



# Clappers Lane, Bracklesham



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# Introduction

This document has been prepared on behalf of Seaward Properties in support of the development of land to the south of Clappers Lane, Earnley. It provides a summary of the background planning position in addition to a thorough site analysis incorporating a review of key environmental and technical considerations. Following identification of the key opportunities and constraints for this site, an overarching vision has been developed alongside an initial concept masterplan.

This advocates a landscape and ecology led approach which seeks to provide extensive landscaping and ecological enhancements alongside high quality homes, extensive open space and **much needed community facilities.**

Chichester District Council is considering its Preferred Approach Local Plan Review Document which is due to be considered by the Cabinet and Council in November 2018. The Council has finalised its Housing and Economic Land Availability Assessment which

identifies the site as being achievable within the Plan period.

This document is intended to form the basis of early discussions with East Wittering and Bracklesham Parish Council, Earnley Parish Council and Chichester District Council. Early engagement with the local community will ensure that high quality and sustainable development is brought forward on this site, delivering wider benefits for the local community.





# Our Vision

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*Delivery of a high quality and context sensitive residential development through a landscape and ecology led approach.*



# Development Rationale

The site is located to the south of Clappers Lane as identified on the accompanying Location Plan and comprises an undeveloped parcel of land measuring a total of 9.27 hectares (22.9 acres). Whilst the site is located in Earnley Parish, it lies on the eastern edge of the East Wittering/Bracklesham built up area and is therefore closely related to this settlement in terms of the general pattern of development. It is predominantly residential in context being framed to the north, south and west by existing residential development.

Having identified the site as a suitable location to meet some or all of the future development needs of East Wittering/Bracklesham and Earnley parishes, an initial opportunities and constraints exercise has been undertaken. This has focused on a number of technical considerations, including access, flood risk, ecology, heritage and character, whilst also being mindful of the pattern of development on the eastern edge of East Wittering/Bracklesham and the importance of safeguarding the individuality and identity of the Earnley and East Wittering/Bracklesham settlements.

This process has informed the development of an initial concept masterplan for the site and has led to the identification of a number of key layout and design parameters.

A landscape and ecology led approach has been adopted from the outset to ensure that the concept proposal responds positively to the key characteristics of the site and sits comfortably within its setting. The concept masterplan includes the creation of an ecological corridor along the eastern and southern site boundaries, incorporating a wide range of habitat creation in the form of wetland habitat, woodland planting, grassland and meadow. By connecting this on-site habitat to existing off-site ecological assets such as Earnley Rife to the east and habitats created on recent developments to the west, the proposal has the potential to deliver wider comprehensive ecological enhancements.

The proposal has sought to be truly landscape led and as such it includes extensive open space provision (a significant over-provision on what is required by planning policy). This provides opportunities to create an attractive landscape

setting within the site and to deliver a high level of amenity for residents of the development. At this early stage, we see the proposal comprising a mixture of formal and informal open space to include a community orchard/garden, amenity greenspace and play areas in accordance with local requirements. This package of open space is aimed at addressing identified shortfalls for East Wittering/Bracklesham and Earnley. However, we would look to engage directly with the local community in determining the type and design of these areas.

A network of pedestrian routes will be established throughout the site, creating connections to the existing pedestrian network to the east and south. Importantly, the proposed route within the south-eastern corner of the site will provide safe and attractive connections to services and facilities located within East Wittering/Bracklesham. Following an initial highways assessment, the proposal includes a single vehicular access to be established within the north-western corner of the site.









Following on from the opportunities and constraints exercise as detailed above, the concept masterplan shows residential development as a natural extension of the eastern edge of East Wittering/Bracklesham. The southern extent of the development parcel aligns with the neighbouring developments to the west, with the proposed area of open space to the south connecting with the open space to the south of this recent development. To the north, the development parcel tapers back from Clappers Lane in an easterly direction maintaining visual separation between the settlements of East Wittering/Bracklesham and Earnley. The retention of a significant area of open space on the eastern side of the development parcel ensures that a strong sense of physical separation between the respective settlements is

retained. It is intended that this land be adopted by the Parish Council to provide control of this gap in perpetuity.

Whilst no detailed proposals have been prepared for the site at this stage, it is anticipated that the wider site would provide a low density of circa 25 dwellings per hectare (DPH). This is likely to include development of circa 30dph in the western area that adjoins the existing settlement, filtering out to 15–20dph on the eastern area to form a soft edge to Earnley and the surrounding countryside.

It is envisaged that the proposal will include single storey development on the northern edge, set behind a ‘village green’ type feature with a line of trees extending backwards into the site along the edge of the developable area. This will form a sympathetic buffer to Clappers Lane whilst

maintaining an important tree lined vista towards Earnley. Two storey development will be contained further within the residential parcel.

Whilst there is no detailed scheme at this stage, the proposal will look to draw inspiration from Earnley village, with development arranged within a series of traditional farm/ cottage style buildings complemented by the use of traditional building materials. A small shop/ community centre will be established on-site, linking with the community orchard/ garden and providing a much-needed facility for the local community which is currently lacking within both East Wittering/ Bracklesham and Earnley.





*The creation of a vibrant residential environment with an emphasis on sustainable development and the creation of a “sense of place” for residents.*



View north along Bracklesham beach



# The Existing Site

The site is located on the southern side of Clappers Lane which connects Bracklesham Lane to the west with Earnley to the east. The built up area of Bracklesham lies to the west and south-west.

Public rights of way run alongside the eastern and southern boundaries, separated from the site by tree belts and dense scrub. An area of woodland covers the south-eastern corner of the site.

The western boundary is well enclosed by mature trees and shrubs, whilst the northern boundary with Clappers Lane is open with no defining fence line or

edge except for an overgrown drainage ditch.

The site is relatively level, but slopes gently down to the eastern and southern boundaries, beyond which are small watercourses (Earnley Rife). The majority of the site is within Flood Zone 1 (lowest risk of flooding). Small areas along the eastern and southern boundaries are within Flood Zones 2 and 3.

Immediately to the west is a recently constructed development of 50 dwellings (Beech Avenue). A recently approved development of 110 dwellings (Planning ref: 17/00289/REM) is also located to the west of the

site. This has not yet been built.

To the south are the residential roads of Woodborough Close and Shalbourne Crescent and Medmerry Park Holiday Village. To the east is open countryside extending to Selsey. On the northern side of Clappers Lane are detached residential properties. There is a vacant piece of land opposite the site entrance, separating the lane from the Holdens Caravan Park to the north.

Near to the north-eastern corner of the site is the Conservation Area of Earnley.



Public right of way alongside eastern boundary



View of site looking towards southern boundary



View of site from north-eastern corner - Clappers Lane on right





Holdens Caravan Park

Earnley Conservation Area

Clappers Lane

Indicative layout for recently approved development












Public Open Space

Playing field

Woodbarrough Close

Shalbourne Crescent



-  **Site boundary**
-  **Clappers Lane**
-  **Public rights of way**
-  **Earnley Rife**
-  **Boundary trees & hedges**
-  **Existing woodland**
-  **Informal site access from Clappers Lane**
-  **Pedestrian links into site**
-  **Approximate Flood Zone (Environment Agency)**
-  **Listed buildings/ structures**
-  **Earnley Conservation Area**



# Planning Background

The site lies within the jurisdiction of Chichester District Council where the Development Plan comprises the adopted Chichester Local Plan: Key Policies 2014 – 2029. This document was adopted on 14 July 2015.

Following a Call for Sites, the Council has recently considered sites through

its Housing and Economic Land Availability Assessment. This has informed the Preferred Approach Local Plan Review which is due to be considered by the Cabinet and Council in November 2018. The proposed timeline for further consultation, examination and adoption is as follows:

Key Milestones	Dates
Approval of consultation on strategy options	Cabinet – Jun 2017 Council – Jun 2017
Consultation on strategy options	Jun – Aug 2017
Approval of Preferred Approach DPD for consultation	Cabinet – Jul 2018 Council – Jul 2018
Consultation on Preferred Approach (Regulation 18)	Jul – Aug 2018
Approval of Statutory Public Consultation DPD for consultation (Pre-Submission)	Cabinet – Jan 2019 Council – Jan 2019
Statutory Public Consultation document (Regulation 19) (Pre-Submission)	Feb – Mar 2019
Submission to Secretary of State	Apr 2019
Examination Hearing	Sept 2019
Adoption of Local Plan Review	Mar 2020





Whilst the Issues and Options document remains silent on the actual number of homes required to fully meet the Objectively Assessed Need (OAN) of the area, the supporting Habitats Regulations Assessment indicates that at least 3,500 additional homes will be required. The actual requirement will

be announced later on in 2017 ahead of the Preferred Options consultation in early 2018. Given the designation of East Wittering/ Bracklesham as a Settlement Hub, it is highly likely that some of the additional housing need will be allocated to this area.



View north towards Clappers Lane from eastern boundary



# Approved Sites



Completed development: North East of Beech Avenue



Completed development:  
North East of Beech Avenue

Two neighbouring sites, immediately adjoining the western boundary of the site, have been subject to recent appeal decisions for residential development. These decisions establish the area as being a sustainable location for development in planning terms.

## Land North East of Beech Avenue

In 2012, the Planning Inspectorate approved an application on Land North East of Beech Avenue, Bracklesham for the construction of 50 residential dwellings, new vehicular access, open space and other ancillary works (APP/L3815/A/13/2192900).

## Land South of Clappers Lane

In 2014, the Planning Inspectorate approved outline permission on Land South of Clappers Lane, Bracklesham for the erection of 110 dwellings, new vehicular access, open space and other ancillary works (APP/L3815/W/14/3000690). Reserved Matters approval for this site has recently been granted by Chichester District Council (17/00289/REM).



Approved street scene for Land South of Clappers Lane - Simon Cooper Associates Limited





Land South of Clappers Lane

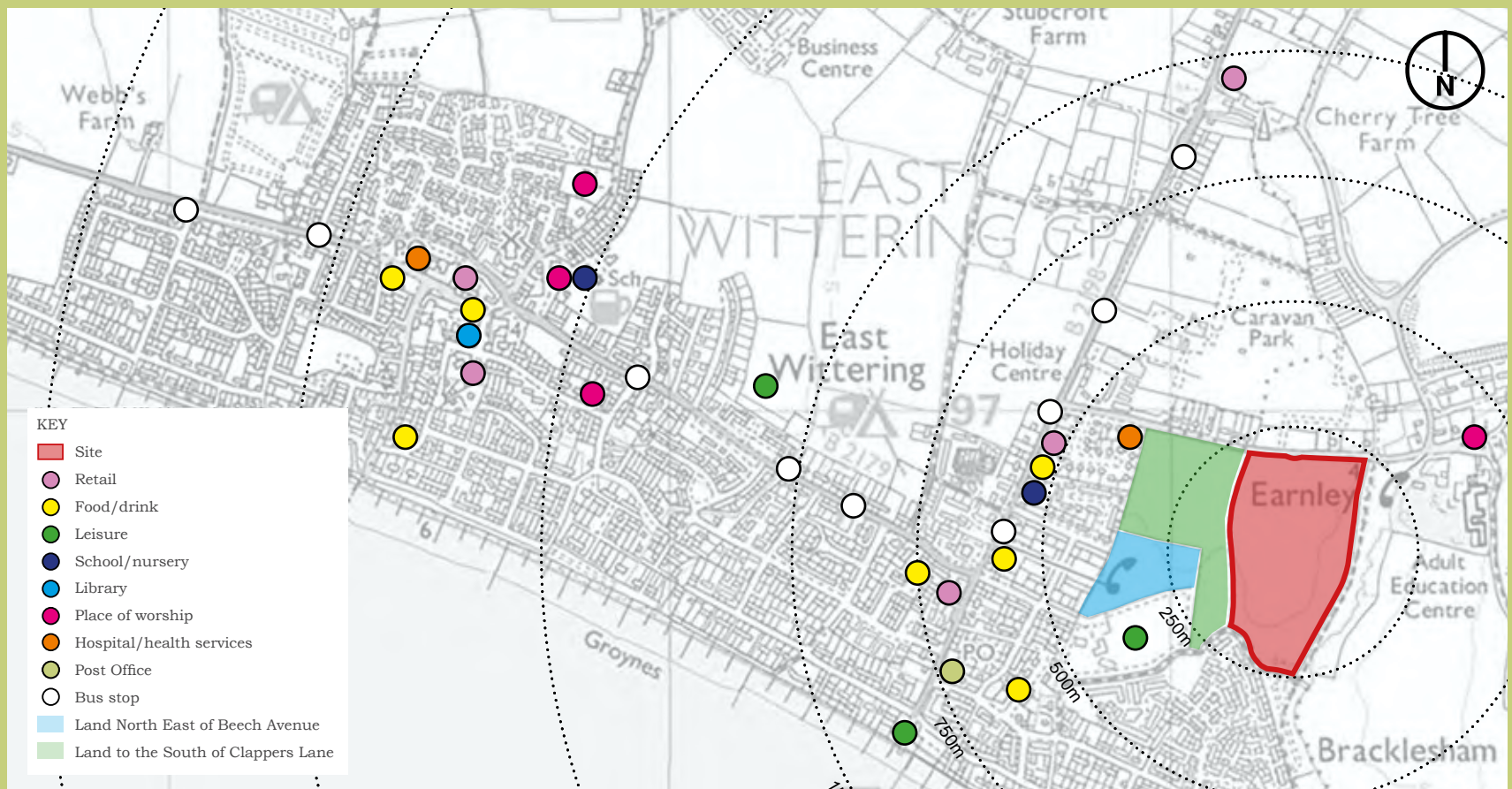
Land North East of Beech Avenue

Proposed site

Aerial photograph showing recent development at Land North East of Beech Avenue and approved site layout plan for Land South of Clappers Lane in relation to the proposed site



# Connections



The site has easy access to Bracklesham Lane which connects to the A27 at Stockbridge and continues into Chichester City Centre. Interconnecting lanes cross the Manhood Peninsula providing further access to Selsey and Bognor Regis.

Bracklesham village is within easy walking distance of the site and provides a local range of day-to-day facilities and services. There is an even wider range of local services and facilities in East Wittering.

There are good quality signed cycle routes in the area with local bus stops served by regular bus services to Chichester and Selsey.

Whilst the site is located within the village of Earnley, it immediately adjoins the edge of the East Wittering/Bracklesham Settlement Hub.

Public Right of Way No.2 runs along the southern boundary of the site, connecting it with East Wittering and

Bracklesham. This proposal seeks to introduce pedestrian footpaths linking with this existing Public Right of Way to ensure that pedestrian linkages are provided for future residents, providing ease of access to the following local services and facilities within East Wittering/ Bracklesham:

Bracklesham Barn Community Centre: 300m.

Bracklesham Bay Post Office: 650m.

East Wittering Community Primary School: 1.3km.

Local facilities along Shore Road and Cakeham Road including Witterings Health Centre, Tesco, Co-Op, Barclays Bank, pharmacy and a range of food and drink uses.

Public Right of Way No.4 runs along the eastern boundary of the site, providing access to the seafront.

Access to the wider area is provided by the following bus services:

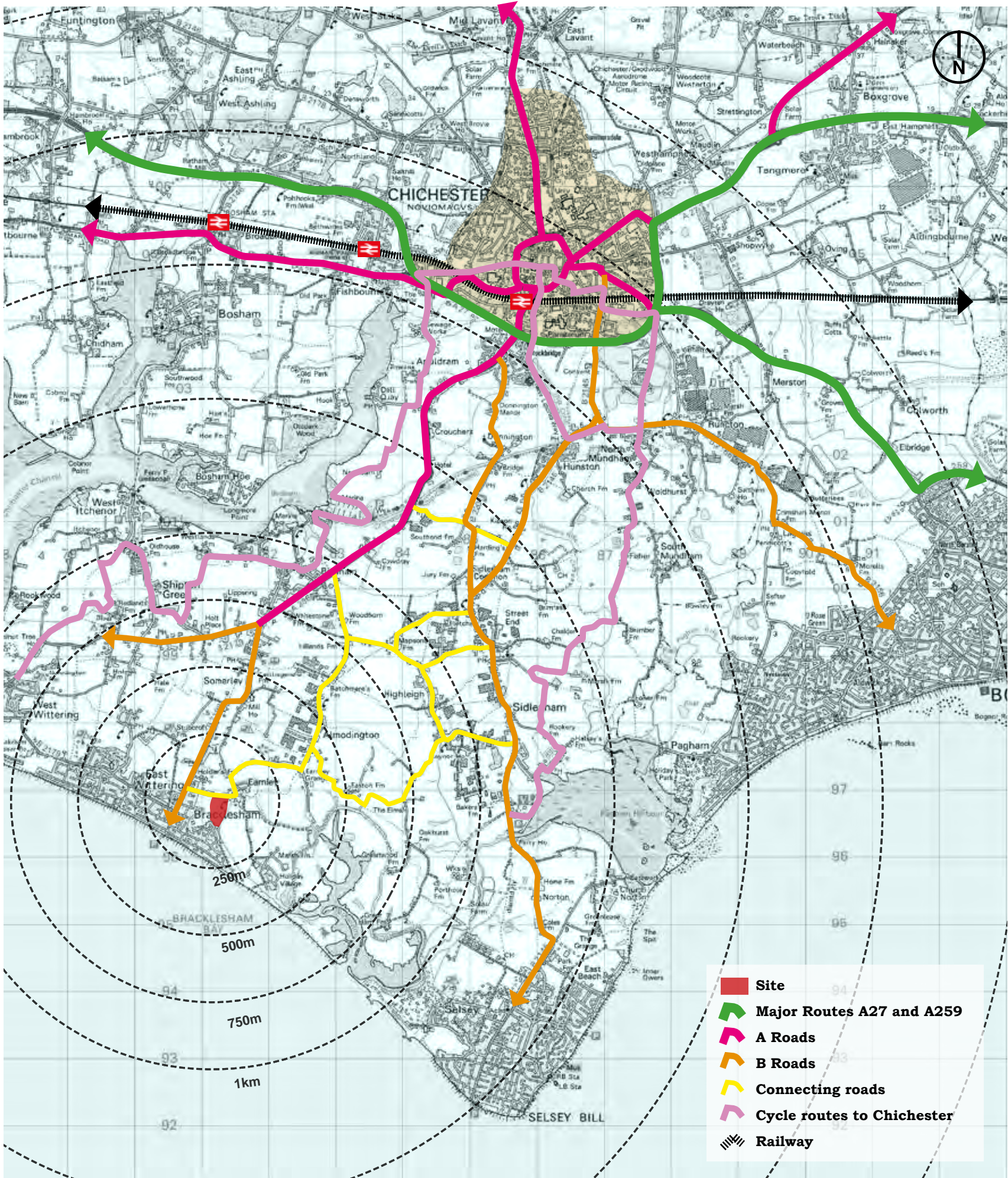
Compass service No.150 - West Itchenor, East Wittering, Bracklesham and Selsey and served by bus stops on Clappers Lane.

Stagecoach service No.52 - East Wittering to Chichester and served by bus stops on Clappers Lane.

Stagecoach service No.614 - West Wittering, East Wittering and Selsey Academy.

Stagecoach service No.652 - Birdham, East Wittering, West Wittering, Bracklesham and Bishop Luffa School.





Connections diagram showing access routes into Chichester and around the Manhood Peninsula



# Ecology

A preliminary ecological appraisal (PEA) has been undertaken to appraise the existing ecological resource within the site and surrounding area. The site is currently an intensively-managed arable field, of low ecological value.

The field margins are narrow but densely-vegetated, and surveys undertaken in March-May 2017 revealed a 'good' population of slow worms and a 'low' population of common lizards.

To the north east of the site, outside of the site boundary, is a patch of wetland vegetation dominated by reeds. The vegetation surrounds a ditch and provides a habitat resource for birds. Water vole presence/ absence surveys are currently underway.

The remainder of the site is bounded by dense scrub, scattered trees and patches of deciduous woodland. The boundary scrub and trees currently provide some habitat resource for mammals and birds, and could provide a foraging opportunity for bats. Bat activity surveys are currently underway.

There is significant potential for ecological enhancement at the site. The proposals would result in about half of the site being given over to open green spaces and ecological enhancements which would be focused in the following areas:

The existing ditch to the eastern boundary of the site would be cleared of scrub, widened and allowed to regenerate. Eventually it is hoped this would create another area of habitat suitable for the regionally-significant population of water voles within the local area, as well as amphibians and invertebrates. The habitat would benefit wetland birds which frequent the nearby RSPB Medmerry and Pagham Harbour Reserves.

A new wildlife pond would be excavated to provide a permanent aquatic habitat. The pond would allow local access for pond dipping and would provide a breeding habitat for amphibians, as well as foraging habitat for reptiles such as grass snakes. Birds and invertebrates would also be drawn to the pond.

Large areas of the existing arable field would be seeded with a wildflower meadow mixture appropriate to the location. This would provide a significant area of open green space and increase the water-retention capacity of the site, whilst creating a significant resource for reptiles, invertebrates, mammals and birds.

The trees present on the site boundaries would be retained wherever possible. Additional tree planting would be provided to create copses and

woodland areas with nesting and foraging potential for birds and mammals. Dense, overgrown scrub would be cleared and new native understorey planting carried out. Within the woodland areas new footpaths would be created.

There is the potential to include a community orchard within the areas of tree planting or wildflower grassland. This would provide both an attractive open space with a community use, and a valuable habitat for a range of species.

Where possible, the proposed dwellings would be fitted with bird and bat boxes to further increase the ecological potential of the site. Ornamental planting and lighting within the residential areas would be sympathetic to wildlife, such as bats and bees.

In summary, the proposed ecological enhancements, carried out alongside the residential development would result in a significant net gain in wildlife habitat and species diversity within the site. Existing habitats suitable for protected species would be increased in area and enhanced.





Aerial view of Medmerry Nature Reserve looking west towards Bracklesham

# Constraints & Opportunities

A wide range of surveys have been commissioned to inform the emerging proposals and to better understand the characteristics of the site. These include topographical surveys, landscape and visual surveys, ecology surveys and tree surveys.

## Constraints:

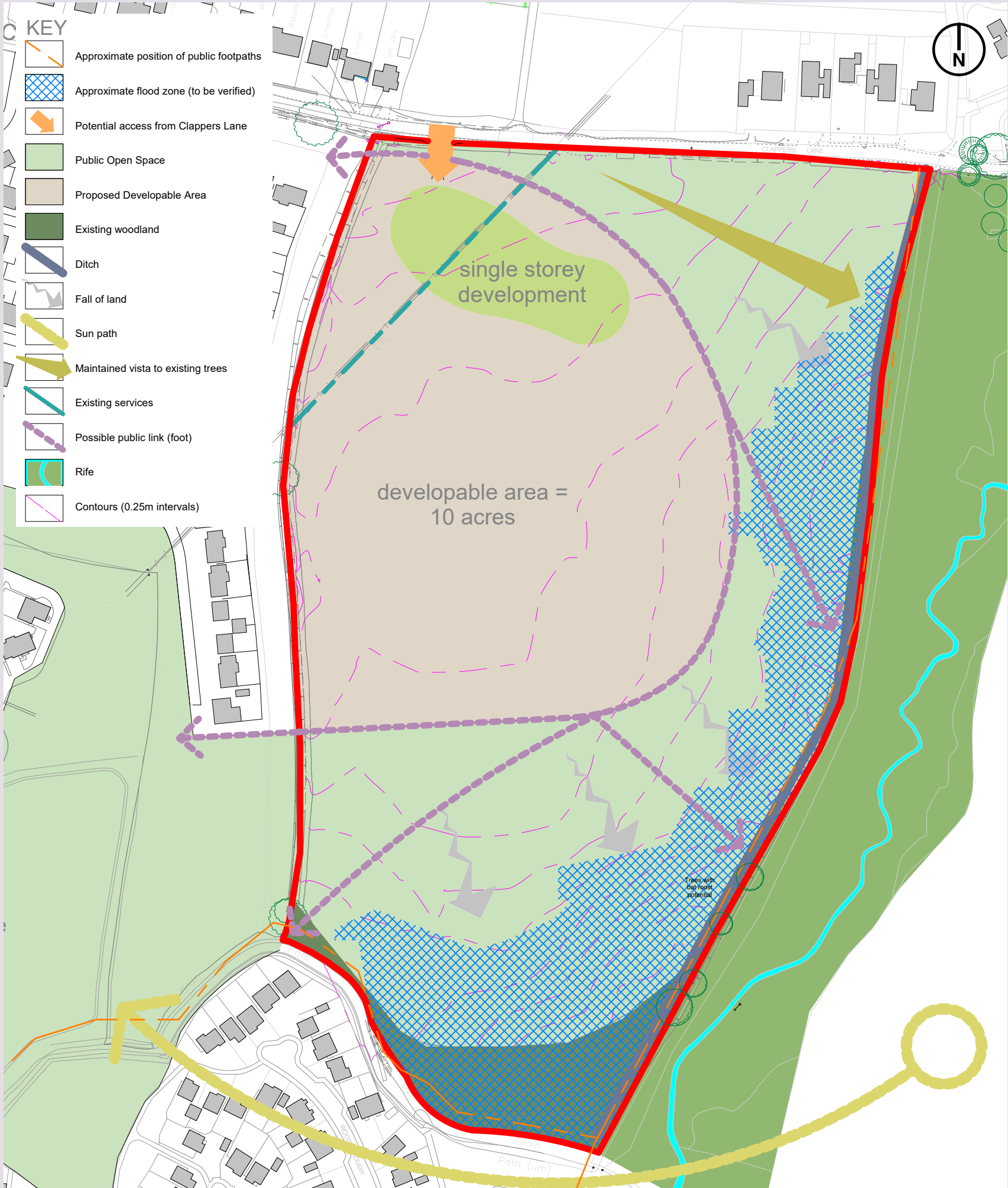
- The site is bounded to the south and east with dense scrub and low-value tree lines.
- The existing neighbouring dwellings to the north front onto Clappers Lane and need to be considered.
- The western boundary of the developable area is shared with the recently approved residential development for 110 dwellings.
- The eastern boundary and south-eastern corner of the site is within Flood Zones 2 and 3.

## Opportunities:

- Provision of new homes to meet the growing housing need.
- Creation of high quality homes in keeping with the character of the existing surrounding context, taking inspiration from the attractive built form of development in Earnley.
- Provision of a new orchard and community shop for local people.
- Additional support for local businesses and shops.
- Provision of a new access point from Clappers Lane in the north-western corner of the site.
- The creation of new footpath links to the surrounding area, particularly East Wittering/ Bracklesham.
- Creation of new habitats, and enhancement of existing habitats of high value to protected species such as reptiles, amphibians and potentially water voles.
- Retention and enhancement of the southern and eastern hedgerows and tree belts.

A detailed plan showing the opportunities and constraints is provided opposite.





Constraints and Opportunities plan

# Landscape Character

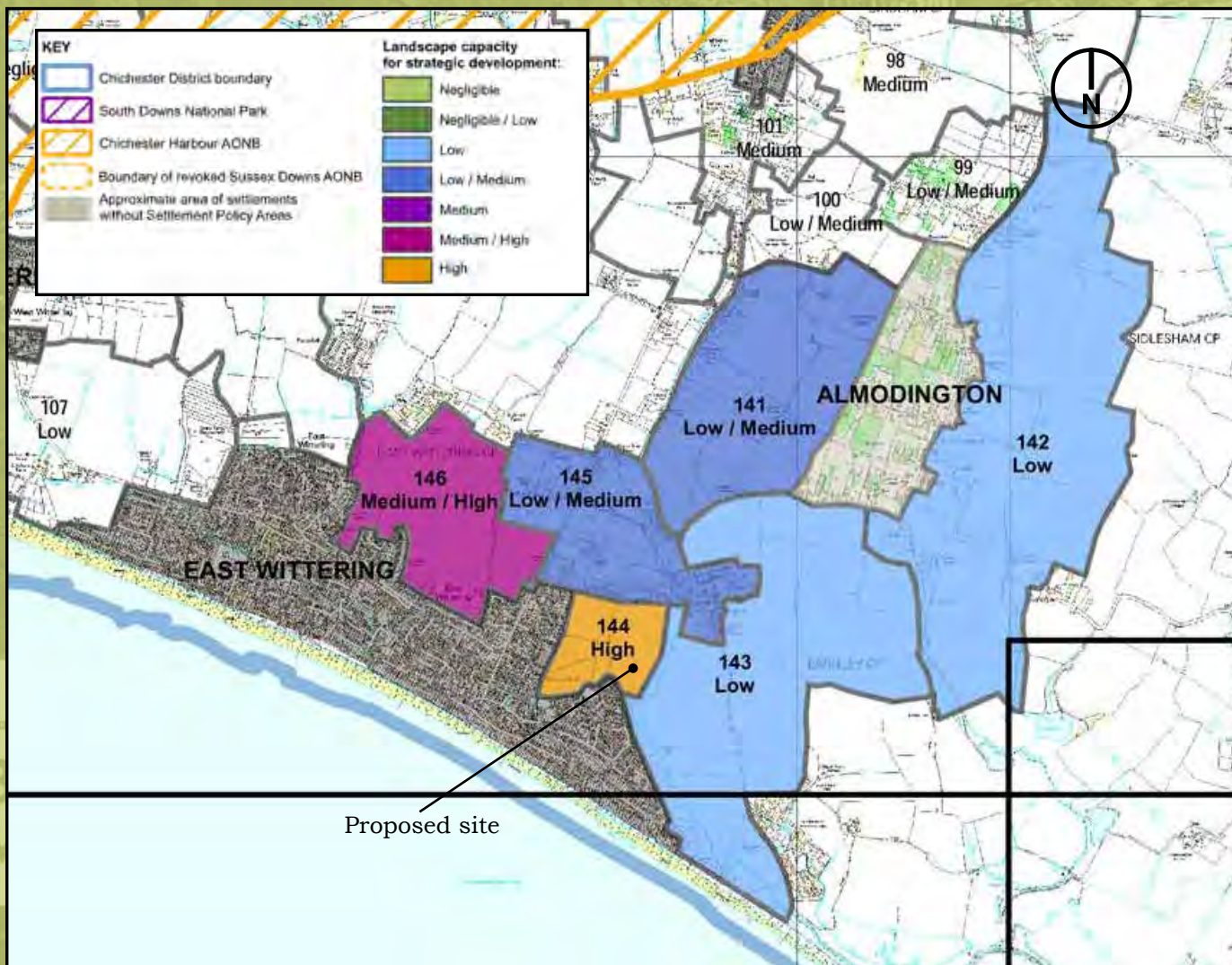
The proposals for this site have been informed by the Landscape Character Assessment prepared by HDA in 2011 on behalf of Chichester District Council. This document supported the Chichester Local Plan: Key Policies 2014 – 2029, supplementing an earlier Landscape Character Assessment prepared in 2009.

This document focused on locations for strategic development, assessing areas and assigning them a landscape sensitivity and landscape value rating. These then enabled an assessment of whether sites have any landscape capacity for development. Whilst this scheme does not propose development of a strategic scale, this document does give a useful indication of how much development this site can accommodate whilst still having an acceptable impact in landscape terms.

This site is assigned reference number 144 and is referred to as 'Bracklesham Coastal Plain'. It is identified as having 'slight' landscape sensitivity and landscape value (see tables below) leading to the overall conclusion that the site has a high landscape capacity for strategic development. It is therefore, considered to be capable of accommodating larger developments.







Extract from Landscape Capacity Plan - Chichester District Council  
Proposed site is eastern part of character area 144

No	Landscape Character Area	Inherent Landscape Qualities (intactness <sup>24</sup> and condition)		Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	Final Assessment Landscape Sensitivity
		low	high						
144	Bracklesham Coastal Plain	Up to 50% boundary loss recorded. Good condition tree belt and some hedges, including along watercourse to the east.		Rural edge, however setting limited to adjacent field due to hedgerow structure.	Adjacent to settlement on continuum of coastal plain. As with East Wittering, the character area is contained to the west of Earmley Rife and south of Clappers Lane.	No contribution to surrounding landscape, contained by established hedgerow.	Some separation to Almodington and Earmley, but dwellings and caravan park to north of Clappers Lane already form continuum with Bracklesham.		SLIGHT

Landscape Sensitivity Table - Chichester District Council

No	Landscape Character Area	Landscape Designation		Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets'	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, remoteness)	Landscape Value 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major	Final Assessment Landscape Value
		low	high						
144	Bracklesham Coastal Plain			Adjacent to minor flood zone to the east only.			Settlement edge of Bracklesham visible to the south and west. Not unpleasant, but very limited scenic beauty, tranquillity and remoteness.		SLIGHT

Landscape Value Table - Chichester District Council



# Local Distinctiveness



*The appearance of the proposed development will respect the character of the surrounding area, using a similar palette of materials and features.*





Earnley



Earnley



Somerley



Earnley



# Context Analysis

Bracklesham comprises mainly detached or semi-detached bungalows, 2 storey houses and caravan parks dating from the late twentieth century. There are few historic buildings in the area.

The area to the west of the proposed site is dominated by brick and rendered bungalows, some of which have been provided with

rooms in the roof. Those dwellings closer to the sea are sometimes provided with coloured timber boarding.

Bracklesham Barn lies to the south-west of the site. This recently built community building is part brick, part weather-boarded and overlooks Bracklesham Park.

Earnley is a medieval village designated as a Conservation

Area lying to the north-east of the site. The village is very small and consists of just a handful of historic buildings in a sylvan setting, clustered around Earnley Church and the triangular road junction. Building materials in Earnley are varied, but flint, red brick and red clay tiles for the roofs are the most prevalent.





# Proposals

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The development of this site has the potential to:

1. Deliver high quality housing with an appropriate mix of accommodation including much needed affordable accommodation.
2. Achieve a high quality development with attractive public realm.
3. Be truly landscape and ecology led, delivering extensive ecological enhancements through additional habitat creation whilst providing a high quality, varied and usable landscaped setting for existing and future residents.
4. Blend into the wider landscape setting, retaining and enhancing existing features of landscape value and delivering much needed open space in excess of local authority requirements, responding to existing deficiencies and linking with Bracklesham Park and other neighbouring areas of public open space.
5. Establish a permeable layout, improving pedestrian and cycle linkages with nearby facilities in Bracklesham and East Wittering.
6. Establish a high quality design that respects the character of the area and existing residential development.
7. Create a complete sense of place where people want to live, providing a safe and secure environment by incorporating principles of Secured by Design.
8. Establish modern facilities and building techniques with regard to current energy efficiency and sustainability requirements.



# Design Concept

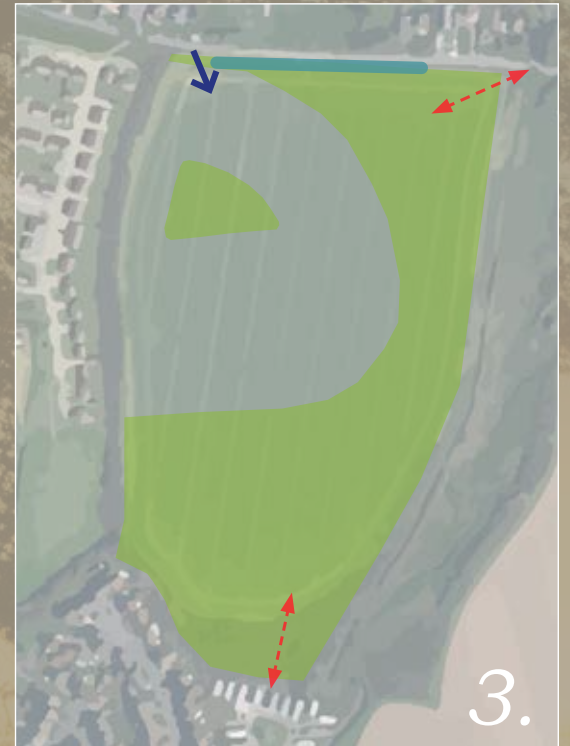
The design concept for the site has been developed by combining the key physical components of the scheme. The following sequence of diagrams shows how the design concept has been built up from the different components.



1. Clappers Lane provides the main vehicular access, with a new junction into the site. A new tree/ hedgeline will be provided alongside the road to enhance the character of the area and minimise any potential views into Earnley Conservation Area.



2. Large open spaces and landscape buffers will be provided to the boundaries of the site.



3. Pedestrian/ cycle links will be provided through to the public rights of way.



4.

4. The site boundary trees and hedgerows together with the proposed landscape strategy will be used as the basis for creating a green infrastructure strategy for the development.



5.

5. A connected network of internal streets with a clear hierarchy provides access to the scheme.



6.

6. Further permeability for pedestrians and cyclists is provided by additional links connecting to the surrounding area and the enhancement of the existing footpaths alongside Clappers Lane.














# Design Framework



Indicative layout  
for recently  
approved  
development

Land North East of  
Beech Avenue

Existing  
playing field

-  Site boundary
-  Vehicular access from Clappers Lane
-  Potential development areas
-  Potential open space areas
-  Play areas/ community garden
-  Community shop
-  Woodland and tree belts
-  Orchard
-  Potential wildlife pond
-  Earnley Rife - watercourse
-  Footpath connections
-  Vista maintained





Play area

Community garden

Play area

Orchard

Pond

Existing public right of way

Earnley Rife

Public Open Space

Existing public right of way

Initial Concept Masterplan



# Aerial View



Aerial photograph looking towards Bracklesham showing the extent of the proposed residential development





Proposed developable  
area





A. Artist's impression of proposed development looking north across public open space







B. Artist's impression looking south across public open space



Key Plan



C. Artist's impression of community facilities fronting onto Clappers Lane



# Flood Risk & Drainage

An initial Flood Risk Assessment (FRA) has been undertaken in accordance with the principles set out in the National Planning Policy Framework. This assesses current and future flood risk and demonstrates that development on this site can be accommodated without increasing flood risk within the locality.

With regards to current flood risk levels, the proposed built development is within Flood Zone 1 and is therefore at the lowest risk of flooding. As shown in the

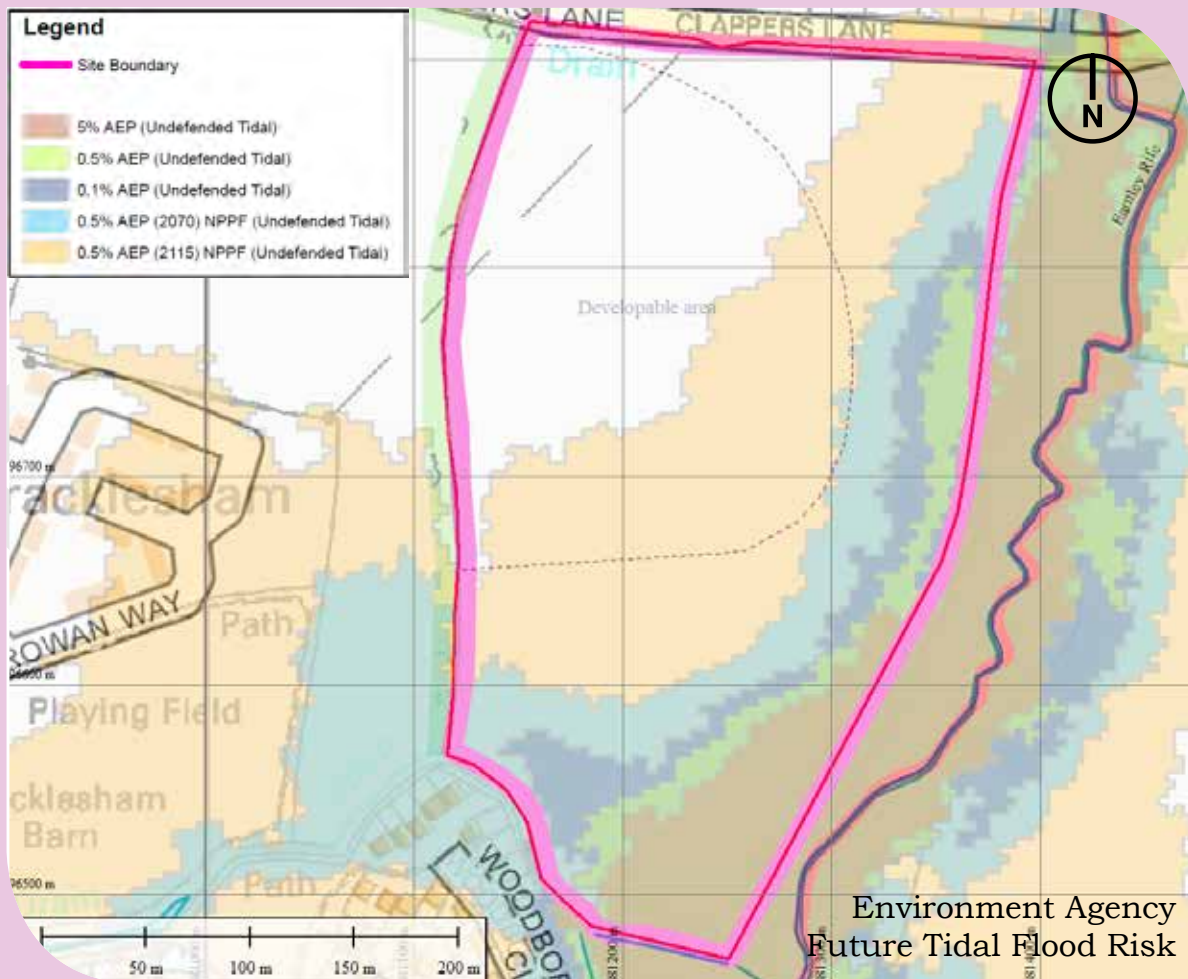
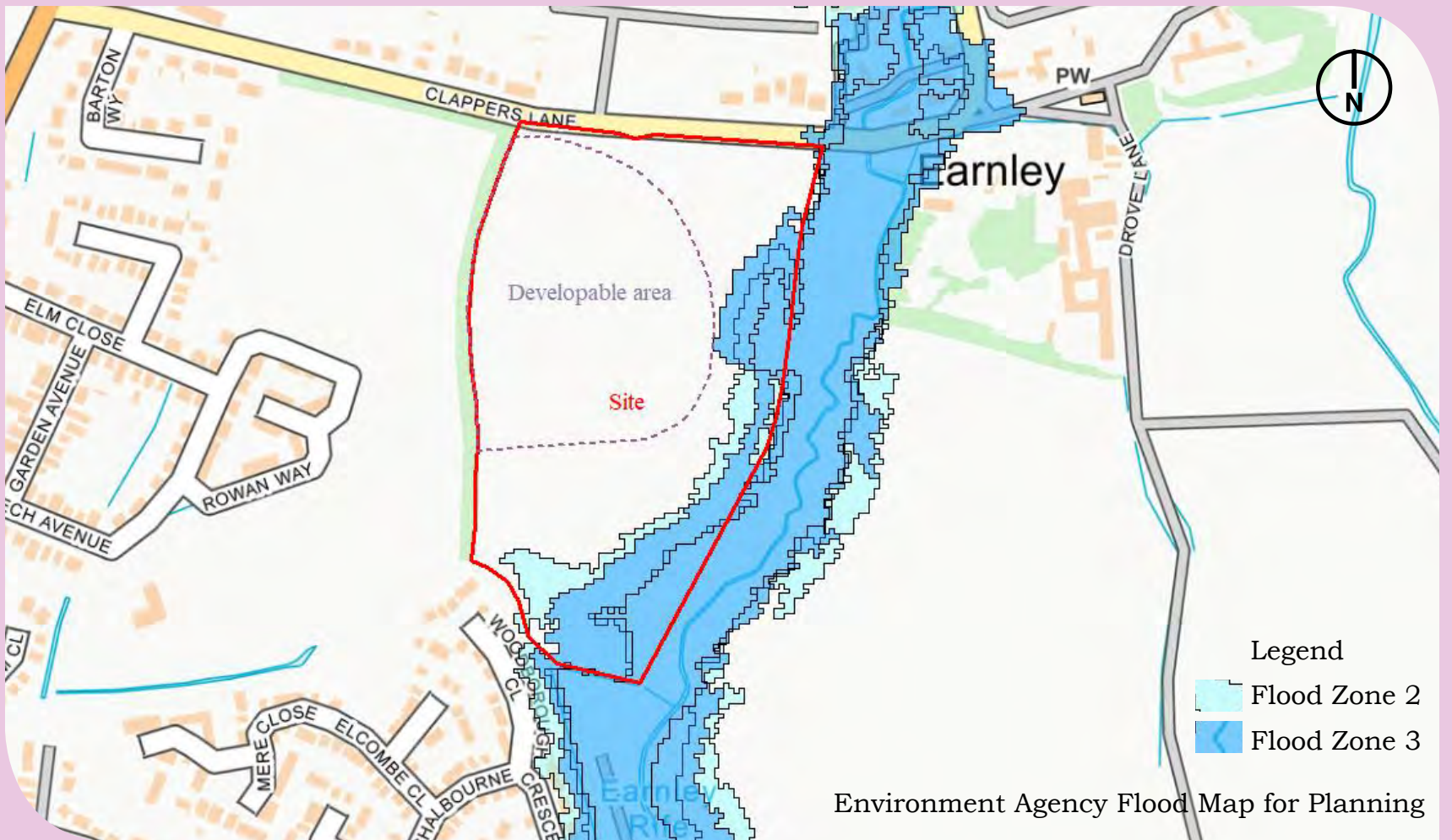
Initial Concept Masterplan, residential development will be directed away from the eastern and southern edges of the site which fall within Flood Zones 2 and 3. These areas will instead form an ecological buffer providing opportunities for a range of ecological enhancements.

The FRA also provides guidance on mitigation measures which can be utilised to protect against the 1 in 200-year tidal flood risk scenario. The provision of minimum finished floor levels of 4.86m AOD will ensure

that any development on this site is protected from this future tidal flood scenario. A similar requirement applied to recently approved development on the two neighbouring sites to the west. Having undertaken an assessment of the topography of this site, it is considered that the specified finished floor level is achievable in this location and this is something that will be progressed at the detailed design stage in due course.









# Access

## Vehicular Access and Network

The access strategy for the site will be developed in consultation with West Sussex County Council. A single vehicular access from Clappers Lane is proposed to serve the development. The proposed access road would require only limited removal of low-value scrub.

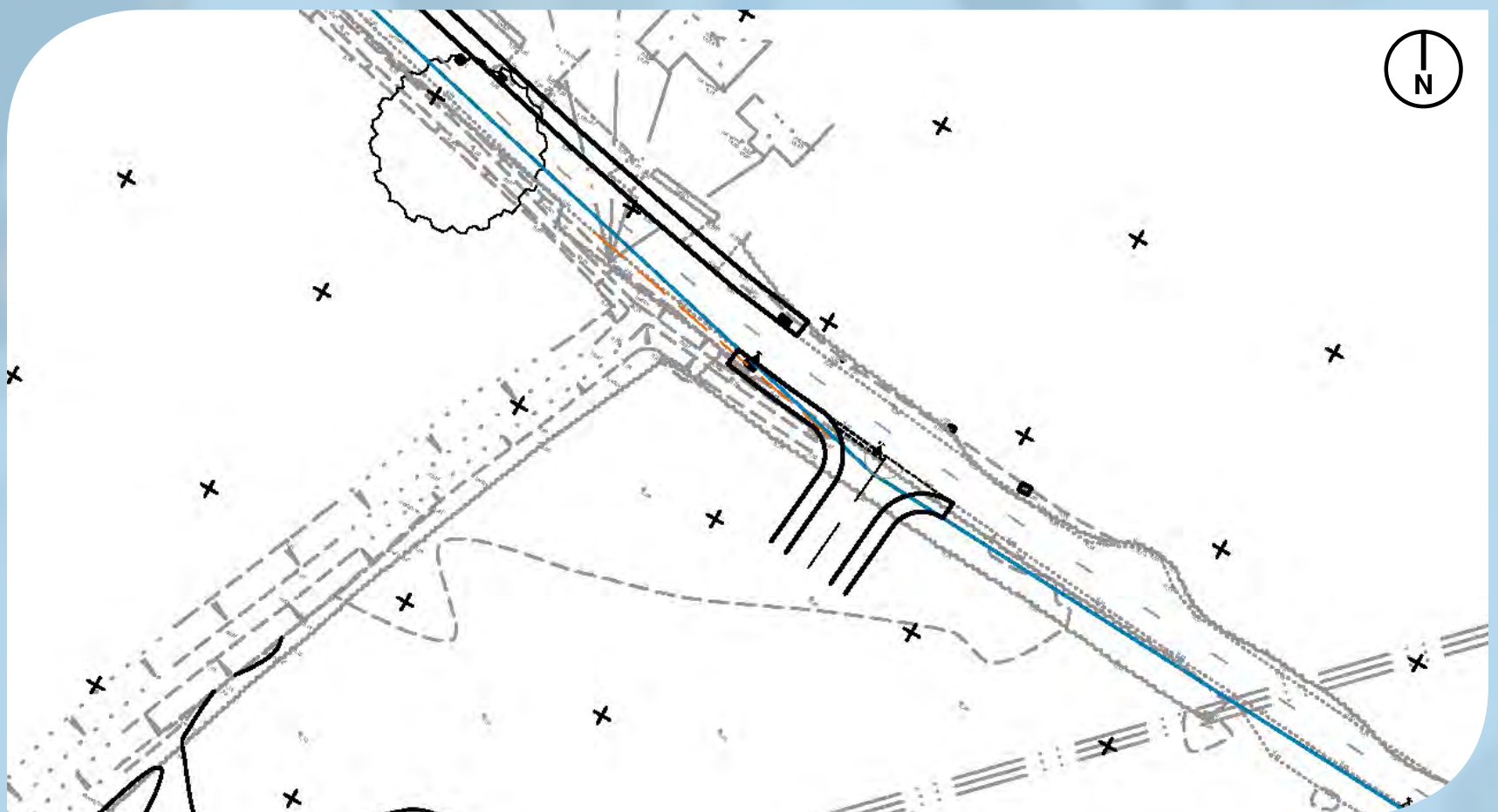
The proposed site layout plan shows the primary access road through the centre of the development which will provide access to the various parts of the development. The street hierarchy also provides a secondary network of neighbourhood streets and shared surface routes providing access to the various development parcels.

This approach directs vehicles to the primary route. All routes within the scheme are designed to be consistent with a 20mph vehicle speed with road spaces designed to encourage lower speeds through provision of suitable road widths, turning radii at junctions and peripheral landscaping.

The traffic impacts of the proposed development on the wider highway network will be assessed to ensure that the proposed development will not cause any significant adverse impact in terms of increased queues and associated delays during peak times.

## Bus Accessibility

The site is well served by frequent buses serving the existing bus stops on Clappers Lane and Bracklesham Lane. These services provide regular buses to key destinations including Chichester and Selsey. The nearest railway station, Chichester, is approximately 10.4km by road, served by regular services between Southampton/ Portsmouth and Brighton.



Indicative access location from Clappers Lane



### **Cycle/ Pedestrian Access**

Pedestrian and cycle access to the site will be more extensive than that for vehicles, including connections to established public rights of way. This approach seeks to encourage the use of sustainable transport modes by providing direct and convenient pedestrian and cycle connections to a range of destinations and particularly to local facilities within East Wittering/ Bracklesham.

Within the site, the pedestrian layout will use the street hierarchy, but with additional pedestrian links to provide a scheme which offers enhanced permeability for pedestrians. While the street layout directs vehicles to the primary route, pedestrians have a range of access options.

Within the site, the road network will be designed in accordance with the principles of Manual for Streets which seek to place the needs of non-motorised users above those of the motorist. The scheme's road network is suitable for use by cyclists, providing safe and convenient access throughout the site.

### **Parking Strategy**

Car and cycle parking is proposed to be provided in line with West Sussex County Council's parking standards. Additional visitor parking will also be provided. Cycle parking will be accommodated within garages, garden sheds and cycle stores.

### **Waste and Recycling Strategy**

The refuse strategy will be considered with regard to the requirements of Chichester District Council. The network of streets will be designed to provide routes which are suitable for refuse collection vehicles. Refuse vehicle turning areas will be accommodated within the site to ensure compliance with the refuse carry and collection distances.

The number and types of refuse bins and recycling boxes provided for each property will comply with the requirements of the local authority. The refuse provision will be primarily in the form of bins kept in rear gardens with rear access or alternatively within garages.

### **Inclusive Access**

Inclusive access for people by a range of modes and for those with disabilities and mobility impairments is an important consideration. The proposed development will be designed to encourage accessibility by public transport, walking and cycling, as well as providing vehicular access. Future detailed design of the public realm will including consideration of the needs of people with mobility or other impairments. The development has been designed to comply with Approved Document Part M of the Building Regulations (2010 as amended) and the requirements of the Equality Act, 2010 as follows:

### **Key Points:**

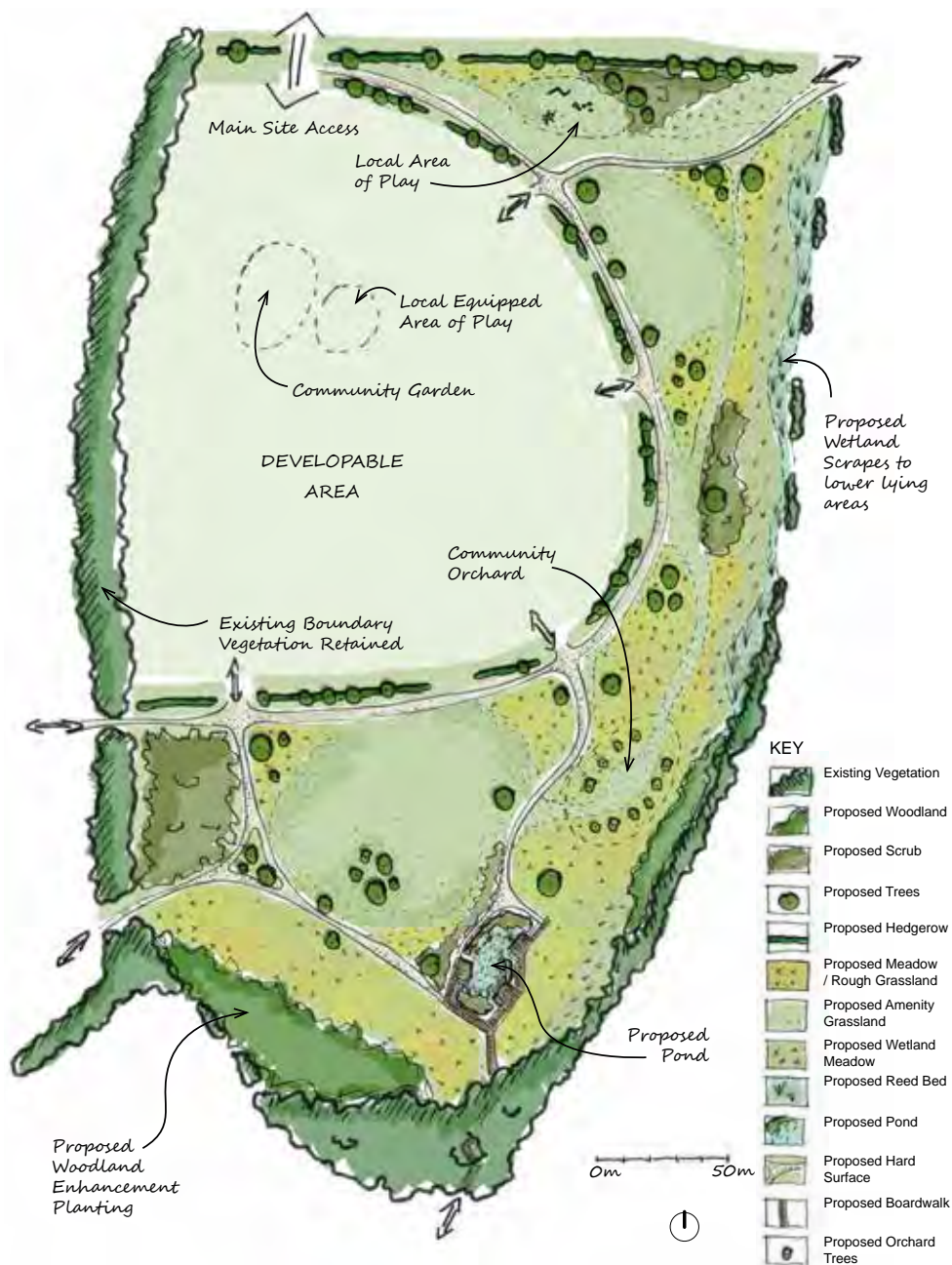
- The proposed development will place an emphasis on pedestrian, mobility impaired, cycle and public transport over car travel;
- The building layout will be designed to take precedence over the highway design and the development will be designed to allow movement choice. Means of travel other than the car are encouraged by the provision of enhanced pedestrian and cycle linkages throughout;
- Speed restraint will be designed into the development. The built form, landscaping, priority junctions, changes in surface material, tighter corners and narrowing will all help to reduce speed; and
- Dwellings will be designed to enable access for people with disabilities as appropriate, including provision of level access to dwellings and internal layouts to allow for wheelchair or mobility impaired access.





# Landscape Strategy

The Initial Concept Masterplan has been informed by a detailed landscape strategy. This provides detail on the landscaping, public open space and ecological mitigation which will be provided on site.



- Retain and enhance existing boundary vegetation, with native tree and hedgerow planting.
- Enhance woodland vegetation to the south-western corner.
- Native planting to boundaries to be bolstered with native understorey shrub planting areas edged with swathes of UK provenance wildflower grassland. Habitat planting will offer structural diversity and foraging opportunities; enhancing site biodiversity and ecological connectivity.
- The proposed built area will be wrapped by generous Public Open Space, to provide formal and informal recreation for residents, a wildlife buffer zone and a range of habitats.



## Ecology Buffer Zone

### Wetland Area

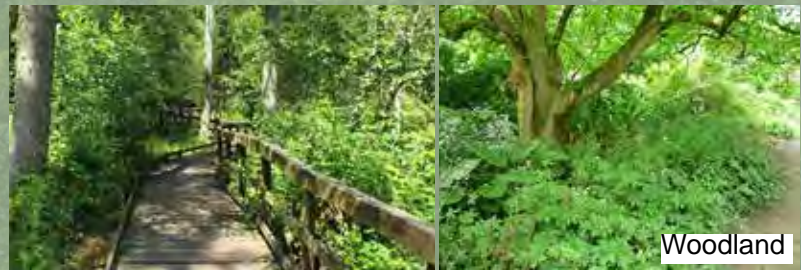
- Create wetland scrapes for reed bed, to filter runoff water before entering the water course;
- Proposed pond to the south-eastern corner of the site, to create bankside habitat;
- Provide opportunities for informal recreation with viewing decks and nature education such as pond dipping.



Wetland Area

### Woodland

- Existing woodland to be cleared from overgrown scrub vegetation, and enhanced with native tree and understorey planting;
- Planting of additional woodland area to the south-western corner of the site, to provide efficient buffer to the watercourse and additional visual barrier;
- Retain existing pedestrian connections crossing the woodland and provide new footpaths and woodland trail.



Woodland

### Meadow/ Rough Grassland

- Creation of habitat areas suitable for their location: species rich wetland meadow for seasonally wet sites, rough grassland around the flood zone, shade tolerant meadows to provide structured edge to the woodland areas and flowering grassland/ meadow areas to surround public open spaces;
- Occasional scrub and tree planting would provide shelter for wildlife.



Meadow / Rough Grassland

### Amenity Area

- Open spaces within parkland for informal recreation and play, and mown paths to provide access through long grassland;
- Secure, overlooked spaces with occasional parkland trees;
- LAP (Local Area of Play) - area allocated for informal play with natural play elements: boulders, timber stepping/ climbing elements, landforms.



Amenity



# Public Open Space

The proposals also incorporate the provision of a community garden integrated with residential development at the centre of the developable area.

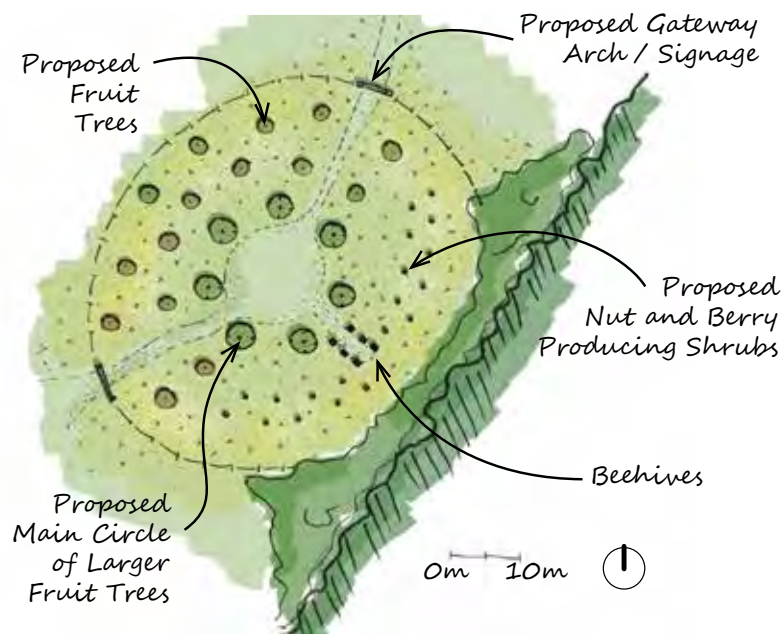


## Community Garden

- Central, overlooked location, fenced and gated;
- Managed by Local Community;
- Supplies local, organic vegetables and fresh herbs for Community Shop;
- Set around central feature glass dome to provide shelter, social meeting area and additional growing space;
- 'Edible landscape' mixture of ornamental plants, flowers and vegetables in cottage garden style;
- Raised beds with seating edges, to provide easier maintenance growing space;
- Trellises and pergolas for climber plants.







### Community Orchard

- Open to the whole community;
- Low fence only to set extent of orchard but retain open, welcoming feel;
- Fruit and nut trees set in flowering meadow;
- Space for community events;
- Provision for wildlife habitat, opportunity for beekeeping;
- Central open space surrounded with larger fruit trees;
- Smaller fruit trees outside the main circle, planted in more natural form;
- Berry and nut producing shrubs and hedgerows to the edges.



Community Orchard

### LEAP (Local Equipped Area for Play)

- Central, overlooked location, fenced and gated;
- Natural play elements: living willow structures, timber climbing structures, boulders, landforms;
- Themed play area to encourage imaginative play and nature education. Theme: crossing a stream: bridge, stepping logs;
- Inclusive play;
- Focal point to centre: feature structure, art piece;
- Seating area: benches overlooking play area;
- Feature gateway/ signage in keeping with natural design;
- Sensory planting;
- Direct connection to Communal Garden, through archway and gate.



Play Area



# Sustainability

The proposed scheme will seek to deliver a sustainable development on this site. The design of the scheme has sought to include a range of sustainability principles in terms of layout, natural resources and minimising environmental impacts.

The scheme seeks to deliver a range of enhancements with respect to issues such as the quality of surface water runoff and the ecological and recreational value of the site.

Key aspects of the sustainability of the scheme include:

- **Layout** – the scheme has been designed to maximise solar gain and natural lighting through the orientation of the majority of the dwellings to the south, east and west.
- **Buildings** – Seaward Properties is committed to delivering dwellings with high environmental standards.
- **Energy Use and Emissions** – Seaward Properties is committed to providing homes with very high standards of insulation and draught proofing. The performance of the enhanced building fabric is combined with the use of highly efficient thermal installations to minimise energy use and carbon emissions. It is proposed to enhance the fabric standards of the homes to reduce emissions. A number of low carbon and/or renewable technologies are considered appropriate in order to achieve the reduction in CO<sub>2</sub> emissions of 10%.
- **Community** – the development will provide benefits for the local community including investment in local facilities/ infrastructure and delivery of public open space.
- **Amenity space** – the provision of outdoor amenity space is a key element of the scheme. The creation of public and private spaces will provide a range of recreational opportunities.
- **Crime** – the scheme will have regard to the principles of Secured by Design.
- **Transport** – the site is located on the edge of the settlement, within relatively close proximity to local facilities, services and amenities. The scheme encourages cycling and walking through the provision of additional links for these modes of travel.
- **Ecology** – ecological work completed to date indicates that there are no overriding ecological constraints on the development of the site, except for reptiles present to the field margins. There are currently low-value trees and scrub along the boundaries of the site which will be retained and protected. The proposed habitat creation will result in significant net benefits for reptiles within the site. The delivery of the open spaces, the provision of appropriate buffer zones for ecological features and enhancement of the ecological assets of the site will underpin the site proposals.
- **Materials** – materials and systems will be selected to include an environmental assessment using the BRE Green Guide to Specification for Buildings. Preference will be given to the use of local materials and suppliers where viable, and wherever possible 'A' rated materials will be used.
- **Water resources** – the scheme takes an integrated approach to water demand and rainwater disposal. A SuDS management train process is proposed to reduce the impact of the quantity of water leaving the development and improve the quality of water before release to the wider environment. Water demand in both construction and occupation phases will be carefully considered, and efficient devices incorporated within the detailed design of the scheme. The SuDS proposals may also be beneficial to wildlife in terms of surface storage of water in a wetland habitat.



The proposals will also be economically sustainable, providing a range of economic benefits as detailed below:



# The economic benefits of Clappers Lane, Bracklesham Bay



100 new homes offers the opportunity to stimulate economic growth, assist in meeting Chichester District Council's objectively assessed housing need and add to the local authority's revenues.



## The proposal



**100** New homes    **30%** Affordable homes

## Construction benefits



## Operational and expenditure benefits



## Local Authority revenue benefits









# Conclusions

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This site represents an opportunity to deliver high quality and attractive residential development that responds to the future housing needs of East Wittering/ Bracklesham in a manner that is sensitive to the site and its wider setting.

The site is located adjacent to the East Wittering/ Bracklesham settlement with existing residential development to the north, south and east and approval recently granted for the development of 160 homes on neighbouring sites to the west. Having regard to the surrounding context, this site is considered to form a natural extension to the eastern edge of East Wittering/ Bracklesham.

Extensive consultation with key technical consultants has enabled a thorough assessment of the opportunities and constraints of this site which has, in turn, informed the preparation of an initial concept masterplan. This masterplan identifies key layout and design parameters and advocates a landscape and ecology led approach for this site.

The initial concept masterplan emphasises the importance of enhancing pedestrian connections

with the wider area, linking new footpaths with existing public rights of way and improving access to services and facilities within East Wittering/ Bracklesham.

A key feature of the initial concept masterplan is the delivery of an extensive ecological corridor along the eastern and southern edges of the site, providing additional habitat and linking with off-site ecological assets including Earnley Rife and ecological enhancements to be delivered on neighbouring development sites to the west. This key feature will also retain a strong physical separation between the respective settlements of East Wittering/ Bracklesham and Earnley with the potential to be adopted by the Parish Council in perpetuity, assigning greater control to local representatives.

A landscape led approach will enable the provision of a generous amount of open space, exceeding local plan requirements and addressing identified shortfalls within Earnley and East Wittering/ Bracklesham. There is the potential to provide a high quality landscaped setting on this site with

informal open space incorporating a community orchard/ garden, amenity greenspace and play areas. The provision of a small shop/ community centre on site, linking with the community orchard/ garden will also provide a much-needed community facility in an area where provision is currently poor.

The initial concept masterplan encourages low density development in this location with single storey frontage development set behind an attractive 'village green' feature and two storey development set further into the site. There is a strong commitment to high quality design in terms of the built form, landscaping and ecological enhancement and this will be progressed through the planning and development process.

The design team looks forward to continued liaison with the Parish Council and Chichester District Council to deliver a high quality and sustainable development on this site, bringing forward much-needed new homes and contributing to the provision of community facilities which will benefit the wider community.



# Seaward Properties

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Seaward Properties is an established Chichester based residential and commercial property company at the forefront of quality design and construction in the South and South-East of England.

With a drive to create sustainable developments, Seaward Properties has built over 1,600 homes of which in excess of 600 have been within the Chichester District. We have also built approximately 600,000 sq ft of commercial space including business parks, retail parks, offices and light industrial units.

Seaward Properties aims to secure ambitious but deliverable and implementable planning permissions and is actively promoting land for redevelopment in the South and Yorkshire.

To achieve this the team works closely with landowners, promoting their land alongside emerging Neighbourhood Plans and/or District Local Plans. Our promotion strategy is non-aggressive; engaging with Parish Councils, local stakeholders and communities at a grassroots level to ensure that the development planned is of benefit to them and will enhance their environment. This is a proven strategy, evidenced by our successful and enviable track record.

Homes built by Seaward Properties use modern technologies and construction techniques and range from one bedroom apartments to substantial detached houses, with a host of character homes in between. We pride ourselves on the quality of our homes and, unlike volume house builders, do not have a 'standard' house type. Our designs have a one off appeal as they are designed to blend with the individual characteristics of the area.

By embracing this business model our Chairman, Barry Sampson, has developed Seaward Properties into a well respected and award winning company since its creation in 1972.

Seaward Properties has an excellent track record for delivering innovatively designed residential developments to outstanding specifications, creating quality homes where people really want to live. Our sensitive and sympathetic approach to landscaping and integration with the existing environment has earned us a reputation as a home builder of great flair and imagination.

Our awards include: Local Heritage; Evening Standard Awards for Best Small Development and Best New Regeneration Project; NHBC Regional Winners and a coveted WhatHouse? award for the Best Mixed Use Development.

## **LOOKING TO THE FUTURE**

Seaward Properties' objectives for the future are to continue to build the quality homes which have become synonymous with our brand, enhance and develop relationships with local communities and to work with residents to ensure they have a say on the future of their own neighbourhoods. We will also continue to source and build commercial property to generate and increase employment opportunities. Seaward Properties believes in creating viable developments for a sustainable future.







Petworth



West Lavant Barns



Roman Fields



The Square



Roman Fields



Lighters Row



Langtons Farm, New Alresford

Seaward Properties' recent developments (in Chichester unless noted otherwise)





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