farmed landscape, whilst maintaining important views'* Response: The 'Green Ring', proposed green infrastructure (including green corridors and open space) will complement the open landscape whilst maintaining views, including providing views to St John the Baptist Church at Westbourne.
4. *'Maintain and strengthen field boundaries such as hedgerows and shelterbelts'* Response: The proposed 'Green Ring' will maintain and enhance the existing hedgerow and native tree planting along the field boundaries.
5. *'Conserve and link existing hedgerows and trees. Retain all good and moderate quality tree cover and locally distinctive boundary treatments and features'* Response: Important trees and hedgerow are to be retained and incorporated into the proposed green infrastructure. The hedgerows and trees will be interlinked to the existing green network through a series of new village greens, green street and the 'Green Ring'. New hedgerow planting can be incorporated across the scheme to link existing hedgerows accordingly.
6. *'Restore field boundaries through shelter belt planting. Encourage bold tree planting adjacent to roads to enhance both the visual and wildlife value of these areas'* Response: Field boundaries are to be retained and 'bold' tree planting can / is to incorporated into the proposed green infrastructure through a series of green streets and corridors.
7. *'Consider opportunities to enhance and link to the Strategic Wildlife Corridor identified by Chichester District Council at Hermitage.'* Response: The 'Green Ring' and the proposed green infrastructure including green corridors and open spaces (open space includes informal recreational space in the form of semi-natural green space, woodland copses and native structure planting) offers the opportunity to enhance and link to the Strategic Wildlife Corridor.
8. *'Restore and strengthen the landscape of the gaps between settlements'* Response: The current proposal whilst incorporating a 'Green Ring' will not restore a gap, but through the proposed planting will strengthen the gap and with the maturation of the proposed planting provide an improved visual separation.
9. *'Encourage landscape enhancements around villages and on their approaches'* Response: The 'Green Ring' and proposed green infrastructure will maintain and enhance the landscape around the new village edge
10. *'Strengthen the landscape framework and filter the views of the urban edge through planting of woodland, tree and shrub belts and groups. Use these to screen and unify disparate suburban elements, especially along roadside verges, on village edges and around glasshouses'* Response: The 'Green Ring', green corridors and open space will strengthen and enhance the landscape framework, allowing opportunities for significant planting to filter and screen views of the proposed and existing urban edge.
11. *'Encourage and promote land management schemes to increase species-rich grassland areas'* Response: The 'Green Ring', green corridors and open space allow the opportunities for creating species-rich grassland. Note: to be discussed with the ecologist.
12. *'Ensure any new development is well integrated into the wider landscape'* Response: Again, the 'Green Ring', green corridors and open space allow opportunities for new planting and will follow similar characteristics of the existing local and wider landscape, whilst interlinking to the existing green network and wider landscape.
13. *'Ensure the positive open views to the SDNP and AONB are retained'* Response: Green corridors and open space will maintain selected views to the SDNP to the north-east. The site does not perform a significant role in the setting to the AONB or the South Downs National Park where the views from within these landscapes are already informed by the combination of landscape and built form.
14. *'Ensure the vegetated edges of the existing settlements are retained and protected'* Response: Field boundaries and the existing vegetated edge of the site adjacent to Southbourne's settlement edge are to be retained, protected and bolstered.
15. *'Maintain and enhance the historic character of the area and retain the rural setting of designated and historic features including listed buildings'* Response: When developing proposals for an urban extension to Southbourne the approach to character and placemaking will lie in accordance with Chichester District Council's Design Protocol (December 2013), to ensure that its character is appropriate to the locality and history of the area, and that a strong sense of place is achieved. It should be noted that the site does not lie within any nationally or locally designated landscapes, and there are no listed buildings within close proximity to the Site. The current northern and western rural setting to Southbourne will change with the proposed development in place, however, the existing and enhanced landscape framework of trees will continue to provide the backdrop.

16. *'Conserve and enhance the rural open setting of the settlements and the AONB'* Response: The existing setting to the AONB in this location is that of settlement. As set out earlier, the site itself does not perform a significant role in this setting. As such there will be no change to this setting with the proposed development in place.

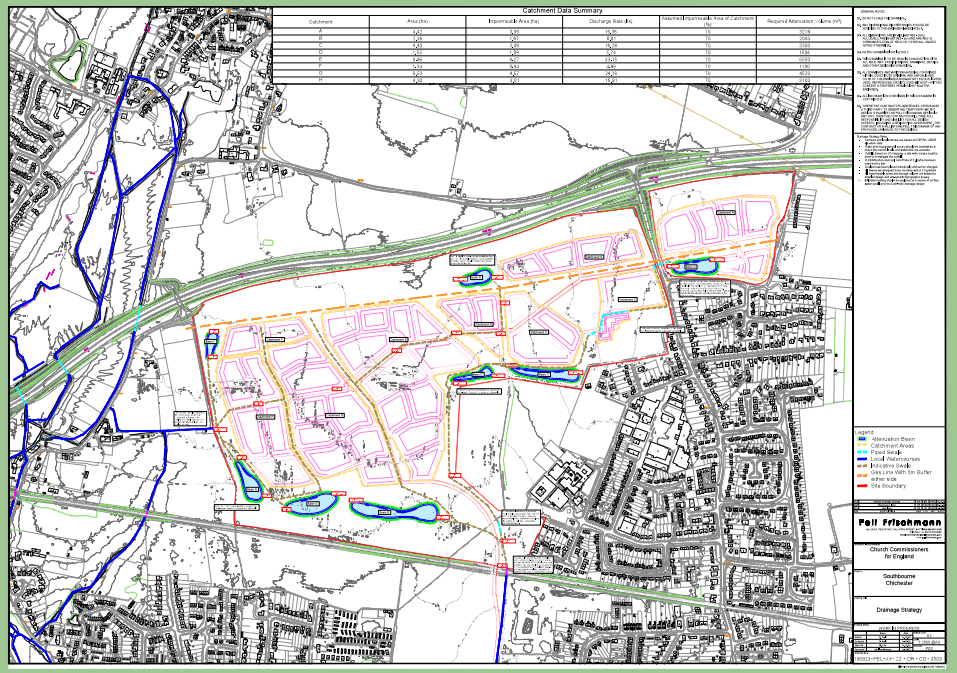
17. *'Retain other vegetated areas where they contribute to landscape and biodiversity value'* Response: The existing vegetation structure including that with biodiversity value is to be retained and incorporated into the proposed green infrastructure.

18. *'Retain the legibility and setting of PROW network'* Response: Existing public rights of way are to be integrated throughout the development within green corridors and new public open spaces. This includes the trees in the western parcel which are subject to a TPO.

19. *'Conserve rural character of lanes'* Response: No change to the existing rural lane network is proposed – to be discussed with transport consultant. In addition, proposed new green streets will also provide quiet, safe pedestrian and cycle links through the site.

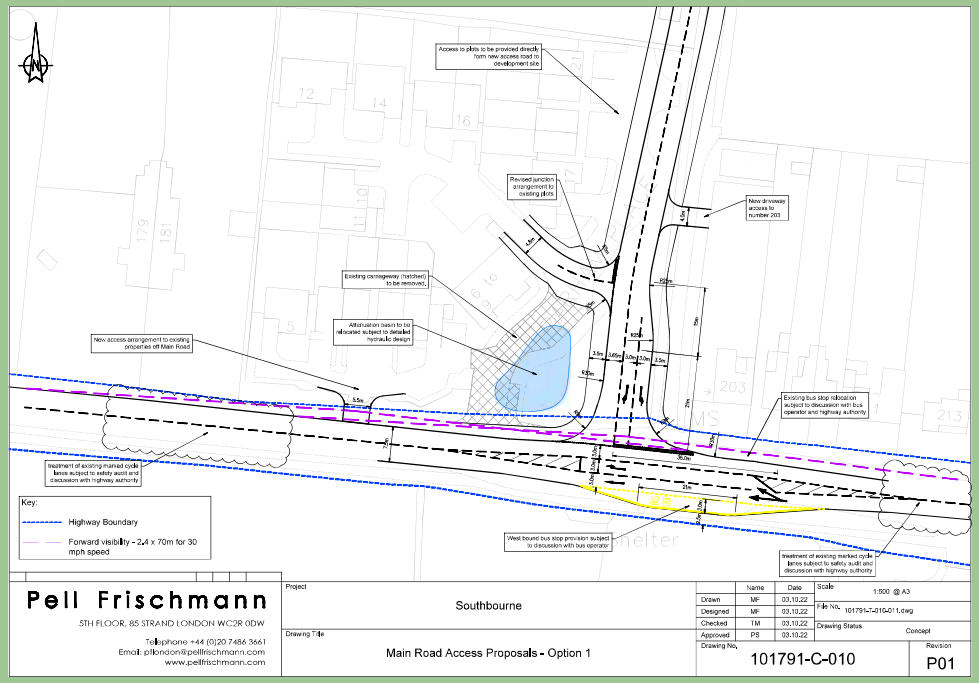
APPENDICES 2:

DRAINAGE PLAN

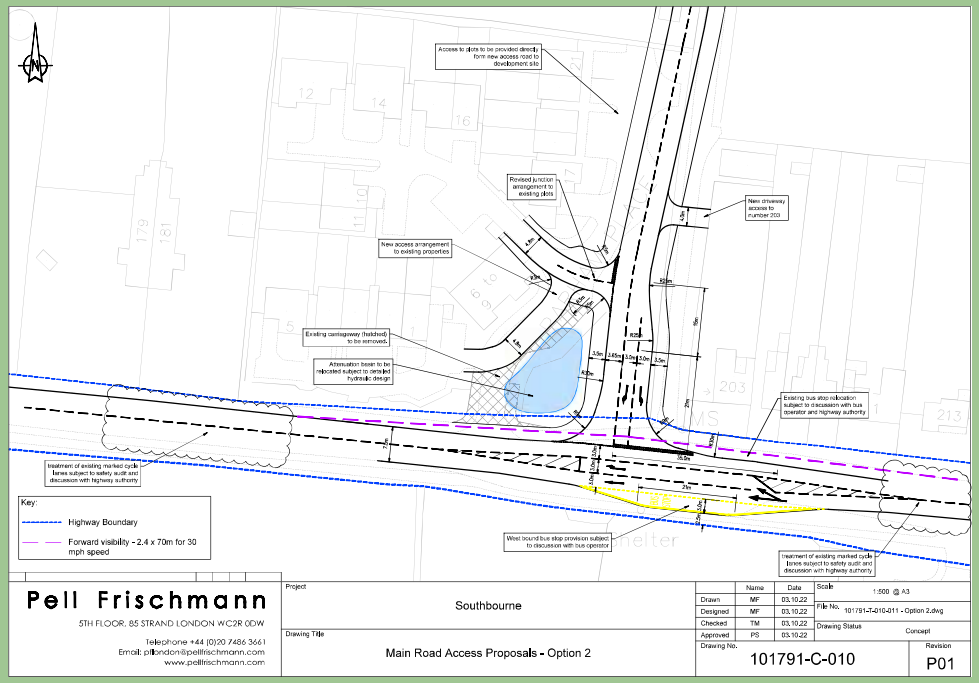


APPENDICES 3:

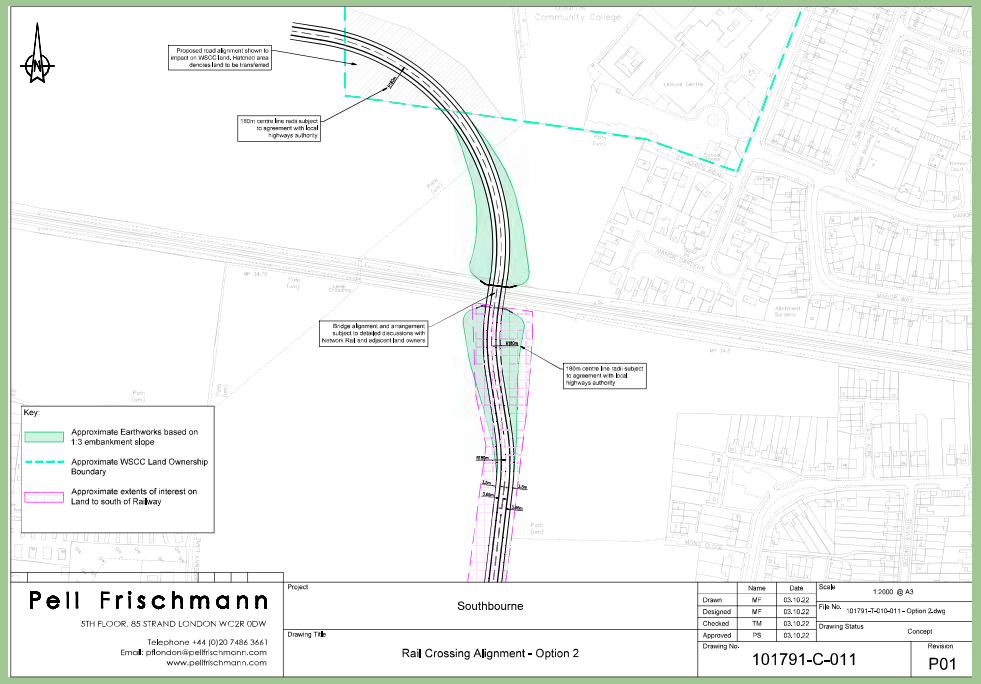
ACCESS PLANS: OPTION 1



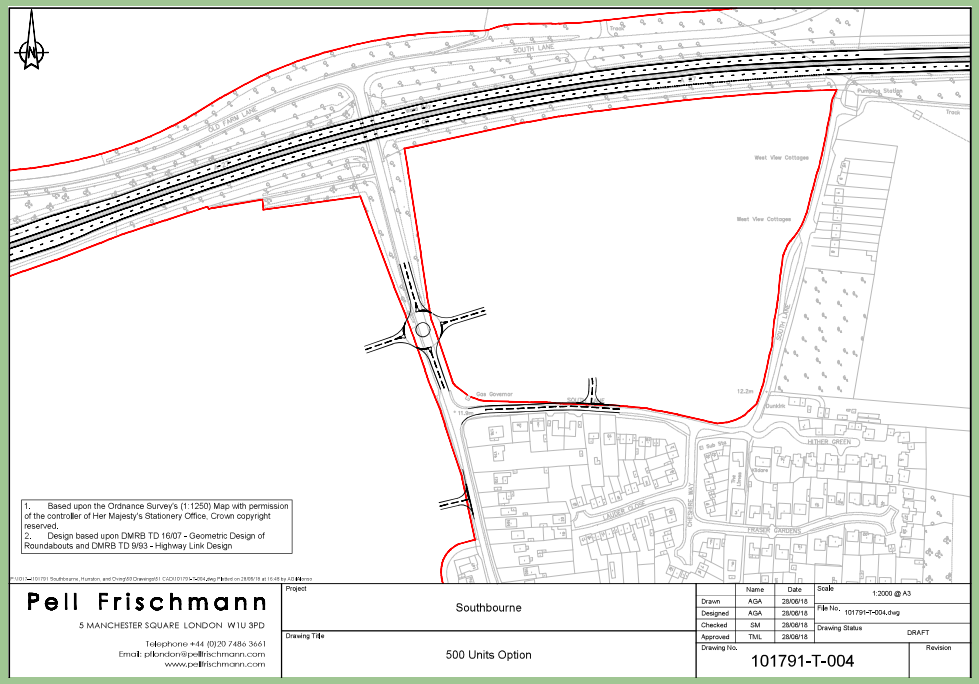
ACCESS PLANS: OPTION 2



ACCESS PLANS: CROSSING OPTION 3



ACCESS PLANS: STEIN ROAD ACCESS





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