

Title: LOCATION PLAN

Site and Address: Penny Lane, Hermitage

Drawing Number: 13020/01

Drawn: NF

Checked: IJ

Scale: Not to scale

Date: 07.02.2019

Notes:

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LUKEN BECK MDP LTD OS LICENCE NO. 100016272

This drawing is for illustrative purposes only and is subject to detailed topographical survey and site investigation, including ground conditions/contaminants, drainage, design and planning/density negotiation. The feasibility of the design shown, therefore, must not be relied upon. It has not been considered in respect of the CDM Regulations.

Luken Beck

30 Carlton Crescent
Southampton
Hampshire SO15 2EW



Representation Form

Local Plan Review: Preferred Approach Consultation

The consultation on the Local Plan Review: Preferred Approach will run from 13 December 2018 to 7 February 2019. The document and more information on the consultation can be viewed on our website www.chichester.gov.uk/localplanreview

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How to use this form

Please complete Part A in full. Please note anonymous comments cannot be accepted, a full address including postcode must be provided.

Please complete Part B overleaf, using a new form for each separate policy or paragraph that you wish to comment on. Please identify which paragraph your comment relates to by completing the appropriate box.

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PART A	Your Details	Agent's Details (if applicable ¹)
Full Name		Ian Johnson
Address		30 Carlton Crescent, Southampton
Postcode		SO15 2EW
Telephone		02380 633440
Email		ianjohnson@lukenbeck.com
Organisation (if applicable)	Seaward Properties	Luken Beck
Position (if applicable)		Managing Director

Is this the official view of the organisation named above? Yes No

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PART B

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 127 - 129	Policy Reference:	AL13 Southbourne Parish
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

We welcome the identification of Southbourne as a 'Strategic Development Location'. This recognises the range of key services and facilities located within Southbourne (ref. Appendix 1 of the Settlement Hierarchy Background Paper (December 2018) and the potential role Southbourne Parish will play in delivering the full local housing need for the District.

Notwithstanding the above we wish to draw the Council's attention to the potential conflict in the following policy wording with the development strategy (ref. draft Policy S3) and the ability of the emerging Plan to meet the local housing needs of the District and apply the '*presumption in favour of sustainable development*' (ref. Paragraph 11, NPPF):

'Land will be allocated for development in the revised Southbourne Neighbourhood Plan for a mixed use form of development to include a minimum of 1,250 dwellings, along with land to be allocated for employment and community uses subject to further examination of potential sites and including any amendments to the settlement boundary. Development will be expected to address the following requirements:'

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

Whilst we support the draft policy objective to deliver housing, employment, retail, social and community facilities at Southbourne through the Neighbourhood Plan process, the above policy wording predetermines how the emerging Neighbourhood Plan should distribute the identified local housing need and associated development. The requirement in the above wording for development to address all 16 criteria assumes a single site will come forward, as opposed to a number of sites which collectively could meet the 16 requirements, if planned for in advance.

Proposals for sustainable urban extensions where land is 'available' and 'achievable' in Settlement Hubs such as Southbourne, are a sustainable way to meet the local housing need in the early years of the Plan period and support the long-term vitality of existing communities. A number of smaller sites can collectively bring the benefits of a single major large-scale development, with the added benefit of early delivery, provided a strategic approach to infrastructure delivery is taken and coordinated through an emerging Plan, SPD or other supporting document (i.e. Infrastructure Delivery Plan). This is recognised in Paragraph 68 of the NPPF where by the important contributions of small and medium sized sites can make in meeting the housing requirements of an area and are often built-out relatively quickly.

The 'Land at Penny Lane' is located outside of the AONB and is not constrained by other environmental or infrastructure issues. The site is accessible to a range of key services within the local centres of Emsworth and Southbourne, including employment, education, healthcare and leisure facilities. Further details are provided within the Hermitage Orchard Vision Document (November 2018) submitted as part of these representations.

In order to encourage the objective assessment of all options for the distribution of housing within Southbourne and avoid the exclusion of sustainable sites, such as the Land at Penny Lane the following change should be made to the policy wording:

*'Land will be allocated for development in the revised Southbourne Neighbourhood Plan to **enable the delivery of** ~~for a mixed use form of development to include a minimum of 1,250 dwellings, along with land to be allocated for employment and community uses subject to further examination of potential sites and including any amendments to the settlement boundary.~~ Development **should be dispersed around the settlement to allow the phasing of well-integrated** high quality **sustainable urban extensions providing good access to facilities and sustainable forms of transport.***

Development proposals will be expected to make proportionate contributions towards the delivery of the following requirements:'

1. ~~Provision of a form of development to be masterplanned as a high quality sustainable extension(s) of Southbourne and be well integrated with the existing settlement providing good access to facilities and sustainable forms of transport;~~
2. A range of types, sizes and tenures of residential accommodation to include specific provision to meet specialised housing needs including accommodation for older people;
3. Provision of suitable means of access to the ~~site(s)~~ **sites** and securing necessary off-site improvements (including highways) to promote sustainable transport options;
4. Opportunities as they arise to improve the situation relating to the various existing or planned railway crossings;
5. Provision of an up to two form entry primary school;
6. Potential expansion of secondary school subject to further consideration;
7. Expansion and provision of community infrastructure potentially to include early years' childcare provision, community hall/centre and expansion of doctors' surgery plus flexible space for employment/small-scale leisure use;
8. Provision of on-site public open space and play areas in accordance with Policy DM34;
9. Detailed consideration of the impact of development on the surrounding landscape, including views towards the South Downs National Park and Chichester Harbour AONB and their settings, and any potential for coalescence between adjoining or nearby settlements along with a detailed landscape management plan;
10. Opportunities for the expansion and provision of green infrastructure into the wider countryside including between settlements and facilities;
11. Demonstration that development would not have an adverse impact on the nature

- conservation interest of identified sites and habitats;
12. Provide mitigation to ensure the protection of the SPA, SAC and Ramsar site at Chichester Harbour including contributing to any strategic access management issues, loss of functionally linked supporting habitat and water quality issues relating to runoff into a European designated site;
 13. The protection of any other key views;
 14. Provision of infrastructure and community facilities in accordance with the most up to date Infrastructure Delivery Plan;
 15. Provisions of the West Sussex Minerals Plan, and associated guidance, in relation to ~~the~~ **sites** being within a defined Minerals Safeguarding Area.
 16. Ensure sufficient capacity within the relevant Wastewater Treatment Works before the delivery of development as required.

(Continue on separate sheet if necessary)

Declaration

I understand that any comments submitted will be considered by Chichester District Council in line with this consultation and will be made publicly available on their website www.chichester.gov.uk and may be identifiable by my name or organisation, if provided.

Name (<i>print</i>):	Ian Johnson
Date:	07.02.19



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Position (if applicable)		Managing Director

Is this the official view of the organisation named above? Yes No

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 30, 32, 33	Policy Reference:	S2 Settlement Hierarchy
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

The Preferred Approach carries forward the Adopted Chichester Local Plan: Key Policies 2014-2029 classification for Hermitage as one of the District's Service Villages. We welcome the focus in the supporting text (ref. para 4.18) on the services villages as locations for new strategic development, as part of the Council's strategy to disperse development across the Plan area in suitable locations.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

N/A

(Continue on separate sheet if necessary)

Declaration

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Name (<i>print</i>):	Ian Johnson
Date:	04.02.19



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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 33 - 35	Policy Reference:	S3 Development Strategy
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

We welcome the policy objective to disperse development across the Plan area. We also support the location of non-strategic sites, community infrastructure and appropriate forms of commercial development within the Service Villages. However, we **object** to the exclusion of Hermitage as a Strategic Development Location within the table in the policy and therefore its exclusion from the list of Service Villages identified for growth. Our objection is also relevant to the Settlement Hierarchy Local Plan Background Paper (December 2018) which is not considered to provide a robust evidence base to support the draft policy.

We also object to the following wording of the policy:

'To ensure that the Council delivers its housing target, the distribution of development may need to be flexibly applied, within the overall context of seeking to ensure that the majority of new housing is developed at Chichester City and settlement hubs where appropriate and consistent with other policies in this plan. Any changes to the distribution will be clearly evidenced and monitored through the Authority's Monitoring Report.'

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

Hermitage is identified in the Settlement Hierarchy Local Plan Background Paper (December 2018) as a Service Village, which is carried forward into draft Policy S2: Settlement Hierarchy. The exclusion of Hermitage from draft Policy S3 as a Strategic Development Location is understood to result from a limited assessment undertaken by the Council of population size and the broad range of key services and facilities that are accessible to Hermitage. Paragraph 4.5 of the above background paper states,

'The Council do not monitor data specific to Hermitage as it forms part of Southbourne parish and lies adjacent to the village of Emsworth (Havant District). The Council considers that its proximity to the services in Emsworth and Southbourne is sufficient to designate Hermitage as a Service Village. '

As a result of the above approach Hermitage is excluded from the ranking of District Settlements for their access to key services and facilities in Appendix 1 of the background paper. This is a significant oversight. There are a range of key services within the local centres of Emsworth and Southbourne accessible to Hermitage via a range of sustainable travel modes, including employment, education, healthcare and leisure facilities. Further details are provided within the Hermitage Orchard Vision Document (November 2018) submitted as part of these representations.

Whilst the policy wording recognises the need for a sequential approach to the distribution of housing (i.e. ensuring the majority of new housing is developed at Chichester City, the Settlement Hubs and then in the Service Villages) the reference in the policy to *'the distribution of development may need to be flexibly applied'* could lead to growth in less sustainable locations over the Plan period and a weakening of the Plan-led approach. The policy wording is inconsistent with the Government's commitment to *'significantly boosting the supply of homes'*, as set out in Paragraph 59 of the NPPF and encouraging Local Authorities to provide a greater degree of certainty in seeking to meet their full housing needs.

To suggest flexibility, rather than a positive move to deliver the full local housing need as part of the plan-making process is unnecessary. There is sufficient provision within Paragraph 11 of the NPPF under the 'presumption in favour of sustainable development' to allow for an alternative distribution of development to come forward, should there be under supply of housing during the Plan period.

In summary, the above policy wording is **not positively prepared, nor will it be effective** in delivering the District's full local housing need in sustainable locations, such as the Settlement Hubs and Service Villages. We therefore request;

- the inclusion of Hermitage within the list of Strategic Development Locations; and
- the following wording is deleted from the policy text,

~~*To ensure that the Council delivers its housing target, the distribution of development may need to be flexibly applied, within the overall context of seeking to ensure that the majority of new housing is developed at Chichester City and settlement hubs where appropriate and consistent with other policies in this plan. Any changes to the distribution will be clearly evidenced and monitored through the Authority's Monitoring Report*~~

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To which part of the document does your representation relate?

Page/ Paragraph Number:	Page 36	Policy Reference:	S4: Meeting Housing Needs
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Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

We are pleased to see that the Local Plan is progressing although we consider the approach to meeting the District's local housing need and the development strategy is 'unsound'. The policy requirement to deliver 12,350 dwellings over the Plan period (2016-2035) is based upon the Standard Method of assessment. The application of the Standard Method without sufficient adjustment to meet some of the needs of the adjoining authorities or the specific social and economic circumstances of the District increases the risk of failing to meet the full local housing need. The policy is therefore not considered to be positively prepared or consistent with national policy.

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

Paragraph 60 of the NPPF requires strategic policies to identify a minimum number of homes, through undertaking a standard method of assessment. The Planning Practice Guidance (ref. Housing Need Assessment, PPG) describes the standard method of assessment and states a 40% cap above the average annual housing requirement should be applied where existing planning policies are less than five years from their date of adoption. Whilst the purpose of the cap is to help ensure the minimum local housing need figure is deliverable, the PPG also states (ref. 007 Reference ID: 2a-007-20180913) that the cap does not reduce the housing need itself. The housing need is therefore greater within the District than is currently being planned for through the standard method of assessment.

The requirement for a more ambitious approach to housing supply is further supported by the disparity between the sum of local housing need assessment, calculated using the standard method amounting to c. 264,000 a year (ref. 2014 household projection figures) against the Government's commitment to delivering 300,000 homes a year by the mid-2020's (i.e. an annual shortfall of 36,000 homes).

In order to be consistent with the NPPF requirement to significantly boost the supply of homes and address the constraints of the 40% cap and limitations of the standard method it is clearly not the Government's intention for the identification of a minimum number of homes to be the automatic end point for Local Authorities when identifying a sufficient amount and variety of land in their emerging Local Plans.

The proposed policy wording is **not positively prepared, consistent with national policy nor will it be effective** in delivering the District's full local housing need in sustainable locations, such as the Settlement Hubs and Service Villages. We therefore request the Council review the approach towards meeting the full local housing needs of the District and plan for an increased supply of housing over the Plan period, in particular within the early years of the Plan.

(Continue on separate sheet if necessary)

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Date:	07.02.19

HERMITAGE ORCHARD

VISION DOCUMENT | NOV 2018



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THE DOCUMENT

This document has been produced on behalf of Seaward Properties to support the promotion of Hermitage Orchard. It demonstrates the way in which the land could be developed in order to provide a valuable new addition to the local area.

Successful new developments integrate with existing development and communities, providing high quality spaces, connections and amenities. The design of high quality public realm is essential in creating civic pride and a sense of ownership to new and existing.

The document details the comprehensive design process that has informed the vision presented. This includes an assessment of the site, its context, evaluation of key opportunities and constraints, and how these underpin the design concept.

ABOUT SEAWARD PROPERTIES

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.



Examples of Seaward Properties

NATIONAL POLICY AND GUIDANCE

National Planning Policy Framework

The National Planning Policy Framework (NPPF), March 2012, provides guidance for local planning authorities (LPAs) in drawing up plans for development and determining planning applications. The NPPF establishes a ‘presumption in favour of sustainable development’, which for plan-making means that LPAs should positively seek opportunities to meet the development needs of their area, and for decision making means approving development that accords with the statutory Development Plan without delay.

It indicates three dimensions to sustainability:

- The **economic** role involves ensuring that sufficient land of the right type is available in the right places at the right time to support growth and innovation;
- The **social** role involves supporting strong, vibrant and healthy communities by ensuring that the supply of housing meets existing and future needs, in a high quality environment;
- The **environmental** role involves protecting and enhancing the natural, built and historic environment.

Core planning principles include the following:

- Not simply be about scrutiny, but instead be a creative exercise to find ways to enhance and improve the places in which people live;
- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- Take account of the different roles and character of different areas, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;
- Contribute to conserving and enhancing the natural environment;
- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are, or can be made sustainable.

Boosting housing delivery. A key objective of the NPPF is to boost significantly the supply of housing (paragraph 47). To achieve this requires LPAs to ensure local plans meet the full, objectively assessed needs for market and affordable housing in their area and to demonstrate a five-year supply of deliverable housing sites.

Response

Residential development of the land off Penny Lane would boost housing supply in Hermitage. The development could form part of housing allocations for the on-going review of the adopted Chichester Local Plan to meet local and District-wide housing need, as examined below. The

land represents a sustainable location for housing development, providing a high quality design and a good standard of amenity for residents and supporting the local community of Hermitage.

National Planning Practice Guidance

The National Planning Practice Guidance (NPPG) provides guidance for LPAs on the factors that should be considered when assessing the suitability of sites and broad locations for development. The following factors are advised to form part of the assessment of site suitability for development now and in the future:

- Physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
- Potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;
- Appropriateness and likely market attractiveness for the type of development proposed.
- Contribution to regeneration priority areas;
- Environmental/amenity impacts experienced by prospective occupiers and existing neighbours.

The NPPF and NPPG are significant material considerations for the principle of development on the Penny Lane site.

Response

The land has none of the physical limitations listed; it has suitable access (via a road), is not prone to flooding, does not suffer from contamination or poor ground conditions and the necessary infrastructure is available or, can readily be made so.

Given its position between existing housing and the railway line, the impact of its development on the landscape would be limited; the development would not be visible from either the Chichester Harbour AONB, or the South Downs National Park. The land has no specific ecological designation and existing TPO'd trees would be retained and protected. The amenity of existing neighbours' amenity can readily be protected by an appropriate design of the site layout and individual properties.

CHICHESTER LOCAL PLAN: KEY POLICIES 2014-2029

Policy 1 Presumption in Favour of Sustainable Development reflects the NPPF's presumption in favour of sustainable development.

Response

The land meets the three sustainable roles set out in the NPPF – economic, social and environmental- and can be considered a sustainable location for new housing.

The land lies approximately 1.2 km (15 minutes' walk, 5 minutes cycle) from the shops and facilities of Emsworth and 1.5 km (19 minutes' walk, 6 minutes cycle) from Emsworth railway station. Bus services along Main Road connect to Chichester and Havant/Portsmouth, with stops within 500m. (6 minutes' walk). The land falls outside and separated from the Chichester Harbour Area of Outstanding Natural Beauty and associated ecological designations and has no specific ecological designation itself.

Development of the land forms a logical extension to the existing settlement of Hermitage, extending the settlement northwards to the defensible barrier of the railway line. The development would enhance Hermitage as a settlement and community, providing housing to meet local needs and contributing to the viability of local shops and services, without causing harm to significant landscape or ecological interests.

Policy 2 Development Strategy and Settlement Hierarchy identifies the locations where sustainable development will be accommodated. Hermitage is included as a 'Service Village', which are intended to be the focus for new development outside Chichester and the settlement hubs. The Policy steers development towards locations within settlement boundaries, whilst Policy 45 limits development outside settlement boundaries to that which requires a countryside location or is required to meet specific local need.

Response

The land lies immediately adjacent to the settlement boundary of Hermitage and forms the logical extension to the village. Potential extensions to the village in other directions would encounter significant constraints: to the south development would be significantly constrained by the AONB boundary along Main Road to the east by concerns over coalescence with Southbourne.

Policy 4 Housing Provision identifies the broad distribution of housing across Chichester district and includes 6156 dwellings 2012-2029 in the east-west corridor (which covers the Hermitage area). Policy 5 Parish Housing Sites identifies small scale housing sites to address the local needs. Sites are to be identified in neighbourhood plans or in a Site Allocation DPD.

Response

The Review of the Chichester Local Plan commenced in 2017 and the new plan will need to respond to a substantial increase in identified housing need. The strategy is likely to continue to identify the east-west corridor as one of the main locations for additional housing to meet the increase in housing need. Development of the land would add over 100 dwellings to the contribution of the east-west corridor to housing provision in the district.

Policies 8 Transport and Accessibility and 9 Development and Infrastructure Provision seek to improve accessibility, particularly by non-car modes of travel and secure the availability of the necessary infrastructure to support development proposals.

Response

The land has appropriate access via the two roads and, as indicated above, reasonable access to local services and facilities by foot and cycle and to public transport. The necessary infrastructure to support development is available or can readily be made so.

Policy 33 sets out the District Council's design, density and infrastructure requirements for new residential development, seeking a high quality living environment in keeping with the character of the surrounding area. Policy 34 Affordable Housing requires 30% affordable housing provision on site. Policy 39 Transport, Accessibility and Parking, Policy 40 Sustainable Design and Construction, Policy 42 Flood Risk and Water Management seek to secure these relevant aspects of new development, to include adequate access and parking, sustainable development and appropriate flood protection and drainage arrangements.

Response

Design issues are addressed in the Local Distinctiveness and Design Concept sections below. Other requirements of the policies will be addressed in the detailed submission material for a planning application for the development.

Policies 48 Natural Environment and 49 Biodiversity seek to protect landscapes and ecology features which are of value to the character of sites and localities.

Response

As indicated above, the land does not have any specific ecological designation and is separated from the Chichester Harbour AONB and ecological designations by Hermitage village. Existing trees on site that are subject to Tree Preservation Orders will be retained and enhanced by additional planting both as part of the woodland and within the housing areas, as shown on the Illustrative Masterplan.

OTHER RELEVANT LOCAL PLANNING POLICY

Site Allocation DPD 2014-2029 - Proposed Submission Document

The DPD sets out the non-strategic housing and employment allocations in support of the relevant policies of the Local Plan: Key Policies.

The document includes no sites at Hermitage nor within Southbourne Parish.

Southbourne Neighbourhood Plan

The Southbourne Neighbourhood Plan was made in September 2015; the plan area includes Hermitage and land to north up to and beyond the railway line and therefore includes the Penny Lane and Woodfield Park Road land.

The Neighbourhood Plan includes proposals for 300 homes, supporting local facilities and community uses and open space and green infrastructure.

Policy 1 supports development proposals located inside the Settlement Boundaries of Southbourne/Prinsted, Nutbourne West and Hermitage/Lumley/Thornham. Policy 2 allocates four development sites at Southbourne and Nutbourne to meet the 300 dwelling requirement. No sites are allocated for development at Hermitage.

The Penny Lane/ Woodfield Park Road land lies outside the settlement boundary for Hermitage, as shown by the red line below.

Response

The review of the Chichester Local Plan commenced in 2017 and the new plan will need to identify new housing allocations to respond to a substantial increase in identified housing need. Consequently, housing allocations in Neighbourhood Plans, including the Southbourne Neighbourhood Plan, will need to be reviewed to provide the necessary housing to meet identified housing need locally and district-wide.

Amendments to settlement boundaries to provide for new housing allocations could reasonably include the land.



Southbourne Parish Neighbourhood Plan Submission Plan Policies Map, July 2014

Planning Obligations & Affordable Housing SPD (July 2016)

The SPD sets out the requirement for on-site affordable housing at 30% of developments of 11 or more dwellings, together with specifications relating to tenure split for the affordable housing and housing mix for both affordable and market dwellings.

Response

The proposed residential development of the land will reflect the affordable housing, tenure mix and dwelling size mix requirements of the SPD, details to be provided as part of the submitted material for a planning application.

Surface Water and Foul Drainage SPD

New development at the Penny Lane/Woodfield Park Road land would be connected to the Thornham Wastewater Treatment Works (WwTW); an excerpt from the catchment area is shown below, with the Penny Lane/Woodfield Park Road land outlined in red.

The WwTW discharges treated effluent into Chichester Harbour, with the treatment processes updated in 2015.

Response

A planning application for the proposed residential development of the land will be accompanied by drainage proposals and a Flood Risk Assessment. This material will examine drainage option availability and ensure that appropriate drainage provisions are made for the development.



 Catchment Map: Thornham Wastewater Treatment Works

SITE CONTEXT

The site is located on the north eastern edge of Hermitage, a small village located either side of the A359 between Emsworth to the west and Southbourne to the east.

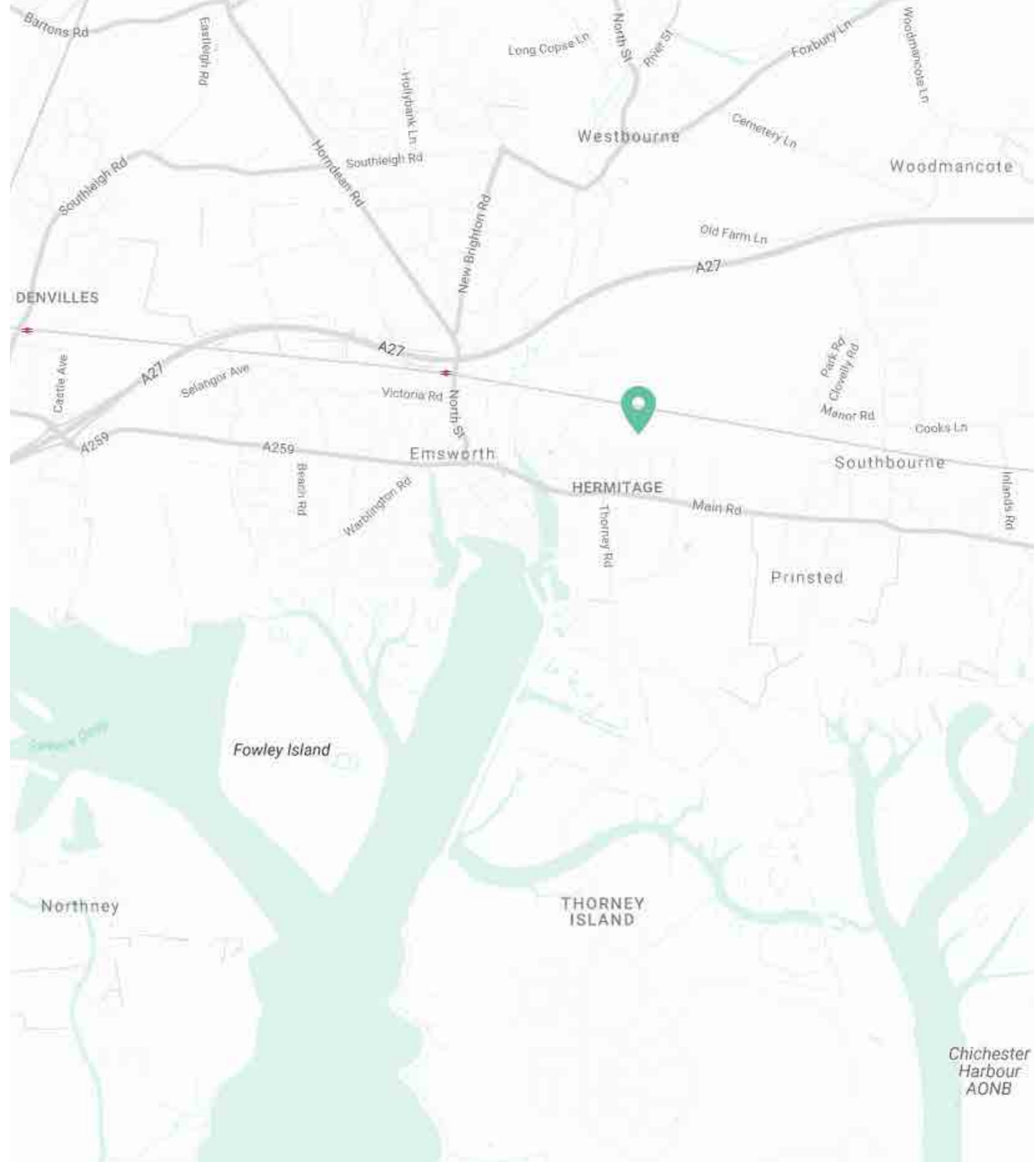
The site is situated within Southbourne Parish and the administrative area of Chichester District Council.

The surrounding area is semi-rural in nature, and is defined by a mix of mature woodland, agricultural land and residential development.

To the south of Hermitage is Chichester Harbour Area of Outstanding Natural Beauty (AONB).

Any potential development would look to contribute positively to the northern edge of Hermitage, forming a strong relationship with existing assets and respecting the more sensitive areas of the site.

 Right: Wider Context of Site



TUPPENNY LANE

THORNEY ISLAND

MORCUMB CARAVAN PARK

EMSWORTH YACHT HARBOUR

PENNY LANE

HAYLING ISLAND

MILL POND

WOODLAND

RAILWAY

EMSWORTH RAILWAY STATION



LANDSCAPE CHARACTER

The site is located within 500m of the Chichester Harbour AONB and sits within the Chichester Harbour SSSI Impact Risk Zone.

The landscape, constrained to the north by the A27 dual carriageway, is dominated to the north-east by open arable fields; to the north-west, is a more intimate mixture of farmsteads and paddocks; properties with substantial gardens; and smaller detached and terraced properties; edged with tree-lines, scattered mature trees and hedgerowed enclosure. The built up areas of Southbourne, Hermitage and Emsworth form urban development to the east and west. To the south west is a saline lagoon (Mill Pond) that leads into Emsworth Harbour.

Key aspects of the National Planning Policy Framework and relevant planning designations state that opportunities should be taken to improve the character and quality of the area whilst taking account of the surrounding landscape character and the proximity to the

Chichester Harbour AONB. Key aspects of the Chichester Local Plan: Key Policies 2014-2029 and Southbourne Coastal Plain: Land Management Guidelines state that development in the area must 'minimise impact on the surrounding landscape, paying particular regard to the setting of the Chichester Harbour AONB' and maintain key views to the harbour. Further, that the natural environment and biodiversity in the area is protected and enhanced by the improvement of existing green infrastructure and the creation of additional areas of species rich habitat.

The northern boundary of Chichester Harbour AONB, as defined by the A259 Main Road, is located within 350m to the south of the site. The residential development of the Hermitage townscape and the A259 main road lie between the site and the designated area, reinforcing the separation and preventing inter-visibility between the site and the harbour. The South Downs National Park is located approximately 2.0 km to the north of the site further separated by the A27 dual carriageway running across the southern footslopes of the Downs.

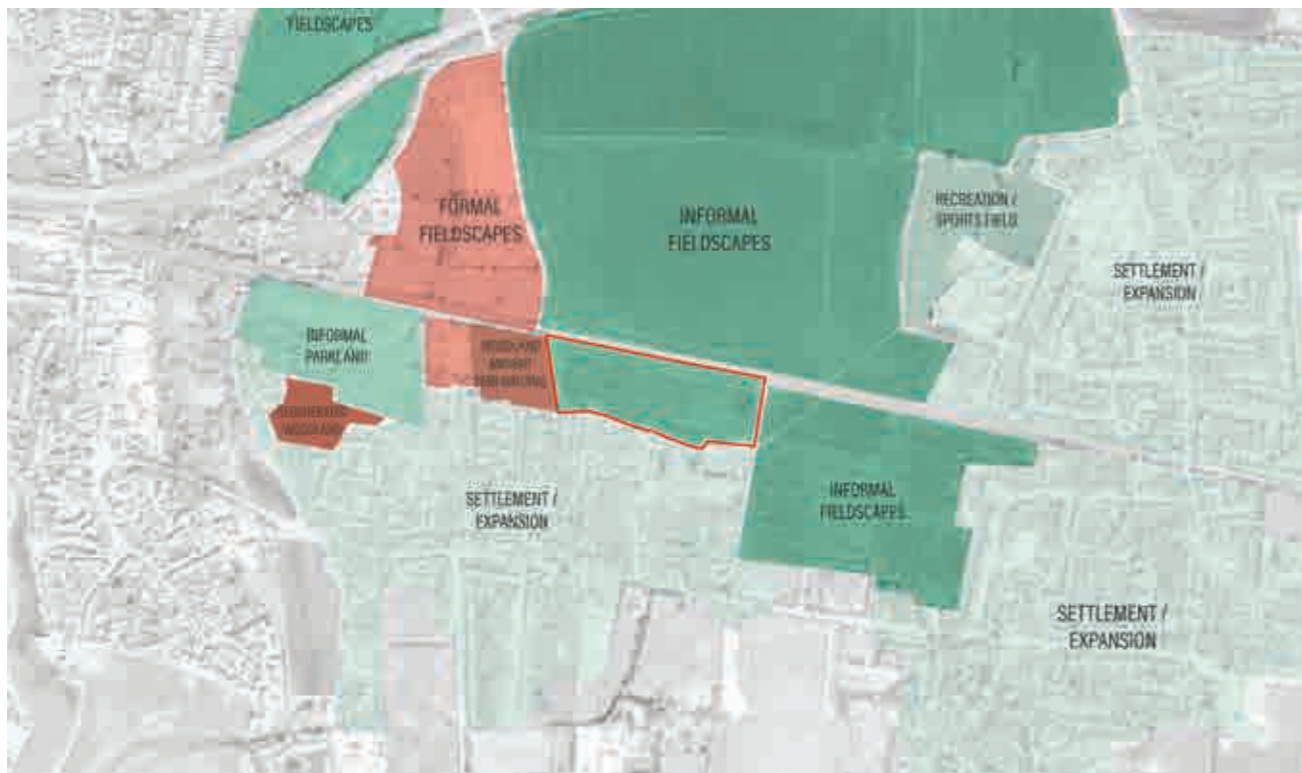
The landscape character areas (Chichester District AONB Landscape Capacity Study) of 'North Hermitage Enclosed Pasture' and 'Hermitage- Southbourne Coastal Plain' provide 'limited' to 'moderate' contribution to the surrounding landscape and, largely influenced by the existing built environment and the A259, are judged to possess 'low / medium' landscape capacity, (See Appendix A).

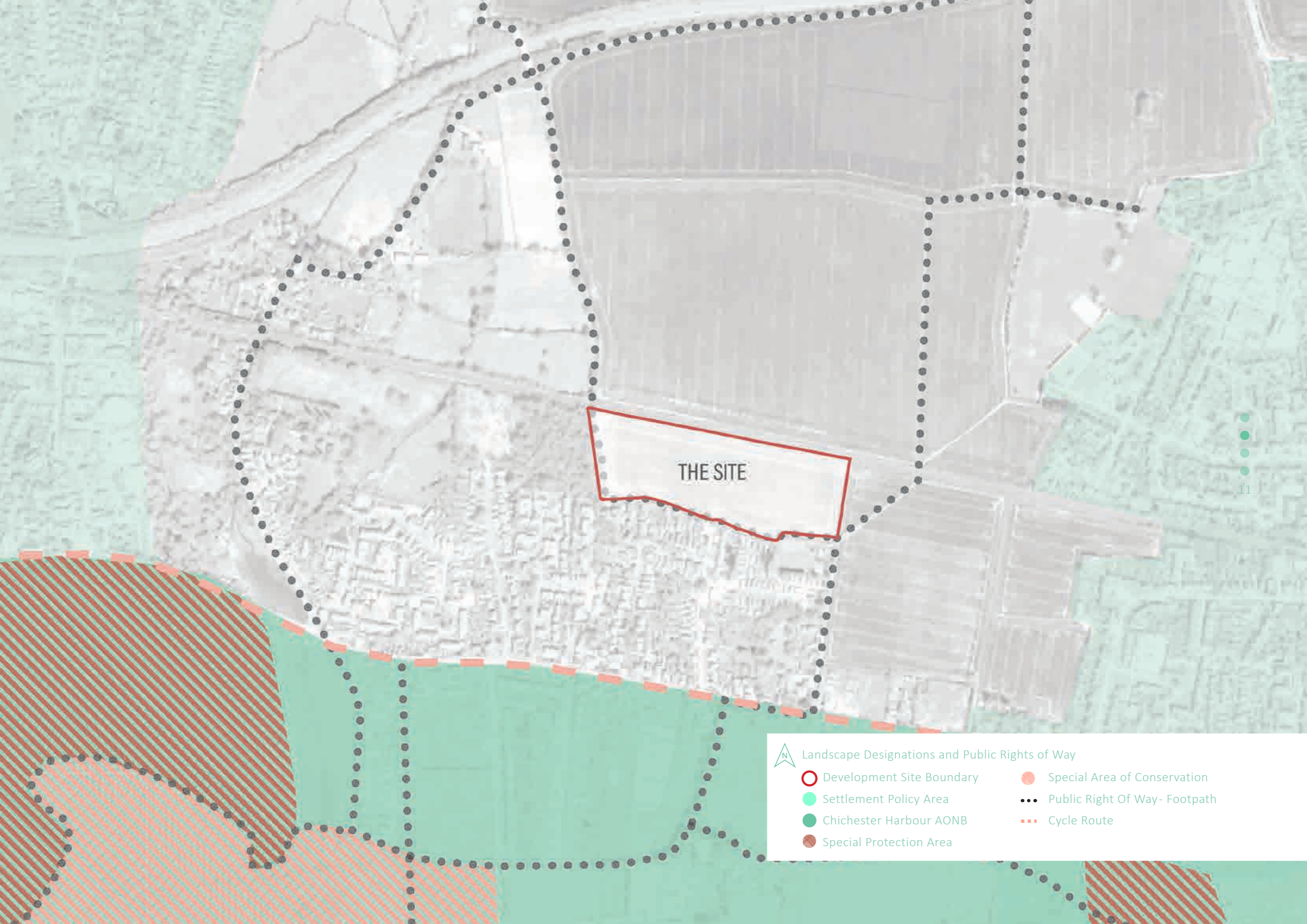
Development in these character areas would therefore need to 'demonstrate no adverse impacts on the setting to settlement or the wider landscape' and have 'regard for the setting and form of existing settlement and the character and sensitivity of adjacent landscape character areas'.

The following are considered to comprise landscape character sensitivities or constraints of relevance to the development of the site:

Proximity of the site to the Chichester Harbour AONB, a protected landscape designation with high sensitivity to development:

- Proximity of the site to heritage assets, conservation areas and features of cultural or amenity value including TPO woodland, areas, groups and individual trees;
- Proximity of the site to areas of public access and settlement; public rights of way, residential communities;
- Contribution of the species-rich mature boundary hedgerows to the biodiversity of the site and the screening of views in and out;
- Relationship with open rural landscape between the site and defined settlement areas.





THE SITE

-  Landscape Designations and Public Rights of Way
-  Development Site Boundary
 -  Settlement Policy Area
 -  Chichester Harbour AONB
 -  Special Protection Area
 -  Special Area of Conservation
 -  Public Right Of Way- Footpath
 -  Cycle Route

ABOUT THE SITE

The site is approximately 5.49ha in size and is broadly rectangular. The western boundary abuts an area of dense woodland which is covered by a blanket Tree Preservation Order (TPO). The site is accessed via Penny Lane.

The northern boundary of the site is defined by the railway line connecting Emsworth and Southbourne. To the north of this is agricultural land, which is a mix of arable and pasture. To the north east of the site is Bourne Community College.

Directly south of the site are residential areas focussed around Southbourne Avenue and Penny Lane. To the south east corner of the site is Morcumb Caravan Park. To the east of the site is arable farmland. The west of the site is agricultural pasture.

The site is generally level, but slopes gradually down from north to south. The western part of the site gently slopes down from east to west. All gradients on the site are very slight and do not present any challenges to development.

An existing right of way, footpath No. 240, runs along side the site and across the railway line to Mill Lane and the residential areas of Westbourne and New Brighton.



The Site: North West Corner looking South East



View towards and beyond the northern boundary



BOURNE
COMMUNITY
COLLEGE

RAILWAY LINE

WOODLAND

PENNY LANE
SITE

WOODFIELD PARK ROAD

HERMITAGE

SOUTHBOURNE AVENUE

PENNY LANE

TUPPENNY LANE

MARY ROAD (A459)

LUMLEY ROAD

LUMLEY ROAD

EMSWORTH

MILL POND

SOUTHBOURNE



THE SITE

LANDSCAPE CHARACTER

The site area is historically of agricultural use, however development over the last century has brought the built form and residential edge of Hermitage north such that it now abuts the field parcel and, whilst tree-lined, defines the southern site boundary. The woodland that characterises the western boundary is recorded in mapping dating to late C19 along with the rail corridor (constructed in the mid 1840's) that forms the northern boundary. Beyond the mature hedgerow bounding the eastern site edge, the wider landscape comprises a field scape of low lying agricultural land to the north and east that has remained as relatively open farmland. This is now contained by the residential edge of Southbourne (including the grounds and buildings of the community college) to the east and bound by the A27 to the north.

The surrounding agricultural landscape character can be seen to have been influenced principally by residential development and imposition of primary lateral transport routes; the (A259) coast road, mainline railway, and the A27 major trunk road. The coast road and railway have contained and defined development such that, west of Southbourne, the residential corridor is largely found between the two.

VISUAL AMENITY

The site is bounded by dense woodland to the east and built-up residential settlement to the south. Therefore, visual attainment of the site is limited to land lying to the north east, and would be viewed against the backdrop of the built up urban townscape of Hermitage and associated infrastructure such as main roads and railways. The development would be viewed in relation to the existing residential character of the townscape within views made predominantly from the open agricultural land to the north east and across the rail corridor. Longer isolated views from the slopes situated within the South Downs National Park would be especially limited and perceived integrally with the existing townscape such that the visual effects upon the setting of the development and broader landscape would be minimal.

Due to the distance between the designated landscape areas (Chichester Harbour AONB, South Downs National Park) and the proposed development site, and the built up residential infrastructure and transport corridors forming physical and visual barriers between them, the visual effect upon the designated landscapes would be of little direct consequence.

Existing mature vegetation to the site boundaries creates a visual barrier filtering views into the site from public footpath access across open farmland beyond the rail corridor. Retention and enhancement of boundary vegetation across the site would provide mitigation from direct views into the development, predominantly from the north.



TUPPENNY LANE, PUBLIC RIGHT OF WAY

HAYLING ISLAND

PENNY LANE

MORCUMB CARAVAN PARK

MILL POND

EMSWORTH CONSERVATION AREA

HOUSES ALONG SOUTHBOURNE AVENUE

WOODLAND

WOODFIELD PARK ROAD SITE

RAILWAY LINE



SITE PHOTOGRAPHS



 Key Plan



1 - Southern boundary of Penny Lane site with woodland in the background



2 - Access to Penny Lane site



3 - Northern boundary of Penny Lane site running parallel to railway line



4 - Rear boundary of existing properties backing onto the site



5 - Looking towards the houses along Southbourne Avenue



6 - Woodland on the western boundary



7 - Penny Lane site viewed from the north eastern corner

SUSTAINABLE TRANSPORT

The sites proximity to Hermitage lends itself to sustainable travel. As a result it is possible to access a range of key services in local centres such as Emsworth and Southbourne by sustainable travel modes.

PEDESTRIAN ACCESS

Good quality, well lit footways on Penny Lane aid connectivity between the site and the wider pedestrian network, as well as bus stops situated along the A259. There are signalised pedestrian crossings provided for pedestrians along the A259, one close to the junction with Woodfield Park Road and another approximately 1km to the east, adjacent to St John the Evangelist Church. Both sets of crossings feature tactile paving and dropped kerbs to facilitate safe crossing for all user groups.

A broad range of services and facilities are available to existing and future residents within a suitable walking distance. These are mainly located within Emsworth and Southbourne.

The site also links into the Public Rights of Way Network, providing attractive leisure routes in the area. Most notably, footpath No. 240, which runs through the site linking to Mill Lane and the residential areas of Westbourne and New Brighton. Footpath No. 241 in part runs along the sites eastern boundary, linking it to the A259 to the south via Tuppenny Lane, and north towards the Bourne Community College. Footpath No. 203 provides a walking route from the A259 near Penny Lane to Emsworth Harbour and Prinsted.

For more leisurely journeys, paths such as the Sussex Boarder Path and Solent Way provide off-road routes along the Sussex coastline.

CYCLE ACCESS

The relatively flat topography of the local area increases the likelihood of people making journeys by cycle. It is possible to access the main employment centres of Havant and Chichester by cycle, although this will not apply to all individuals.

The A259 has on-carriageway cycle lanes which form part of the National Cycle Network Route 2 and connects locally to Emsworth, Southbourne, Nutbourne, Bosham, Fishbourne and Chichester.

To the north of the site is the South Coast Cycle Route, which provides an alternative route between Southbourne and Chichester that is lightly trafficked.

PUBLIC TRANSPORT

The nearest bus stops are located on the A259. There are eastbound and westbound stops located between the junctions of Bramley Gardens and Gordon Road, and to the east of the Penny Lane junction. Local bus routes include a number of major destinations including Arundel, Bognor Regis, Brighton, Chichester, Havant, Hove, Littlehampton, Portsmouth, Southsea and Worthing.

Currently both sets of bus stops are served by the Coastliner 700 service, providing bi-directional services every 20 minutes throughout the week.

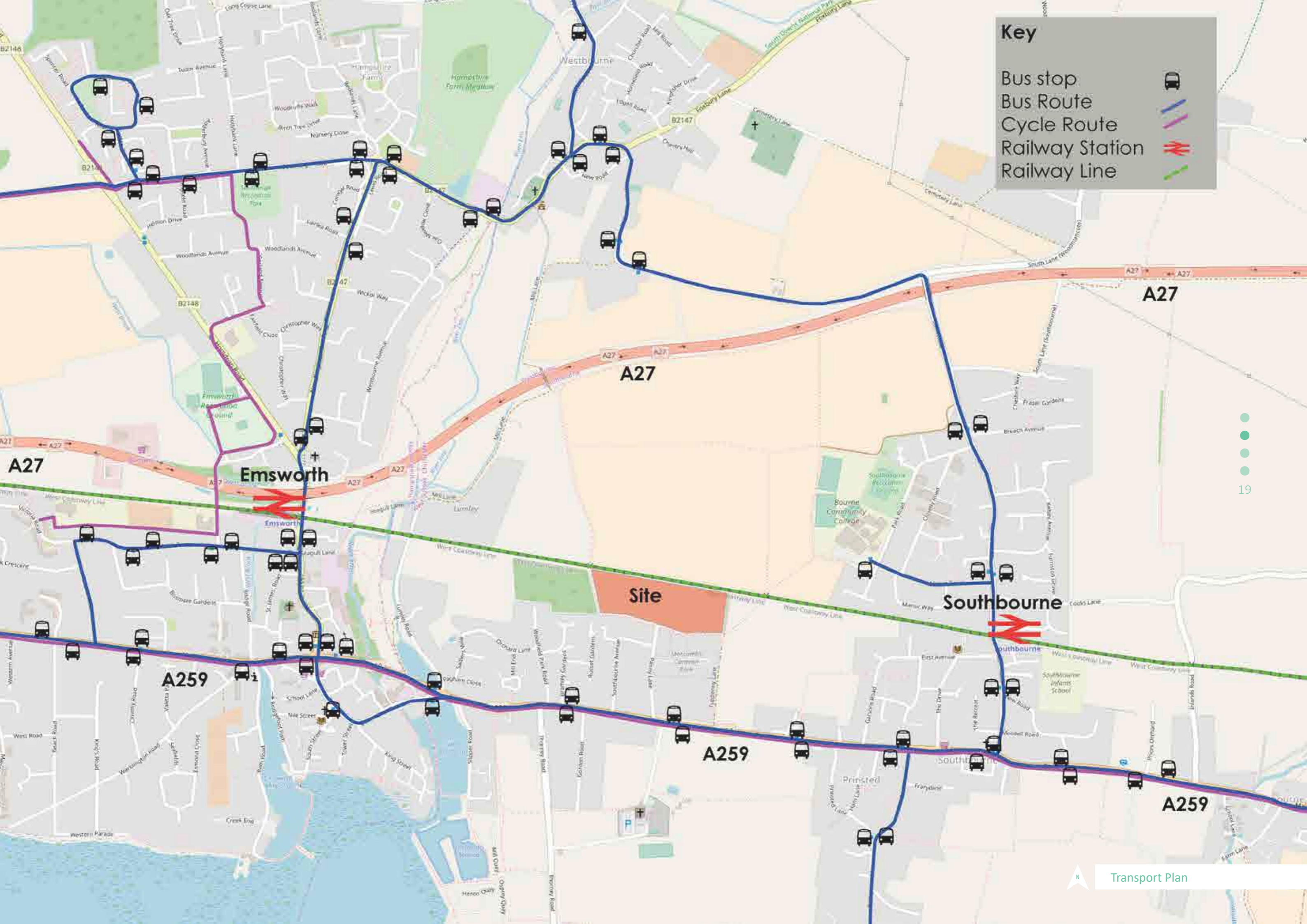
RAIL

Southbourne and Emsworth stations are both located approximately 1.8km from the site. Together these provide connections to Portsmouth, Southampton, Chichester, Havant, Brighton, Clapham Junction, Gatwick Airport and London Victoria. Interchange with other services at Havant enables access to Guildford, Haslemere, London Waterloo, Petersfield and Woking.

Emsworth station has 15 secure cycle parking spaces situated at the front of the station to encourage travelling to the station by sustainable modes. It would take approximately 7 minutes to travel to the station from the site by bicycle.

Key

- Bus stop 
- Bus Route 
- Cycle Route 
- Railway Station 
- Railway Line 



ACCESSIBILITY TO FACILITIES & SERVICES

Due to the Sites proximity to Hermitage, it will have access to a range of key services in the local centres of Emsworth and Southbourne. These are accessible via a range of sustainable travel modes as demonstrated previously.

These services and facilities include employment, education, healthcare and leisure needs.

ON FOOT

In addition to the local amenities situated in Hermitage that are accessible by foot, a number of key services are also situated within walking distance. For example, the Bourne Community College and associated leisure centre facilities are located less than 500m from the site and by foot can be reached by following PRow 241. In addition, the New Life Christian Church is situated approximately 8 minutes from the site by foot.

Other locations considered to lie within reasonable walking distance of the site include the Sussex Brewery Public House and Southbourne Industrial Estate.

BY BIKE

In addition to the facilities and services accessible on foot, cycling creates larger catchment areas that can be considered as a reasonable distance to cycle to facilities. PPG13 recommends this catchment should lie in the region of approximately 5km, while for journeys to work this is often significantly more. Emsworth and Southbourne are both less than 2km from the site, therefore all the facilities and services situated within both neighbourhoods should be considered as being accessible by bicycle.

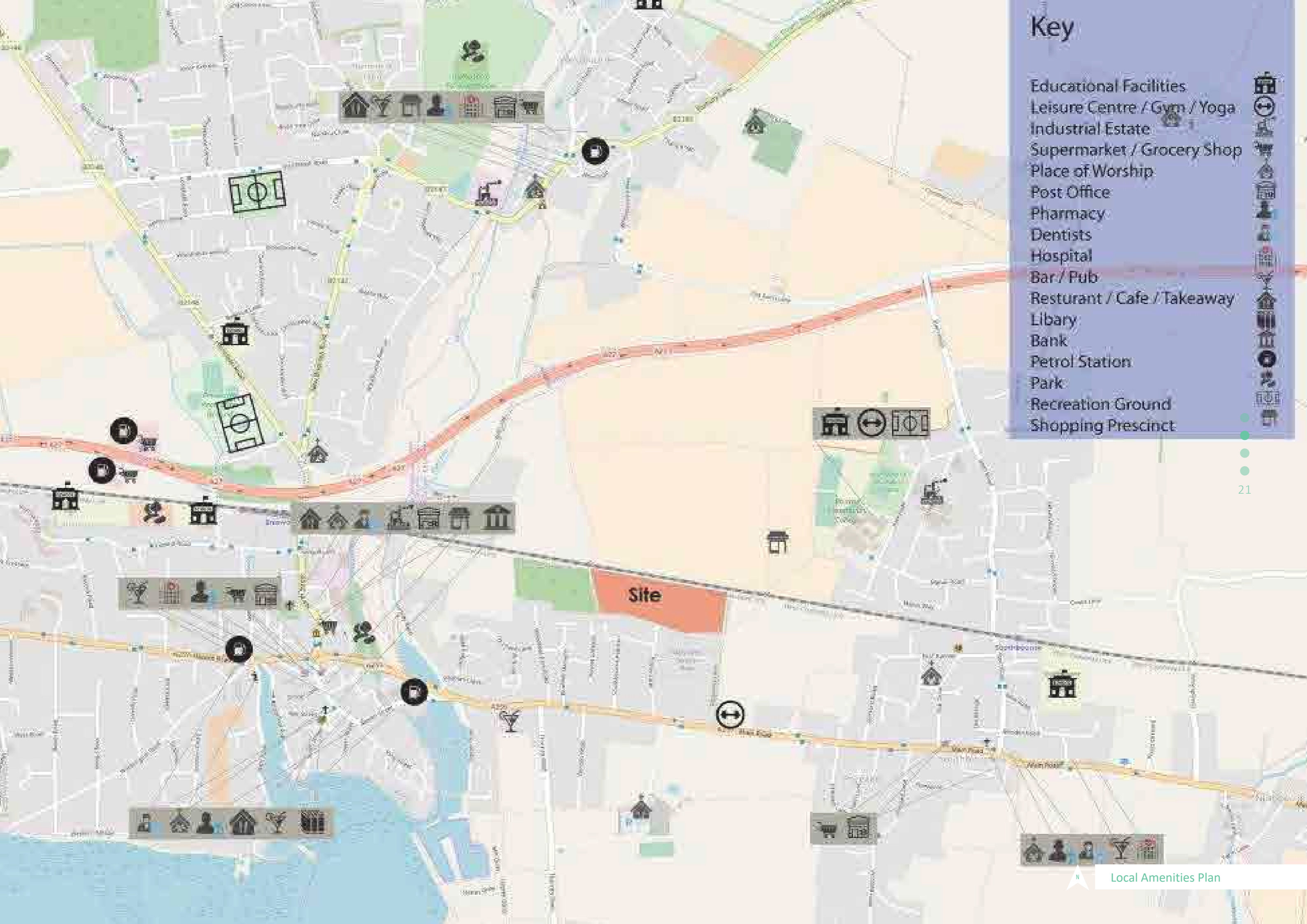
Havant situated to the west of the site is a larger town that may house some of the future residents places of work, the town lies less than 5km from the site, therefore some residents may be encouraged to cycle to work, or alternatively make use of cycle storage facilities at Emsworth Station.

LOCAL HIGHWAY NETWORK

By motorised travel, Penny Lane connects at its southern end to A259 via simple priority junctions. Both roads are single carriageway, but are capable of accommodating two-way vehicular movements. Both roads have footpaths on either side of the carriageway.

The A259 operates as a distributor road linking to Southbourne, Nutbourne, Fishbourne and Chichester to the east and to Emsworth and the A27 to the west.

Both Chichester and Portsmouth are approximately 20 minutes drive from the site, while direct and frequent public transport by both rail and bus also provide access to these locations.



Key

- Educational Facilities
- Leisure Centre / Gym / Yoga
- Industrial Estate
- Supermarket / Grocery Shop
- Place of Worship
- Post Office
- Pharmacy
- Dentists
- Hospital
- Bar / Pub
- Resturant / Cafe / Takeaway
- Libary
- Bank
- Petrol Station
- Park
- Recreation Ground
- Shopping Prescinct



SUMMARY OF CONSTRAINTS & OPPORTUNITIES

Gaining a detailed understanding of the site and its surroundings is central in informing a successful design solution. Key considerations at this stage are existing movement routes, access, open space, landscape, views, land use and planning designations. Some of the key opportunities and constraints of the site are detailed here.

CONSTRAINTS

- Existing trees, particularly along the western and the southern boundary. These are of mixed quality but a large number are high quality category A and B trees;
- There is an existing 'blanket' Tree Preservation Orders (TPO) in the woodland to the west;
- The visibility of the site from the surrounding area must be considered in order to limit visual impact;
- Areas of the site that are susceptible to flooding, particularly along the southern edge, must be mitigated;
- The noise impact of the railway line will influence the setback and design of buildings along the northern edge;
- The proximity of existing dwellings to the south of the development must be carefully considered;
- The current nature of Penny Lane and its suitability to accommodate new development;
- The existing nature of the access point will need to be assessed and designed to current standards.

OPPORTUNITIES

- Retain existing trees and vegetation;
- Create a sympathetic new development though a well designed green infrastructure that relates to the surrounding context;
- Provide attractive and varied streets and open spaces for residents and visitors to enjoy in a variety of ways;
- Retain existing rights of way and provide an internal network of walking and cycle friendly routes that integrate with them;
- To utilise the existing access point at the northern end of Penny Lane;
- Take advantage of views out of the site through the placement and orientation of public spaces;
- To integrate the development with the local area through links to existing infrastructure and rights of way;
- Integrate sustainable drainage features with green open spaces.



- KEY**
- Indicative Site Boundary
 - Category A Tree
 - Category B Tree
 - Category C Tree / Hedge
 - Root protection area
 - Tree Preservation Order
 - Existing hedges and scrub
 - Indicative surrounding vegetation
 - Existing access point
 - ➔ Views into and out of the site
 - Indicative area susceptible to flooding
 - Railway line
 - Existing level crossing
 - Boundary adjacent to railway line
 - Bus stops
 - Existing Public Right of Way
 - Existing on road cycle route
 - Listed building
 - Buildings and gardens backing on to the site
 - ➔ Gentle fall of land

LOCAL CHARACTER

SUMMARY

The proposed built form should be designed to reflect some of the principles of street design, architectural style, materials and building form evident within the local area. From this study, key elements can be drawn in order to influence the detailed design of any proposed development.

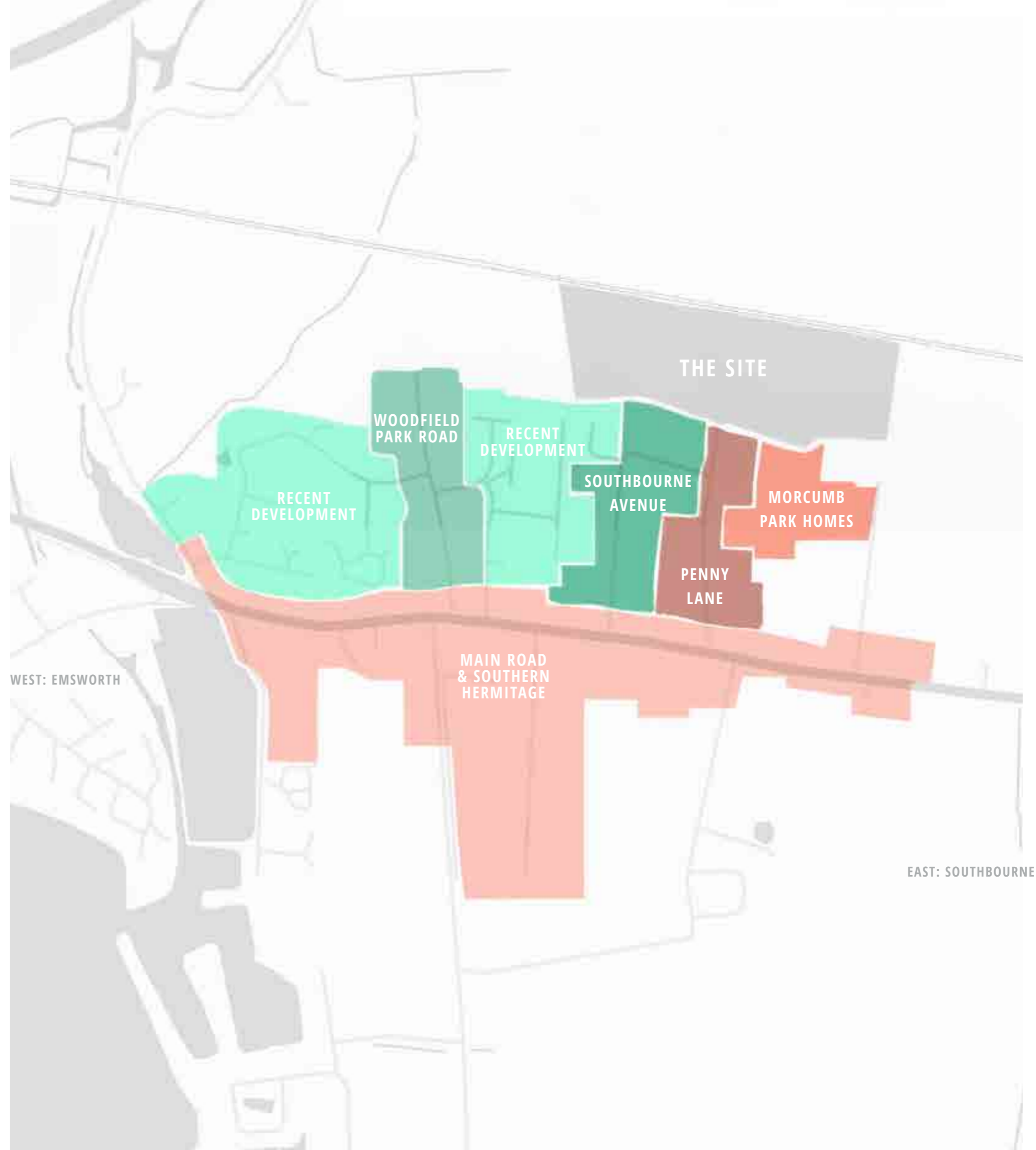
This section provides a summary of the character of the local area. It should be noted that current standards and principles of good design will prevent the replication of existing character areas; instead development will respond positively to local character whilst defining a strong new character of it's own.

Hermitage has grown outwards from its core along the Main Road (A259). This growth has been predominantly to the north towards the site. As a result, the majority of the newer development in the village is in this area.

In general the local area is defined by twentieth century housing, particularly in the vicinity of the site, although older buildings are evident further south and west towards Emsworth.

Prinsted Conservation Area lies south of the coast road, south east of the site. The Grade II Listed buildings of Oaklands and Gosden straddle Main Road to the south of the site, however the immediate surrounding architecture includes Morcumb Caravan Park, and is of a very typical suburban residential style with no outstanding features.

 Right: Local Character Plan



MAIN ROAD & SOUTHERN HERMITAGE

The oldest buildings are located adjacent to Mill Pond and along the A259. There are small clusters of Victorian/Edwardian period housing further to the east of the village, particularly along the A259, but also on Penny Lane and Southbourne Avenue.

During the early-mid 20th century development spread in the village along Main Road, Thorney Road and Gordon Road to the south. These areas have a more built up feel to them, particularly due to more consistent building lines and linear streets. Thorney Road and Gordon Road are made up of semi-detached and terraced dwellings along, long straight roads with little vegetation.

Main Road has a more eclectic range of set back distances, building styles and sizes, but is defined to a large extent by the busy nature of the 'A' Road itself.



LOCAL CHARACTER

NORTHERN HERMITAGE

The residential area adjacent to the site is a mixture of bungalows, chalet bungalows, two storey houses and the static caravans within Morcumb Caravan Park.

Morcumb Caravan Park

Residential development of single storey park homes. There is a timber clad barn and car park fronting on to Penny Lane.

Penny Lane

The street is predominantly made up of semi-detached bungalows, with some 2 storey dwellings to the southern end. These are generally red-brown brick and white render.

These are generally setback from the road behind walled front gardens. Set back distances vary greatly which contributes to an informal and open street character. Grass verges, hedges, shrubs and trees further add to this and soften the overall feel of the street.





NORTHERN HERMITAGE

Southbourne Avenue

Southbourne Avenue has a mix of house-styles consisting of semi-detached and detached 2 storey houses and bungalows. Again red-brown brick is the predominant building material.

Southbourne Avenue has a strong landscape focus, dominated by a rows of regularly spaced mature avenue trees. Despite this defining feature a level of informality persists due to varied setbacks and boundary treatments. A mix of low and high boundary treatments create a varied level of enclosure to the street. These are generally tall hedgerows and low brick walls.

LOCAL CHARACTER

NORTHERN HERMITAGE

Woodfield Park Road

Comprises detached and semi-detached houses, bungalows and chalet bungalows, generally of red-brown brick with some pale render and timber boarding. Many of these buildings date from the mid 20th century.

These are generally set back from the road behind low walled front gardens of a moderate size. This, combined with the quantum of single storey dwellings creates an open quality to the street. Grass verges, hedges, shrubs and trees add an informal feel and help to create a soft green feel to the street.





RECENT DEVELOPMENTS

There are areas of more recent developments close to the site, to the east and west of Woodfield Park Road. These include Russet Gardens, Bramley Gardens, Apple Grove, Orchard Lane and Sadlers Walk.

The developments in these areas are typical of recent housing developments, displaying representations of traditional styles. These comprise a mix of detached, semi-detached and terraced dwellings of two storeys, with occasional 2½ and 3 storey.

Facing bricks are again the predominant material, however there is a variety of other materials and details. These include varied pastel coloured renders, tile hanging

EMSWORTH & SOUTHBOURNE

These nearby settlements display a rich variety of high quality architecture and areas of distinct character. The historic town of Emsworth is of particular interest, dating back as far as the 13th century.

Chichester Harbour AONB Landscape Character Assessment describes how 'Southbourne comprises mostly undistinguished C20th development with some Victorian villas and terraces along the main A259 road'.

These will be important areas to consider when forming the detail design of Hermitage Orchard.

ILLUSTRATIVE MASTERPLAN

The Masterplan, although only illustrative, pulls together the constraints, opportunities and design principles identified throughout the design process. The adjacent plan illustrates what a scheme for up to 90 new homes could look like on this site, and the sort of built form and open spaces appropriate when considering the local context.

The Illustrative Masterplan indicates 90 dwellings accessed off Penny Lane. The location of built form takes into account the need to retain existing vegetation and habitats, to respect other sensitivities such as neighbouring dwellings and the desire to create attractive new green open spaces.

The key features of the Illustrative Masterplan are as follows:

- Residential development comprising up to 90 homes of mixed size and tenure, a proportion of which will be affordable housing;
- Access to up to 90 dwellings via Penny Lane;
- Retention of existing vegetation, including the central woodland in perpetuity;
- A series of new multi-functional open spaces including features such as community garden/orchard a kick-about area and fitness trail;
- A series of green routes will run through and around the development, linking up to existing routes where possible and providing access to open spaces;
- Sustainable drainage features incorporated within open spaces;
- Planting of vegetation along boundaries and within the site to protect and enhance local habitats and to 'soften' the visual impact of the development;
- The development will be accessed via a series of streets and spaces with an efficient layout and clear hierarchy. The layout gives a high level of permeability and route options for pedestrians and cyclists;
- Buildings will generally be 2 storeys in height, with some 2½ storey buildings in suitable key locations;
- Car and cycle parking provision will be provided in line with local policy.



RAILWAY LINE

Wiltshire Railway Ground

Buildings fronting towards railway line

RAILWAY LINE

Community Orchard

Buildings fronting towards railway line

Pedestrian Links to Public Right of Way

Wiltshire Planting

Fitness Trail

Public Right of Way

Morcum's Kick-about area

Morcum's Park

Village Store

Community Garden

Community Orchard

Highway to be realigned slightly to provide layby parking to the left of the proposed access

Morcum's Caravan Park

SADLER'S WALK

WOODFIELD PARK ROAD

SOUTHBOURNE AVENUE

PENNY LANE

TEMPLEWAY LANE



GREEN INFRASTRUCTURE FRAMEWORK

The Masterplan has a robust framework of structural planting, open spaces and habitats that build on existing features within the site and connect into the surrounding local landscape. The rationale is to establish a safe and enduring landscape. This will provide a rich and diverse setting for buildings; encourage activity animation and play; provide identity within the built form; maximise biodiversity and encourage sustainability benefits such as sustainable drainage. The green infrastructure proposed within the site incorporates informal open space, kick about area, community orchard, community garden, woodland, structural planting (including hedgerows), green corridors, and sustainable drainage.

The Landscape Strategy seeks to develop an attractive environment for residents and visitors to the development whilst providing visual and physical links to the surroundings.

The Sites landscape design will be guided by the following principles:

- Provide multi-functional open space for informal recreation;
- Create an inter-connected network of routes around the development which are attractive and well overlooked;
- New native tree planting to improve habitats and to soften and screen views into the development from surrounding areas.



▲ Proposed Green Infrastructure Framework

- | | |
|------------------------------|--------------------------------|
| ● Retained Vegetation | ● Fitness Trail |
| ● Attenuation Features | ● Proposed Trees |
| ● Community Orchard & Garden | ● Kick About Area / Allotments |

GREEN INFRASTRUCTURE FRAMEWORK



Attenuation features will be provided to create an attractive and sustainable environment



The existing landscape will be accessible and provide natural amenity



A fitness trail will be provided along the southern edge and woodland



The proposed community orchard and garden will be a benefit for the new community

ACCESS & MOVEMENT FRAMEWORK

VEHICULAR

The site will be accessed via Penny Lane itself. Access to residential dwellings is provided through a series of streets and drives that will be designed to encourage slow vehicle speeds that create safe pedestrian and cycle friendly environments.

PEDESTRIAN

A series of pedestrian and cycle routes will run through and around the development, linking up to existing routes where possible. All routes will be designed to be suitable for cycle and pedestrian use, ensuring a high level of permeability through the site. There will also be a number of car free routes within the development in the form of designated paths, as well as some informal routes through the green space.



- ▲ Proposed Access & Movement Framework
- ▲ Access
 - Public Right of Way Retained
 - Residential Streets
 - New Walking Routes
 - Driveways

KEY BUILDINGS & GROUPINGS



Key groupings play an important role in the Masterplan. Key groupings have been identified on the adjacent plan because of their important location within the scheme. The buildings that form key groupings frame and articulate key spaces within the scheme, and provide a natural surveillance over these spaces. The design of these groupings should reflect their importance with appropriate scale and massing and careful attention to details and materials.

Buildings have been arranged to have active frontages facing streets and public open spaces. Active frontages are defined in this case as building elevations articulated with doorways and windows, preferable of frequently habited rooms such as living rooms and kitchens. This approach aims to improve the visual quality of public spaces, as well as providing natural surveillance over them.

- Proposed Key Buildings and Groupings
- Active Frontage
- Key Groupings Around Open Spaces
- Key Viewpoints Towards Development

PROPOSED CHARACTER

The adjacent plan shows the location of three key character areas within the Masterplan. These areas each have their own distinct character that contribute to a strong green infrastructure network.

The three key areas are:

Woodland Edge

Buildings are set back from its edge to provide a pleasant setting for the woodland. The linear open space is multi-functional, offering space for informal uses as well as a fitness trail and Public Right of Way.

Community Orchard

The central focal point and arrival space to the site follows the alignment of Penny Lane with a linear community space that includes a village store and community orchard and gardens.

Tuppenny Green

The rural edge to the east of the site includes informal open space and a sustainable drainage pond. Buildings are set back from the development edge behind new tree planting to soften visual impact.



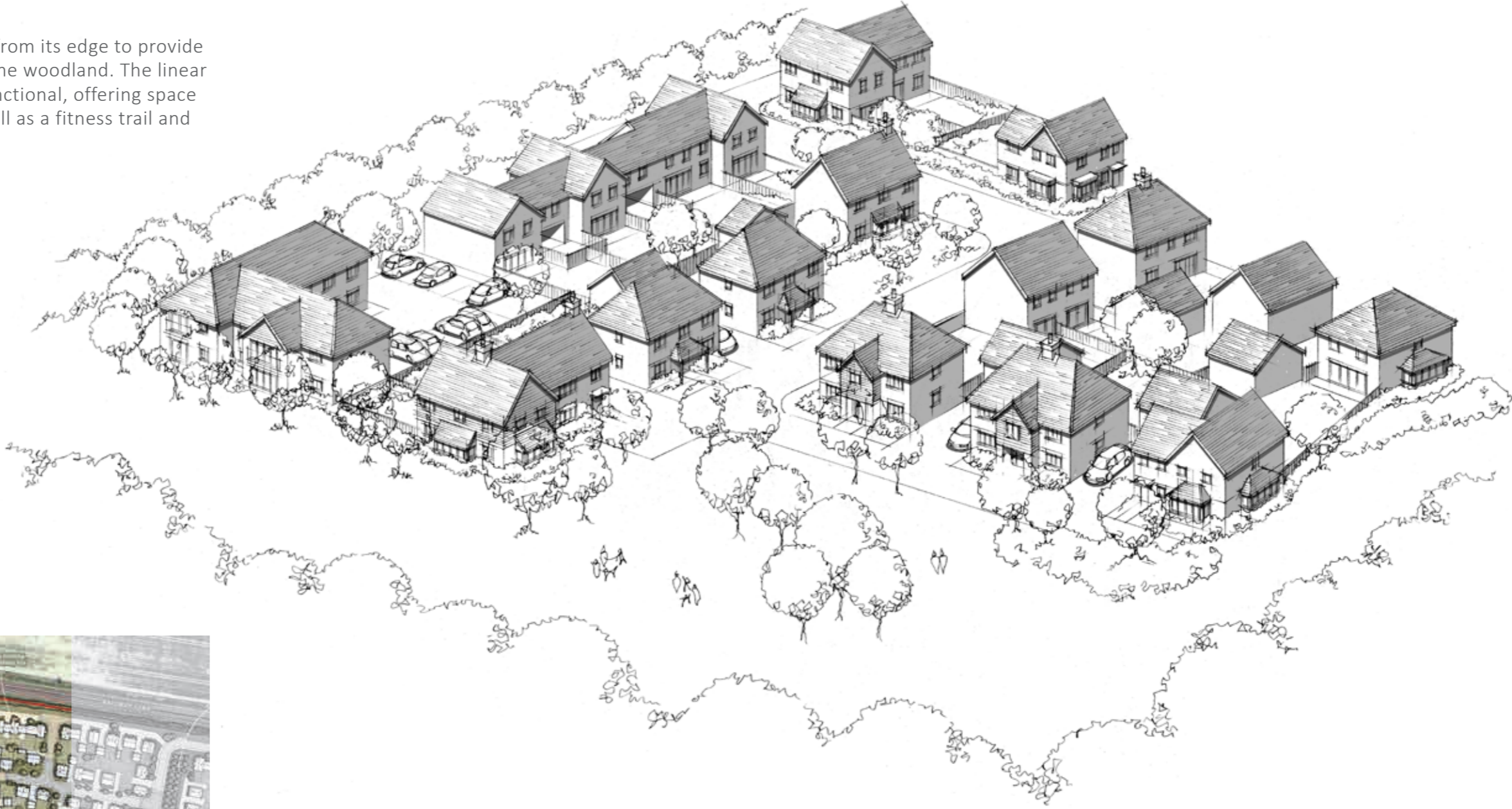
COMMUNITY ORCHARD

The central focal point and arrival space to the site follows the alignment of Penny Lane with a linear community space that includes a village store and community orchard and gardens.



WOODLAND EDGE

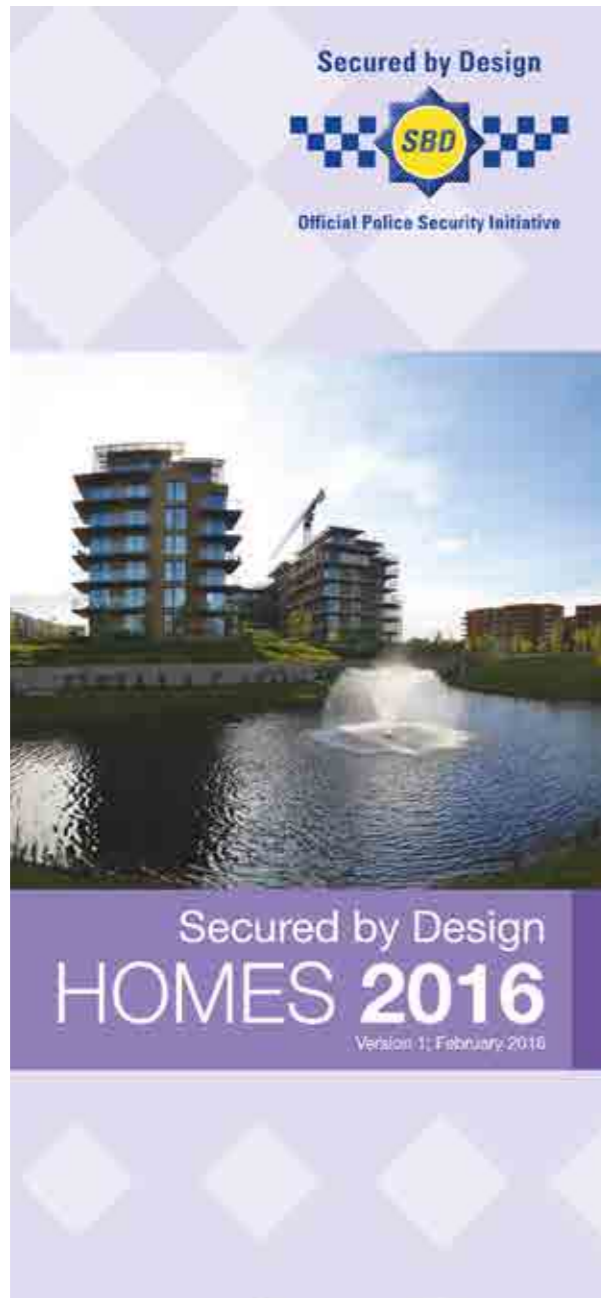
Buildings are set back from its edge to provide a pleasant setting for the woodland. The linear open space is multi-functional, offering space for informal uses as well as a fitness trail and Public Right of Way.



TUPPENNY GREEN

The rural edge to the east of the site includes informal open space and a sustainable drainage pond. Buildings are set back from the development edge behind new tree planting to soften visual impact.





The development will incorporate Secured by Design principles. These principles encourage the adoption of crime prevention measures in the design of development. The local Police Service Architectural Liaison Officer (ALO) will be consulted to ensure that principles are properly adhered to. The Masterplan has been designed to meet the requirements of 'Secured by Design Homes 2016 Version 1'. The requirements of the document are summarised below:

Access & Movement: places with well-defined and well used routes, spaces and entrances that provide for convenient movement without compromising security.

Structure: places that are structured so that different uses do not cause conflict.

Surveillance: places where all publicly accessible spaces are overlooked.

Ownership: places that promote a sense of ownership, respect, territorial responsibility and community.

Physical Protection: places that include necessary, well designed security features.

Activity: places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times.

Management & Maintenance: places that are designed with management and maintenance in mind, to discourage crime in the present and the future.

SECURED BY DESIGN PRINCIPLES

ACCESS & MOVEMENT

The scheme has been designed in order to provide a clear hierarchy of routes and public spaces, which will enable safe navigation and movement through the site.

STRUCTURE

There is a high level of active frontage proposed within the development and a clear definition between public and private space, with frontages designed to maximise the level of defensible space. This principle is applied throughout the site, and is as important in private driveways as it is in public open spaces.

SURVEILLANCE

It has been identified above that the proposed Masterplan will result in well-designed spaces which are well overlooked. Parked cars can be particularly vulnerable to crime and, unless they are in a private garage, must be overlooked. This requirement has been an important influencing factor in the approach to the Masterplan of the site.

PHYSICAL PROTECTION

Physical protection is concerned with the way in which buildings are secured. Each dwelling will be secured with necessary security features.

OWNERSHIP

A key aspect of surveillance is ensuring that places have a clear distinction between public, semi-private/communal and private space. The proposed Masterplan has been designed to ensure that there is a clear distinction between public and private areas. An inclusive development with careful consideration of public realm design will instil a sense of pride and ownership towards the new neighbourhood.

ACTIVITY

The key activity areas within the site will be the linear space running parallel to the existing public right of way. This space has been designed to be overlooked by a number of properties.

MANAGEMENT & MAINTENANCE

Public areas within the development will either be adopted by the local authority or a management company will be set up to ensure that they are maintained to a satisfactory level.



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Planning Policy
Chichester District Council
East Pallant House
Chichester
West Sussex PO19 1TY

7th February 2019

Our Ref: 13020
Your Ref:

by e-mail only

Dear Sir/Madam

**REPRESENTATIONS TO REGULATION 18 CHICHESTER LOCAL PLAN REVIEW 2035
PREFERRED APPROACH – DECEMBER 2018**

We write in response to the above consultation on behalf of our client Seaward Properties Ltd. We welcome the opportunity to comment on the 'Preferred Approach' and enclose completed Representation Forms, Location Plan and 'Hermitage Orchard Vision Document (November 2018)' for the above site, which is of relevance to our representations.

Seaward Properties Ltd is an established Chichester based property company at the forefront in the design and construction of residential property in the South and South-East of England. Over the last 45 years Seaward Properties has proved to be one of the South's most proactive developers. Seaward have an excellent track record for delivering locally distinctive residential developments within Chichester District.

Whilst we welcome the identification of Southbourne as a Settlement Hub and Hermitage as a Service Village¹ within the Preferred Approach there are serious issues facing the District under the current draft Plan, as set out in the enclosed representations. As a result, we consider the Council need to urgently initiate measures to ensure the delivery of the full housing requirement within the Plan period, including increasing the level of housing to enable sustainable sites, such as the 'Land at Penny Lane', Hermitage to come forward for development. Hermitage is identified as a Service Village but is not included within the Development Strategy² as a Strategic Development Location. The Land at Penny Lane, Hermitage is immediately '*available*', '*achievable*' and '*suitable*' for development and there are no overriding issues that would outweigh the benefits of development in this accessible and unconstrained location.

The enclosed representations have regard to the tests of soundness, as set out in Paragraph 36 of the National Planning Policy Framework 2018 (NPPF), and comprise;

- Supporting representation to Policy S2 – Settlement Hierarchy
- Objection to Policy S3 – Development Strategy
- Objection to Policy S4 – Meeting Housing Needs

¹ ref. draft Policy S2: Settlement Hierarchy

² Ref. draft Policy S3: Development Strategy

- Objection to Policy AL13 – Southbourne Parish

Please do not hesitate to contact me if you require further information or clarification on the above or enclosed.

Yours faithfully

Ian Johnson
Managing Director