

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

7th February 2019

Our Ref: 13021
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 'Phase 2 Cooks Lane, Southbourne Vision Document (April 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. Further to the granting of planning consent¹ in 2015 by Chichester District Council for 159 dwellings at Priors Orchard (Phase 1) immediately to the south, Seaward Properties have promoted the '**Land at Cooks Lane, Southbourne**'² (Phase 2) as a potential strategic housing site allocation.

Whilst we welcome the identification of Southbourne as a Settlement Hub³ and a strategic development location⁴ 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 Cooks Lane', Southbourne to come forward for development. The 'Land at Cooks Lane' is identified in consecutive versions of the Chichester SHLAA 2014 (ref. SB08328) and HELAA 2018 (ref. HSB0015) as '*available*', '*achievable*' and '*suitable*' for c.112 dwellings during years 0-5 of the Plan period.

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

¹ outline consent 14/02800/OUT and reserve matters approval 16/03018/REM

² see Location Plan

³ ref. draft Policy S2: Settlement Hierarchy

⁴ ref. draft Policy S3: Development Strategy

- Objection to Policy S4 – Meeting Housing Needs
- 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



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

All comments must be received by 11.59 pm on Thursday 7 February 2019.

There are a number of ways to make your comments:

- Comment on the document on the internet using our online consultation website www.chichester.gov.uk/localplanreview (**Recommended**)
- Complete this form on your computer and email it to us at planningpolicy@chichester.gov.uk
- Print this form and post it to us at: Planning Policy Team, Chichester District Council, East Pallant House, 1 East Pallant, Chichester, West Sussex, PO19 1TY

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.

For more information, or if you need assistance completing this form, please contact the Planning Policy Team by email at planningpolicy@chichester.gov.uk or telephone 01243 785166.

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

¹ Where provided, we will use Agent's details as the primary contact.

PART B

Please use a new form for each representation that you wish to make. Please note anonymous comments cannot be accepted. Any personal information provided will be processed by Chichester District Council in line with the General Data Protection Regulations 2018. More information is available at:

<http://www.chichester.gov.uk/dataprotectionandfreedomofinformation>.

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 Southbourne as one of the District's four Settlement Hubs. We welcome the focus in the policy wording and supporting text on the Sub Regional Centres, Settlement Hubs and Service Villages as the main locations for strategic site allocations, employment, retail, social and community facilities.

We support the Settlement Hub classification for Southbourne as the District's third largest settlement (in population size) after Chichester and Selsey and joint fourth highest ranking settlement in terms of number of key services and facilities (ref. Appendix 1 of the Settlement Hierarchy Background Paper (December 2018)). The location of Southbourne within the East-West Corridor (accounting for 80% of the housing provision for 2016-2035 in the Preferred Approach) and good access to the regional road network and public transport links justifies the key role Southbourne will play in meeting the District's full local housing need.

(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:	07.02.19



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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 following wording of Policy S3:

'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?

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 and the Settlement Hubs) 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.

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 Council delete the above wording from the policy text.

(Continue on separate sheet if necessary)

Declaration

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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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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 Cooks Lane' is identified in consecutive versions of the Chichester SHLAA 2014 (ref. SB08328) and HELAA 2018 (ref. HSB0015) as 'available', 'achievable' and 'suitable' for c.112 dwellings during years 0-5 of the Plan period. The site is located outside of the AONB can collectively contribute to Green Infrastructure and recreation opportunities, such as the 'Green Ring' initiative being carried forward from the 'Made' Neighbourhood Plan. It also has the added benefit from proximity to Southbourne Railway Station providing connections to Chichester, Portsmouth/Southampton and the wider region and formal support from Network Rail in relation to the Southbourne level-crossing. Further details are provided within the 'Phase 2 Cooks Lane, Southbourne Vision Document (April 2018)'

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 Cooks 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

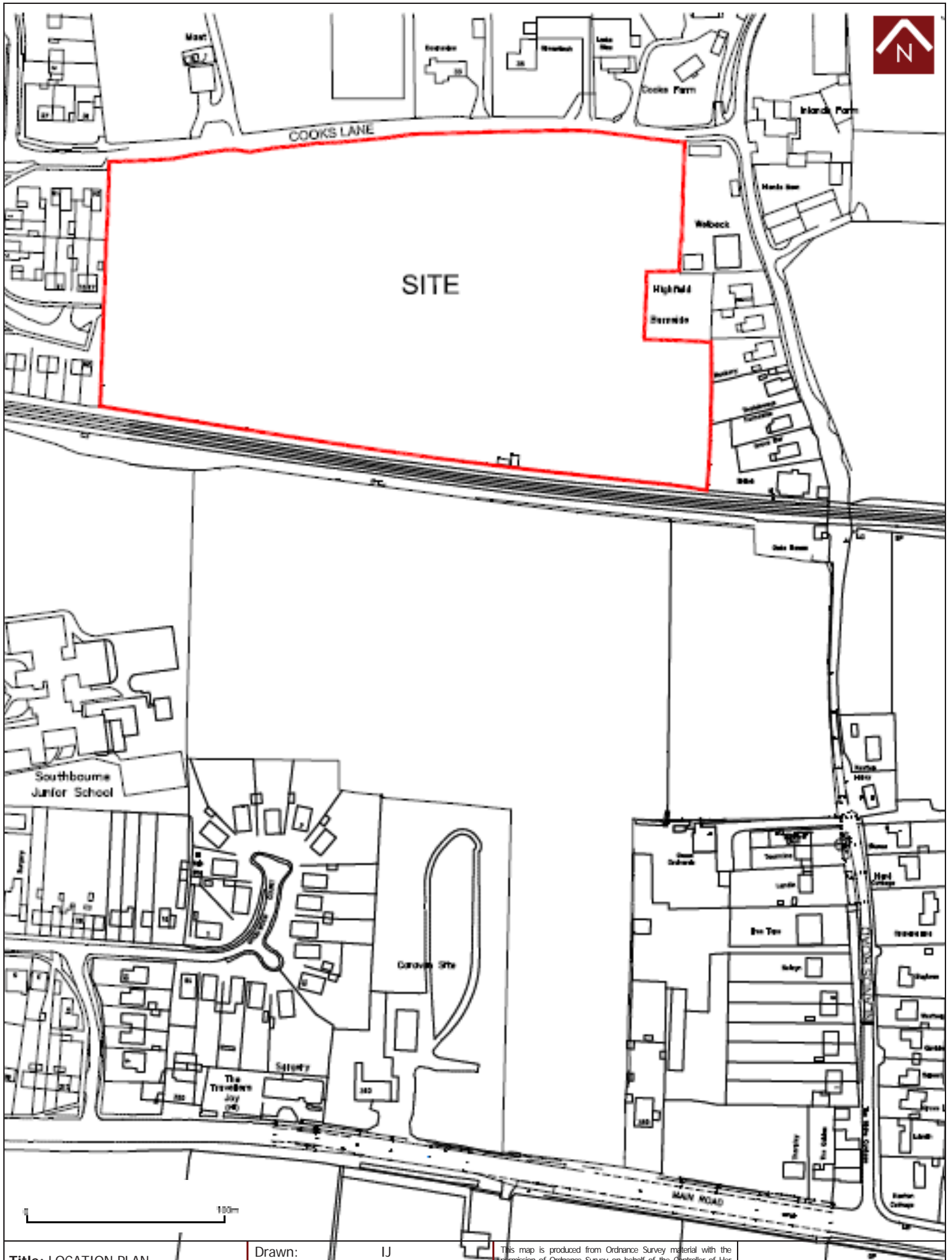
- settlements along with a detailed landscape management plan;
10. Opportunities for the expansion and provision of green infrastructure into the wider countryside including between settlements and facilities;
 11. Demonstration that development would not have an adverse impact on the nature conservation 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 **site 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

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



Title: LOCATION PLAN

Site and Address: Cooks Lane, Southbourne

Drawing Number: 13021/01

Drawn: IJ
Checked: IJ
Scale: 1:2500 @ A4
Date: 07.02.2019

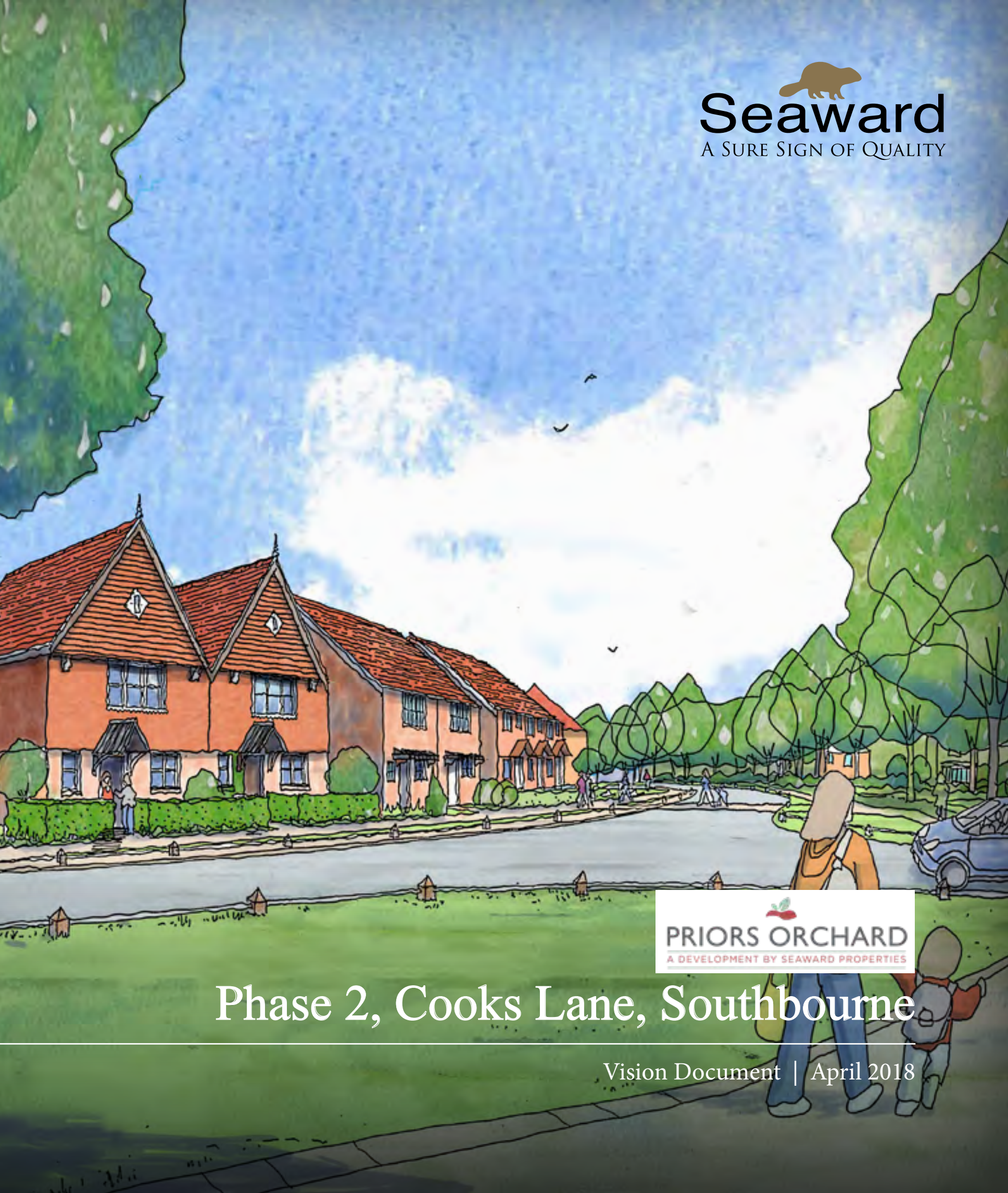
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LUKEN BECK MDP LTD OS LICENCE NO. 100016272

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.



30 Carlton Crescent
 Southampton
 SO15 2EW




PRIORS ORCHARD
A DEVELOPMENT BY SEAWARD PROPERTIES

Phase 2, Cooks Lane, Southbourne

Vision Document | April 2018



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Contents

Introduction.....	4	Design Concept.....	26
Our Vision.....	5	Design Framework.....	28
Development Rationale.....	6	Indicative Masterplan.....	30
The Existing Site.....	10	Flood Risk & Drainage.....	32
Priors Orchard Phase 1.....	12	Noise & Vibration.....	33
Connections.....	14	Access.....	34
Ecology.....	16	Landscape Strategy.....	36
Constraints & Opportunities.....	18	Public Open Space.....	38
Landscape Character.....	20	Sustainability.....	40
Local Distinctiveness.....	22	Conclusions.....	43
Context Analysis.....	24	Seaward Properties.....	44
Proposals.....	25		

Introduction

This document has been prepared on behalf of Seaward Properties in support of the development of land to the south of Cooks Lane, Southbourne. 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 and extensive open space.

This document is intended to form the basis of early discussions with the Parish Council and Local Planning Authority. 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

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 Cooks Lane as identified on the accompanying Location Plan and comprises an undeveloped parcel of land measuring a total of 4.54 hectares (11.2 acres). It is predominantly residential in context being framed to the all sides by existing residential development. Phase 1 of the Seaward Properties' Priors Orchard development of 159 new homes lies on the opposite side of the railway line to the south.

Having identified the site as a suitable location to meet some of the future development needs of Southbourne, 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 Southbourne. 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 proposal has sought to be truly landscape led and as such it includes large open space provision. 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.

A network of pedestrian routes will be established throughout the site, creating the potential for connections with the existing pedestrian network to the east and south. Following an initial highways assessment, the proposal includes vehicular access from Cooks Lane along the northern boundary of the site.





Southbourne

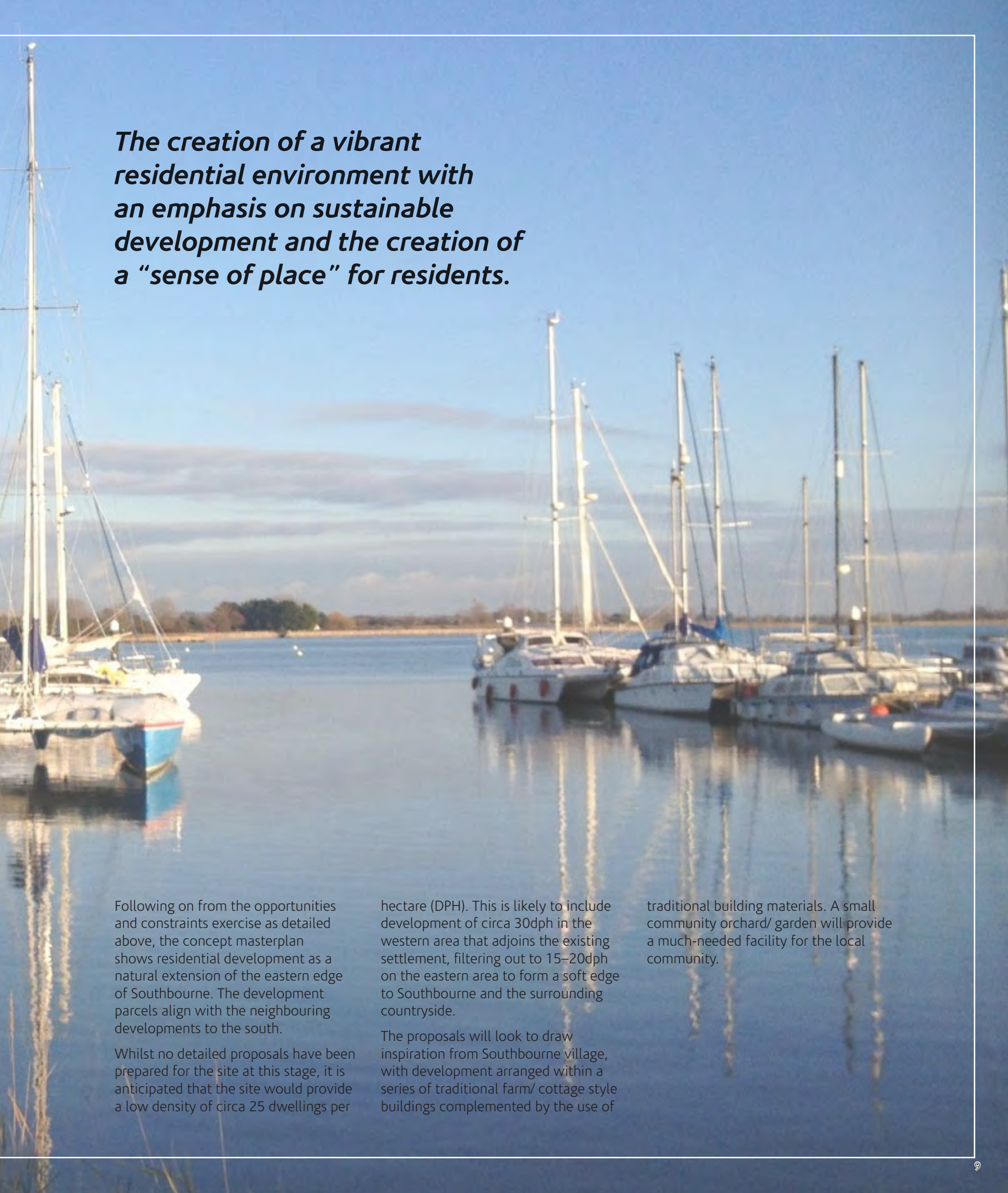
Railway Line

Cooks Lane

Aerial view of the site from the north east



View of Thornham Marina (courtesy of www.thornhammarina.com)



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

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 Southbourne. The development parcels align with the neighbouring developments to the south.

Whilst no detailed proposals have been prepared for the site at this stage, it is anticipated that the 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 Southbourne and the surrounding countryside.

The proposals will look to draw inspiration from Southbourne village, with development arranged within a series of traditional farm/ cottage style buildings complemented by the use of

traditional building materials. A small community orchard/ garden will provide a much-needed facility for the local community.

The Existing Site

The site is located off Cooks Lane, adjacent to the settlement boundary of Southbourne. It measures some 4.54 hectares in area and comprises an area semi-improved grassland horse paddocks.

The site is located adjacent to the built-up area of Southbourne to the western edge of the Chichester District.

The existing timber buildings/stables/sheds on site are considered to be of low quality/condition.

The existing landscape

components within the site comprise mature trees scattered and grouped to boundaries with scattered scrub boundary vegetation to the north and paddock grassland throughout the site area. The site also contains a small traditional orchard to the eastern boundary with a number of mature fruit trees.

The site is dominated by semi-improved grassland paddocks of 'low ecological value' whilst the mature species-rich boundary hedgerows surrounding the site to the north provide areas of

habitat and foraging potential for a range of species. Existing mature boundary vegetation provides screening in and out of the site.



-  Site boundary
-  Cooks Lane
-  Public Rights of Way
-  Category A/B trees & hedges
-  Category C trees & hedges
-  Informal site access from Cooks Lane
-  Railway line
-  Listed buildings/structures
-  Settlement policy area
-  Southbourne "Green Ring"



Furnstone Grove

Haskins
Cooks Farm

Cooks Lane

Inlands
Farm

Inlands Road

School
playing field

Priors Orchard Phase 1
development currently
under construction

Southbourne
Junior School

Priors Orchard Phase 1



View of Priors Orchard Phase 1

Priors Orchard, Main Road

In 2015, Chichester District Council approved outline permission on Land North Of Main Road and West of Inlands Road, Southbourne for the erection of 159 dwellings with associated access from Main Road, parking, open space and landscaping, (14/02800/OUT). In April 2017, Chichester District Council granted Reserved Matters approval (16/03018/REM) and construction work has since begun on site.



Priors Orchard Phase 1 in relation to Phase 2

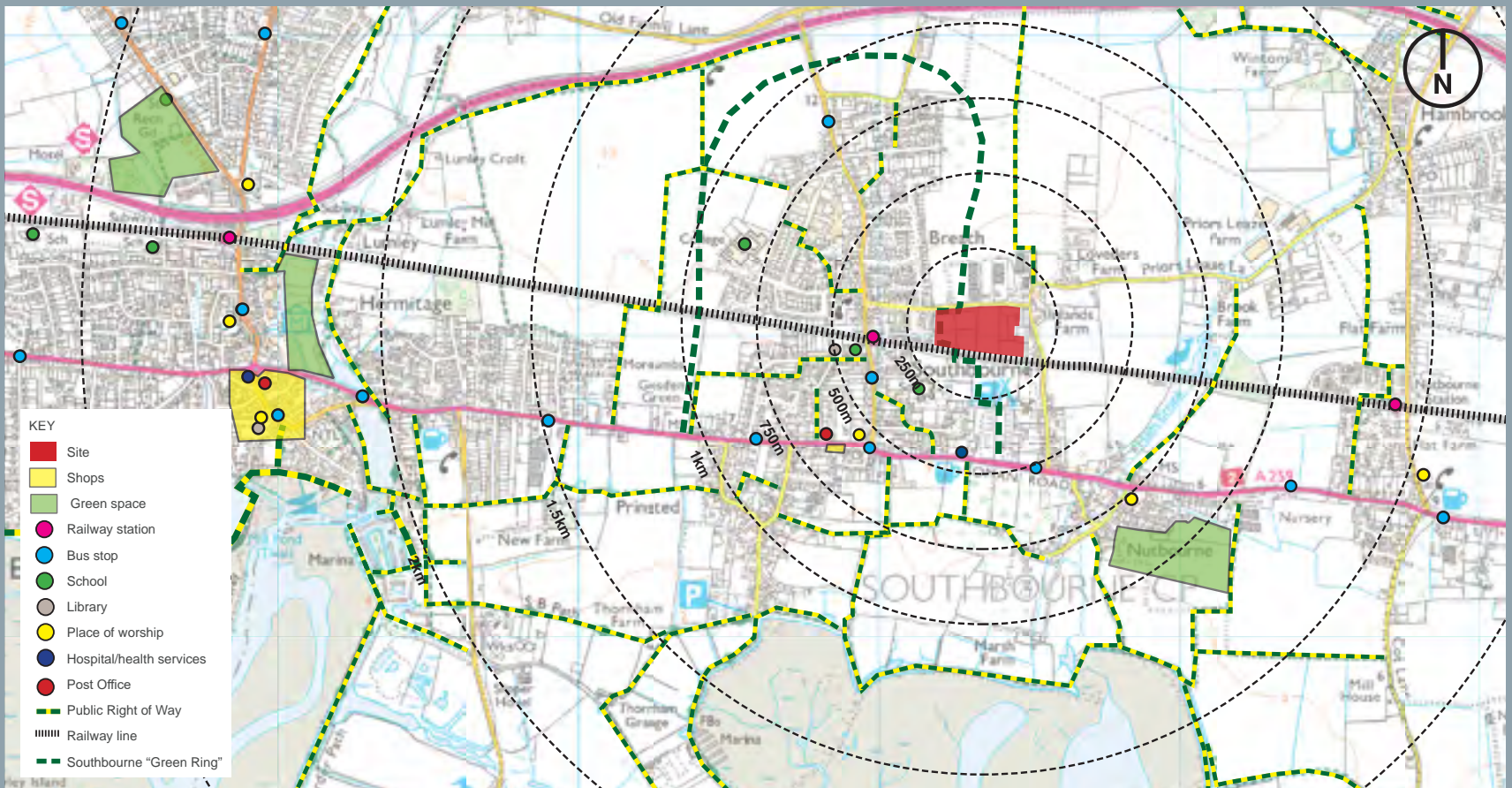


Views of Priors Orchard Phase 1



Aerial view of Priors Orchard Phase 1 looking south towards Thorney Island

Connections



Cooks Lane and Inlands Road provide access to the site and link to the village centre of Southbourne to the west and to Nutbourne/Chichester to the east. Although the A27 passes to the north of the site, there is only access to it via Emsworth or Chichester (A259 Main Road).

Train services from Southbourne link with Chichester/ Brighton and Havant/ Portsmouth. Local bus services to Chichester and to Emsworth run along Main Road.

Within walking distance of the site, there are a host of local facilities and services including, places of worship, retailers, schools, grocery stores, health services, bus stops, eateries and pubs.



St John The Evangelist Church



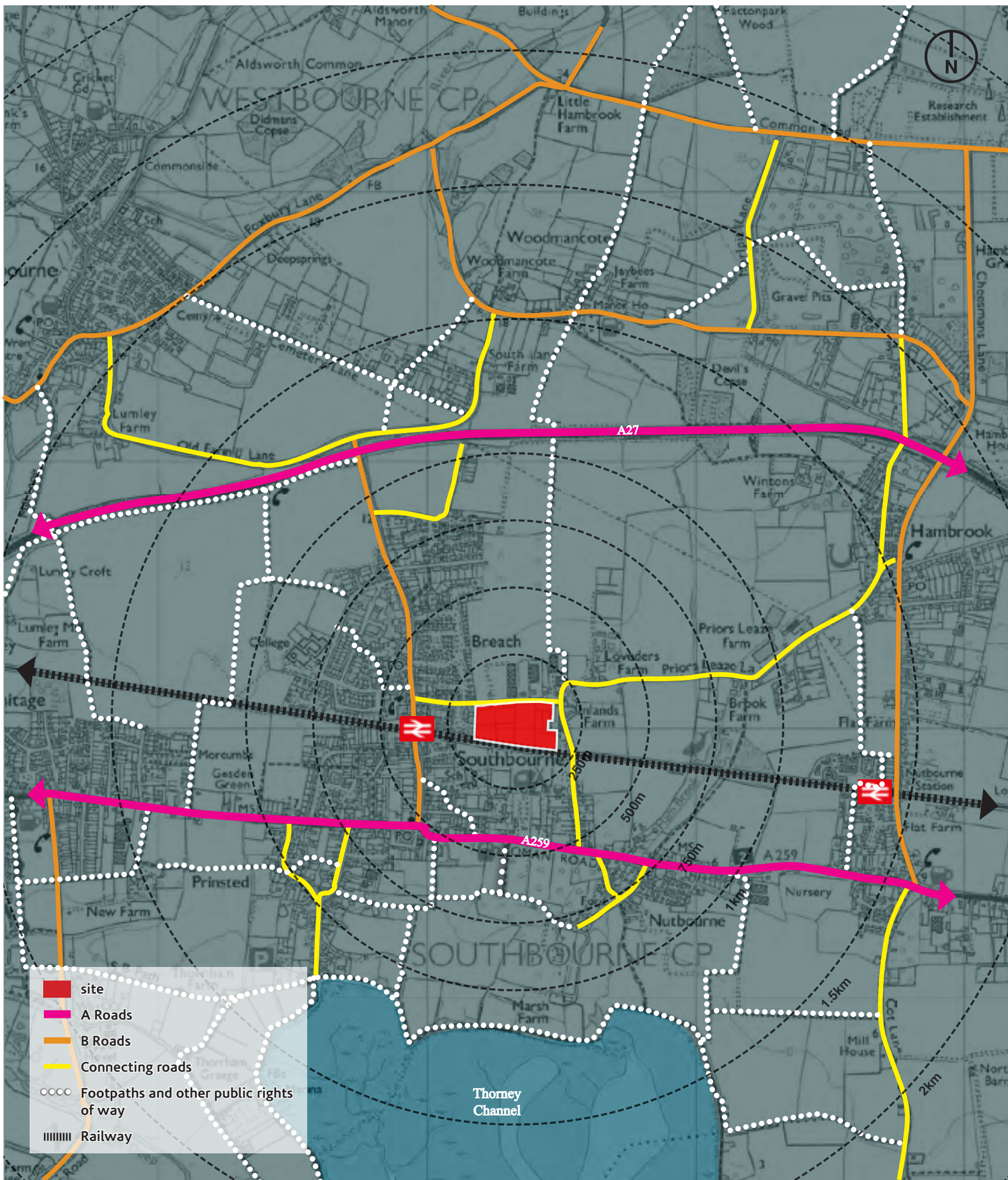
Co-operative convenience store and Post Office



Traveller's Joy public house



Southbourne Surgery



Connections diagram

Ecology

The design of the proposed development will consider ecological enhancements for the benefit of wildlife in line with the National Planning Policy Framework and Local Planning Policy.

A Preliminary Ecological Appraisal Survey carried out on site on 9th August 2017 confirmed that the majority of the site comprises heavily grazed semi-improved grassland with a 'low ecological value'. The site is bounded by a species rich hedgerow around the majority of its boundary.

The rank grassland and tall ruderal vegetation are suitable habitats for reptiles. A 'low' population of reptiles was recorded during reptiles surveys carried out during 2013. Further surveys are recommended to update this information and to assess areas of importance to reptiles within the site.

The species rich hedgerow provides an important nesting, foraging and commuting resource for birds, mammals and invertebrates. The linear nature of this vegetation is likely to provide a commuting and foraging opportunity for bats using the site. The southern boundary is of particular importance as it is located adjacent to the railway, providing an important commuting corridor. Additionally the hedgerow may provide suitable conditions for hibernating reptiles in the form of tree stumps.

The existing species-rich

hedgerow bounding the site will be retained. Any removal to accommodate proposed access will be kept to a minimum. This can be reinforced and enhanced using native seed and fruit bearing species. Any additional hedgerow planting within the scheme will use native species.

Existing trees within the site provide a nesting and rooting habitat for birds and will be retained within the site wherever possible.

Areas of wild flower meadow planting using an appropriate seed mixture will be used throughout the site and in particular along the margins of the hedgerow where it will increase the amount of habitat available to reptiles. Pathways running through these areas will increase the edge habitat suitable for basking reptiles. This habitat will also enhance the site for other species such as hedgehogs and indirectly benefit bats through increased numbers of invertebrates.

The Traditional Orchard will be retained and maintained in an appropriate manner to maximise the lifespan and fruiting potential of the trees. Additional orchard trees will be planted within the site and these areas could provide a recreational resource within the scheme in addition to providing ecological enhancement. Local heritage varieties will be selected for planting and a range of different fruiting species used. Wildflower grassland planting

within this area will further increase biodiversity, as well as providing an attractive open space area.

The construction of a wildlife pond within the proposed scheme will provide a freshwater habitat. This will provide a breeding habitat for amphibians and attract aquatic invertebrates to the site as well as provide a drinking site for mammals and birds.

Where possible, integrated bat and bird boxes will be fitted to the proposed residential dwellings, targeting a range of species including Sussex BAP species such as yellowhammer, house sparrow, dunnock and song thrush.

Wherever possible, the boundary of the site will not be fenced in order to maintain the connectivity to the wider landscape. Hedgehog tunnels will be used to maintain connectivity between residential gardens and the installation of hedgehog houses within the site will provide a hibernation resource for this species.

Further ecological enhancement of the site can be achieved by creating log piles and compost heaps to provide hibernacula for reptiles.

Soft landscape planting within the site will use flowering shrubs as listed within the RHS 'Perfect for Pollinators' plant list to provide year-round interest for invertebrates.

A sympathetic lighting scheme

will be used during and post construction. This will direct light towards the ground and away from habitat used by bats.

These ecological enhancements have the potential to result in a significant net gain in wildlife habitat and species diversity within the site with existing habitat maintained and improved and new habitat created.



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:

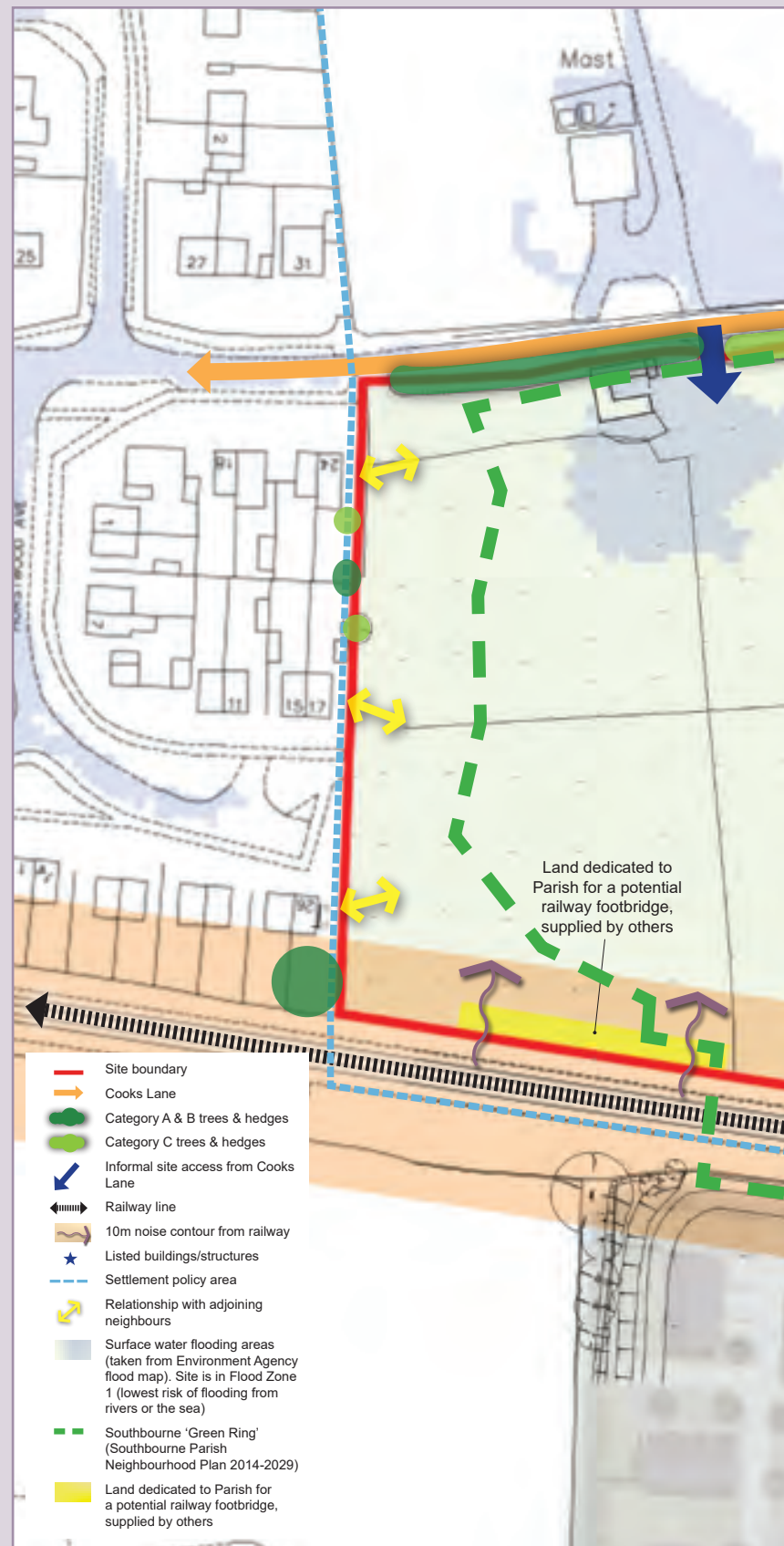
- The northern boundary with Cooks Lane is defined by an existing hedgerow which should be retained.
- There are three existing access points from Cooks Lane.
- The southern boundary is shared with the adjacent railway line.
- There are individual trees within the site (some category A and B), which should be retained wherever possible.
- Existing neighbouring developments abuts the western and eastern boundaries.

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.
- Provision of a new orchard.
- Additional support for local businesses and shops.
- Provision of new access points from Cooks Lane.
- The creation of new footpath links to the surrounding area.
- Creation of new habitats, and enhancement of existing habitats of high value to protected species such as reptiles, amphibians and bats.
- Retention and enhancement of the boundary hedgerows and tree belts.



Constraints & Opportunities



Landscape Character

The site is located within the Havant to Chichester Coastal Plain as identified within the Chichester Harbour AONB Landscape Character Assessment.

The Havant to Chichester Coastal Plain is a large mixed character area of flat coastal plain comprising medium to large scale arable fields, interspersed with pockets of pasture and small hedged paddocks. The area includes the large urban areas of Chichester and Havant and between these there is also a variety of small and large linear villages with an urban character in parts.

The topography of the immediately surrounding area is characterised by flat, low lying coastal plain. The land is largely level with levels measuring approximately 8m AOD across the site. The village of Southbourne rises from approximately 2m AOD at the southernmost tip adjacent to the water's edge to the 12m AOD on the northern edge. The land continues to rise gently until the settlement of Aldsworth to the north. From this point the nature of the topography changes to the high hills of the South Downs.

The immediately surrounding

land is predominantly in residential or agricultural use.

The larger urban area of Havant is approximately 4km to the west of the site and accommodates a range of urban land uses including residential, commercial, leisure and industrial.

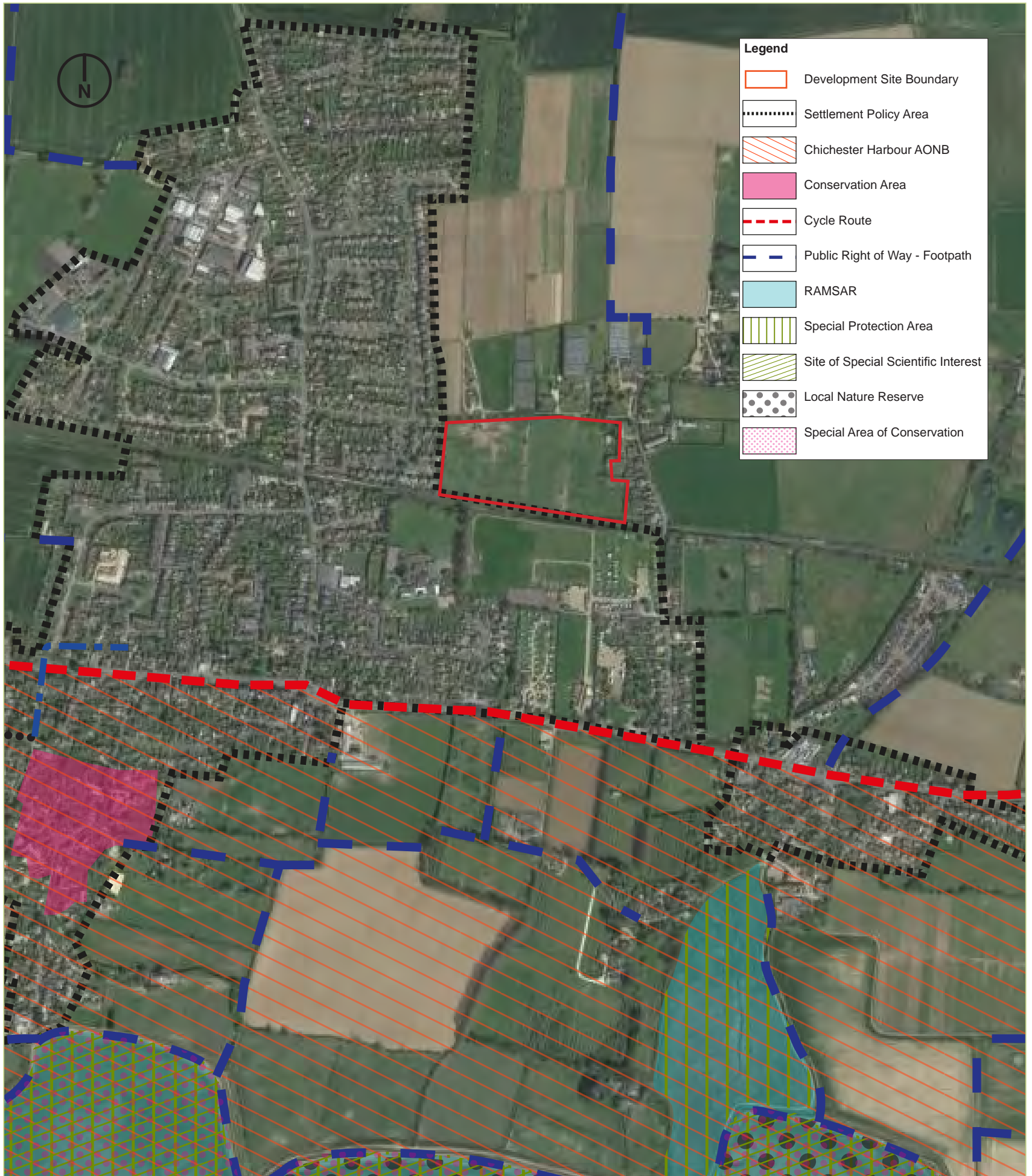
The surrounding area is well served by a network of short and long distance footpaths. The nearest footpath starts at Inlands Farm approximately 100m to the north and runs northwards towards the A27 and beyond.

The site lies 1.1km to the north of Chichester Harbour and the numerous channels, lakes, and tidal ponds associated with it. The nearest watercourse is Ham Brook which is approximately 430m to the east of the site and connects with a number of fishing ponds at Brook Farm.

The assessment site is not subject to any statutory or non-statutory designations. However, Chichester Harbour situated 1.1 km to the south is an Area of Outstanding Natural Beauty (AONB), a designated Ramsar site, a site of Special Scientific Interest (SSSI) and a Special Protection Area (SPA). The southern boundary of the South Downs National Park is

situated approximately 1.2km to the north.

The assessment site and wider assessment area is not subject to any cultural heritage designations. There are a number of Listed Buildings within the assessment area including the Traveller's Joy Public House on Main Road to the south (Grade II) and Thatchways and Loveders Farmhouse on Inlands Road to the east (both Grade II). There is a particular concentration of Listed Buildings within Prinsted to the south west.



Landscape designations and Public Rights of Way plan

Local Distinctiveness



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



Grade II Listed Loveders Farmhouse,
Priors Leaze Lane



Grade II Listed Thatchways, Inlands Road



Main Road



Inlands Road

Context Analysis

Whilst Prinsted Conservation Area lies to the south of the site and the Grade II Listed Thatchways cottage is located on Inlands Road to the east of the site, the immediate surrounding architecture is of a very typical suburban residential style with no outstanding features.

The site lies at the eastern edge of the built-up area of Southbourne with the main residential areas of the village to the west and low density frontage housing along

Inlands Road to the east.

The existing housing in the vicinity of the site is predominantly of traditional design, mainly bungalows, chalet bungalows or two storey houses with pitched roofs and brick or render/pebbledash elevations. Properties on Inlands Road are of various designs and appearances, with a mix of two storey and bungalow/chalet bungalows of varying ages.

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'*.



Typical housing in Southbourne

Proposals

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.
5. Establish a permeable layout, improving pedestrian and cycle linkages with nearby facilities in Southbourne.
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.

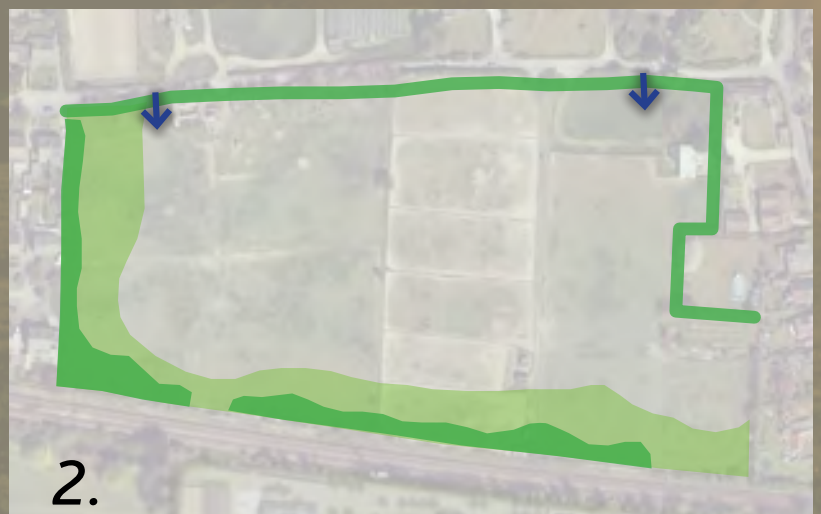
Design Concept

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. Cooks Lane provides the main vehicular access, with two access points into the site. A new tree/ hedgeline will be provided alongside the lane to enhance the character of the existing road.



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



3. 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.









4. A connected network of internal streets with a clear hierarchy provides access to the scheme. The proposals include part of the Southbourne "Green Ring" which connects with open space within the Phase 1 development site to the south and potential future development to the north.



5. Further permeability for pedestrians and cyclists is provided by connections through the development and additional links to the surrounding area.



Design Framework

-  Site boundary
-  Vehicular access from Cooks Lane
-  Potential development areas
-  Potential open space areas
-  Orchard
-  Footpath connections

Land dedicated to Parish for a potential railway footbridge, supplied by others



Haskins
Cooks Farm

Cooks Lane

Inlands
Farm

Inlands
Road

Retained
orchard

Public Open Space

Orchard

Railway line

Priors Orchard
Phase 1
Development

Initial Concept Masterplan



Indicative Masterplan



Land dedicated to Parish for a potential railway footbridge, supplied by others

Public Open Space

Cooks Lane

Public Open Space

Railway line



Cooks Lane

Inlands Road

Retained
orchard

Public Open Space

Orchard



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 from rivers and the sea, the proposed development site is shown within Flood Zone 1 on the Environment Agency flood map and is therefore at the lowest risk of flooding.

The Environment Agency surface water flood map shows that parts of the existing site are liable to surface water flooding. However, as part of the proposals, suitable surface water management will be implemented. Drainage from the site will be achieved using attenuation SuDS (Sustainable Drainage Systems). Runoff volumes and rates will be limited to the existing greenfield runoff rates.



Environment Agency Flood Map (flood risk from rivers and the sea)



Environment Agency Flood Map (flood risk from surface water)

Noise & Vibration

The site is affected by noise and vibration along the southern boundary from passing trains. The area closest to the railway line is currently exposed to noise levels above those recommended.

Therefore an acoustic fence is proposed to allow reasonable internal noise levels to be achieved. With these measures in place, the noise levels from

railway noise can be reduced to a level allowing reasonable living conditions at houses across the site.

The vibration measurements at 10m from the railway line were below the threshold of "low probability of adverse comment". Therefore no mitigation measures are considered necessary to reduce the levels of vibration.



Existing Inlands Road level crossing (site on right)

Access

Vehicular Access and Network

The access strategy for the site will be developed in consultation with West Sussex County Council. Two vehicular access points from Cooks Lane are proposed to serve the development.

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 served by buses serving the

existing bus stops on Main Road to the south and Stein Road to the west. These services provide regular buses to key destinations including Chichester and Emsworth. The nearest railway station, Southbourne, is less than 0.5km to the south-west with regular services between Havant and Chichester. Rail links to London Waterloo, London Victoria and beyond are provided at Havant and Chichester.

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 Southbourne.

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.

Land in the south-western corner of the site will be dedicated to the Parish Council for a potential railway footbridge (supplied

by others), linking the Southbourne "Green Ring".

Within the site, the road network will be designed in accordance with the principles of Manual for Streets which seeks 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.

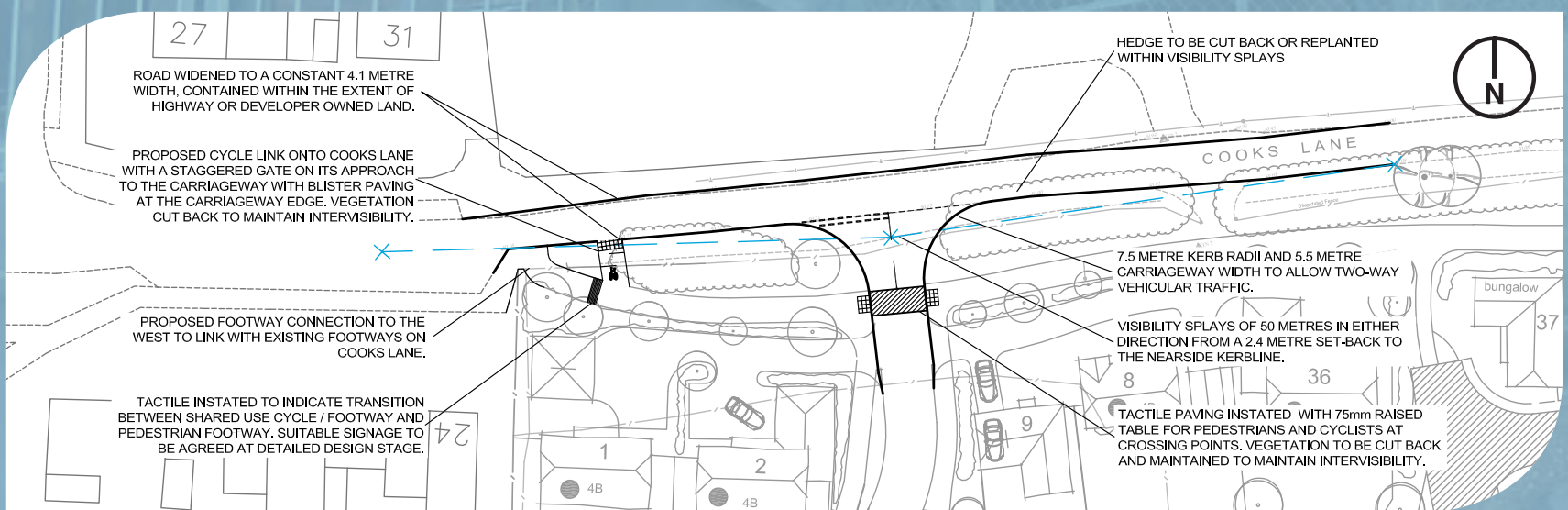
Parking Strategy

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



Indicative western access location from Cooks Lane

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 include 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:

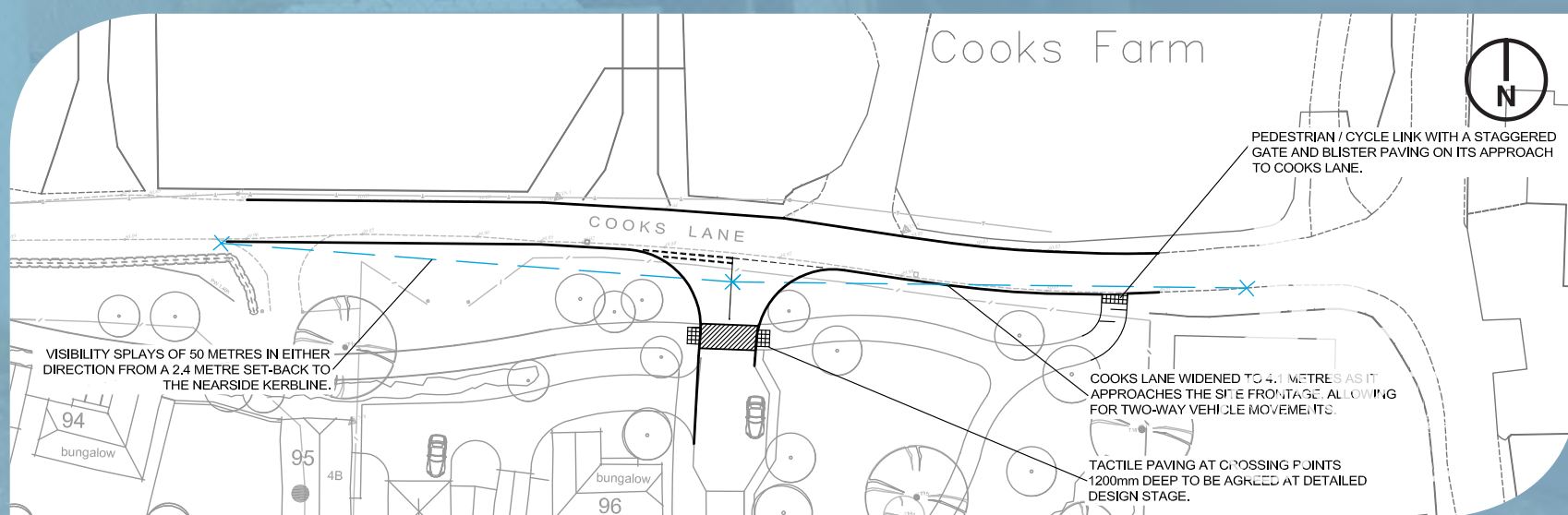
Key Points:

- 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

There is opportunity on the site boundaries to provide green space which could be used as Public Open Space as well as provide ecology buffer zones. This would be achieved by retaining and enhancing the boundary vegetation, with mixed native tree and hedgerow planting.

The proposed newly built development area would be wrapped by generous Public Open Space, which would provide formal and informal recreation for residents, wildlife buffer zone and various habitat areas.

The vegetation boundaries shall be reinforced with native understorey shrub planting areas edged with swathes of UK provenance wildflower grassland. The habitat planting would offer structural diversity and forage opportunities; enhancing site biodiversity and ecological connectivity.





1) Existing Orchard

The existing traditional orchards are a Biodiversity Action Plan (BAP) habitat as they support a mosaic of habitats and are managed in a low intensity way, therefore supporting high biodiversity. The traditional orchard should be retained and protected. By enhancing with a range of native plants, predators such as ladybirds and hoverflies will be attracted to the area and would help to reduce pest populations. Crucial pollinators like bees and wasps would benefit from the orchard floor covered with nectar-rich flowers, while many species of invertebrates such as common woodlice to rare noble chafer beetles, depend on the dead wood left standing or fallen within the orchard.



2) Swales

The swales would be located along the source of most of the runoff water and would form a network within the site, providing links to the wildlife pond. Within the seasonally wet areas of the swales, local wild grass and perennial species would be planted for visual interest, also enhancing biodiversity and providing habitat for toads and newts.



3) Wildlife Pond

Creation of a wildlife fresh water pond would offer the area an opportunity to encourage biodiversity and develop a new habitat area. The proposed pond would be situated to the south-eastern part of the site; with opportunities for informal recreation, viewing decks for the public to engage with the water edge, providing a place for relaxation and nature education such as pond dipping.



4) Mixed Native Shrubs and Hedgerows

The existing boundary vegetation currently consists of mature hedgerows and scattered trees along the northern, southern and western edge of the site. By enhancing the planting with more mixed native shrub species would strengthen the boundaries and provide further habitat.

Referring to the Ecology Report, it has been recommended to introduce bird and bat boxes, which would provide shelter to local wildlife and encourage the wildlife to thrive within the area. Another recommendation is that the site is not fenced to maintain the connectivity with the wider landscape.



5) Meadow / Rough Grassland

Creation of habitat areas suitable for their location would consist of species rich wetland meadows for the swales, shade tolerant meadows to provide structured edge to the wooded and shrub areas and flowering grassland/ meadow areas to surround the public open spaces. Occasional shrub and tree planting would also provide shelter for wildlife. Log piles would be created within the meadowed areas to help support a multitude of different insects, providing refuge and hunting ground for small mammals, reptiles and amphibians, and shelter for over-wintering and hibernating wildlife.

Public Open Space

Open spaces within the parkland shall provide spaces for informal recreation and play, and mown paths would provide access through long grassland; creating secure, overlooked spaces with occasional parkland trees.

a) LAP (Local Area of Play) – To the north-eastern corner of the site shall be an allocated informal play area, using natural play elements such as: boulders, timber stepping / climbing elements and landforms.



b) LEAP (Local Equipped Area for Play) – Located within the green buffer zone to the south-western corner of the site, in an overlooked location which would be fenced and gated shall be an Equipped Area of Play. The natural play elements would include living

willow structures, timber climbing structures, boulders, landforms, tunnels and stepping logs. The play area aims to provide inclusive play with imaginative and sensory play elements.

c) Community Garden – Proposed to be situated next to the Community Orchard, the garden shall be fenced and gated with a low fence. It would be managed by the Local Community. Supplying local, organic vegetables and fresh herbs for the Community. To the back edge of the garden, there is opportunity for a glasshouse which would provide the Community Garden shelter and additional growing space. An opportunity for an 'Edible landscape' would be planted with a mixture of ornamental plants, flowers and vegetables. It is proposed for the planting beds to be raised with seating edges, to provide easier maintenance of the growing space and for some trellises and pergolas for climber plants.



d) Community Orchard – Located to the south-eastern corner of the site, close to the existing orchard would be open to the whole community. It would be surrounded by low fencing, only to set extent to the orchard but to retain an openness, creating a welcoming feel. Fruit and nut trees would be set in a flowering meadow, with the provisions for wildlife habitat and an opportunity for bee-keeping. A range of fruit trees would be

planted in a natural form, along with berry and nut producing shrubs and hedgerows to the edges. Compost heaps would help encourage wildlife and would feed the soil and improve its structure.

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 regard 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:

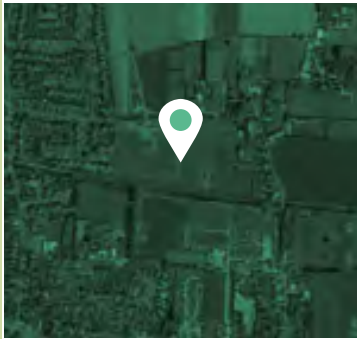
- **Layout** – the scheme has been designed to maximise solar gain and natural lighting through the orientation of the majority of the dwellings to the south, east and west.
- **Buildings** – Seaward Properties is committed to delivering dwellings with high environmental standards.
- **Energy Use and 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.
- **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 the development at Cooks Lane, Southbourne

112 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



112 New homes **30%** Affordable homes

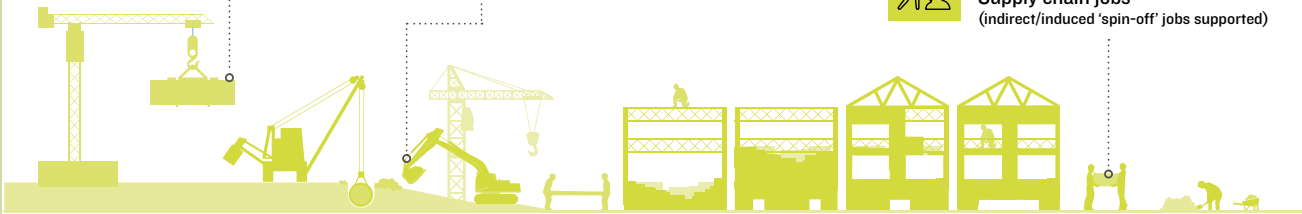
Construction benefits

£18m
Construction value
(total construction cost)

£17m GVA
Economic output
(additional GVA p.a.)

85 Jobs
Construction jobs
(temporary jobs over the 2 year build period)

130 Jobs
Supply chain jobs
(indirect/induced 'spin-off' jobs supported)



Operational and expenditure benefits

£616,000
First occupation expenditure
(spending to make a house 'feel like a home')

£3.9m
Resident expenditure
(within local shops and services p.a.)

17 Supported jobs
(from increased expenditure in local area)



Local Authority revenue benefits

£801,000
New Homes Bonus
payments
(over a 4 year period)

£199,000
Council Tax
revenues (p.a.)

£800,000
Planning
contributions
(SI06 or CIL)



LICHFIELDS



Conclusions

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

The site is located adjacent to the Southbourne settlement with existing residential development to the north, south and east and approval recently granted for the development of 159 homes on the neighbouring site to the south. Having regard to the surrounding context, this site is considered to form a natural extension to the eastern edge of Southbourne.

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 Southbourne.

A key feature of the initial concept masterplan is the delivery of extensive ecological corridors along the edges of the site, providing additional habitat and linking with off-site ecological assets.

A landscape led approach will enable the provision of a generous amount of open space. There is the potential to provide a high quality landscaped setting on this site with informal open space incorporating a community orchard/ garden and amenity greenspace.

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

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. Construction has recently started on 159 dwellings at Priors Orchard, Southbourne, which is located on the southern side of the railway line from the proposed site at Cooks Lane.

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. Recently, our scheme at Rosemary Lane, Petworth received a CPRE Sussex Annual Award.

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.



Seaward
A SURE SIGN OF QUALITY



Litten Place



Priors Orchard Phase 1, Southbourne



West Lavant Barns



Roman Fields



Lighters Row



The Square



Roman Fields



Langtons Farm, New Alresford

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



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