

**DRAFT  
TWO  
14.03.2023**

Vision Document  
**Durbans Road, Wisborough Green**



# Introduction

This Vision Document has been prepared on behalf of Seaward Properties Ltd in support of development of land to the east of Durbans Road, Wisborough Green. Wisborough Green lies in the north-west corner of the Chichester District Council area, on the northern border within Surrey.

The A272, the main east-west arterial road, runs through the heart of the parish. This is a typical English village with a village green at its centre, pond, public houses, church and shop are all located in the historic core and conservation area of the village.

Durbans Road is the link road from the A272 northwards past the Cricketers Arms public house and the site is to the northern side of Songhurst Meadow, linked by a continuous footpath to the western side of the approach road.



The Cricketers Arms



Songhurst Meadow



The 'Green'





  
**Seaward**  
A SURE SIGN OF QUALITY

**Delivery of a high quality context sensitive residential development, led by landscaping and ecology at Durban's Road**

Seawards have appointed a comprehensive team of consultants to consider the Durbans Road site, covering all relevant aspects in order to present and consider proposals for consultation.



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# Development Rationale

Durbans Road is one of five roads leading into Wisborough Green which leads northwards from the village green. Over time the village has expanded along these approach arteries and the Village Design Statement identifies these as differing character areas.

## Wisborough Green Village Design Statement - March 18

The open character of the village is dominated by the green. Away from the centre, much of the network of lanes are not paved but are lined by grass covered verges, emphasising the rural nature of the local character. This is emphasised by a ‘map of footpaths’ and bridleways which exist throughout the parish.

Durbans Road is defined in the ‘Design Statement as Character Area E. Heading away from the heart of the village the land is relatively flat and there is a wide range of housing, in evidence predominantly in the traditional Sussex style.

The ‘Design Statement provides clear guidance for “future development”, strongly favouring the continued use of traditional local style and materials.

## Building Height

3 Storey buildings would be out of character, compromising distant views.

## Terraces

These are acceptable – in red brick and tile hung with differentiated use of window and door design.

White render is also acceptable

White weatherboarding contributes to the individuality in properties.

## Semi Detached Homes

Traditional design incorporating individual features with rural identification.

## Roofs and Chimneys

Red clay tiled roofs/slate also acceptable. Steeper style of pitch reflecting existing village housing. Chimneys seen as “attractive” to side of properties.

## Windows

Echo existing architectural eras – e.g. Georgian. Details such as contrasting brick soldier courses above or below windows, bay windows and other brick detailing.

## Porches

Mix of styles appropriate – traditional rural e.g. pitched tile roof porches.

## Wisborough Green Neighbourhood Plan - May 21

This development rationale of continuing the traditional local style with consistent materials is acknowledged in the Neighbourhood Plan which sets out the vision for the sustainable development of the parish from 2014 to 2029, some six years hence.

**Vision Statement**  
 Wisborough Green will continue to be a traditional rural Parish that welcomes positive change, sustainable growth and progress, whilst conserving and enhancing the special qualities that create this small but thriving community within its unique, historical, and precious environment, for current and future generations to enjoy.

By assessing this local character, a vibrant residential community can be considered with an emphasis on sustainable development and the creation of “sense of place” within Wisborough Green village.

This “sense of place” is the overarching theme of the National Design Guide 2019 (NDG). Based on the themes for good design as set out in the National Planning Policy Framework (NPPF). Well designed places have individual characteristics which work together to create its physical distinctiveness, as assessed in the ten characteristics as set out in the NDG.



The ten characteristics of well designed places (National Design Guide, September 2019)



SITE

DURBAN'S ROAD

THE CRICKETERS ARMS

THE GREEN

A272

Aerial of Wisborough Green Village

# Landscaping - Green Gaps

The Neighbourhood Plan has a series of overarching policies which (at P30 – Para 5) are intended “to ensure that the community remains vibrant and is able to meet the local needs for housing, employment and community facilities, the Parish recognises that it must support limited growth, provided that growth is sustainable in accordance with the NPPF (paragraphs 7-10)”

In recent times the Neighbourhood Plan is under review in response to Chichester Local Plan promoting additional housing at Wisborough Green.

## The Settlement Boundary

*“The distinctive character of Wisborough Green is created by the central green”*

The Neighbourhood Plan Settlement Boundary is tightly defined along the A272 to south and north – but excludes The Green, and the development along its northern edge. Defined as the “heart” of the village it is surprising that this area is not included within the Settlement along Durbans Road, and past the Cricketers Arms public house.

## Songhurst Meadow

The solid pink area of “Proposed Development” defines as Winterfold Fields has since been developed - as Songhurst Meadow. This is a curving streetscene of residential behind The Cricketers Pub, overlooking existing ponds and open space to the east.

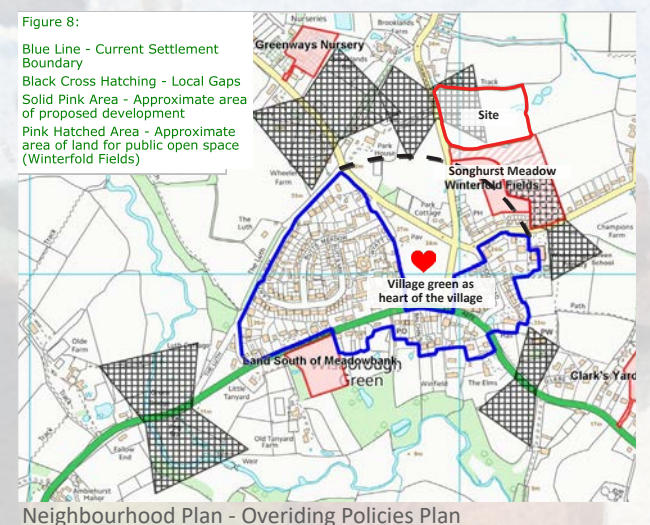
The northern Songhurst streetscape looks onto the subject site then curves southwards and has a hub of terraces and tighter knit housing, all of which provide clear inferences for considering development of the immediately adjacent site.

The “bow tie” graphic hatched areas in the Overriding Policies Plan (Figure 8) are intended to denote local gaps which separate the settlement boundary from peripheral ribbon development along the main village approach roads. These need to be “distinct physical and visual breaks between the village core and (the) ribbon development”

**Policy OAS: Local Gaps** Page 33 Neighbourhood Plan

Development proposed within the local gaps identified in Figure 8 must comply with the following criteria to be acceptable:

- The proposal must not consolidate the local gap by visually and physically reducing the break between the central core and outlying areas.
- The proposal should be accompanied by a landscape and visual impact assessment to demonstrate no diminution in openness and views in the local gap.
- Proposals should be accompanied by a mitigation plan showing how the local gap can be enhanced by planting and other amelioration.
- Important trees and hedgerows within the local gaps should be retained as part of any development proposal.
- Positive community uses of the open areas in the local gaps will be supported where these can enhance visual impact and biodiversity and enhance the range of facilities available.



Songhurst Meadow



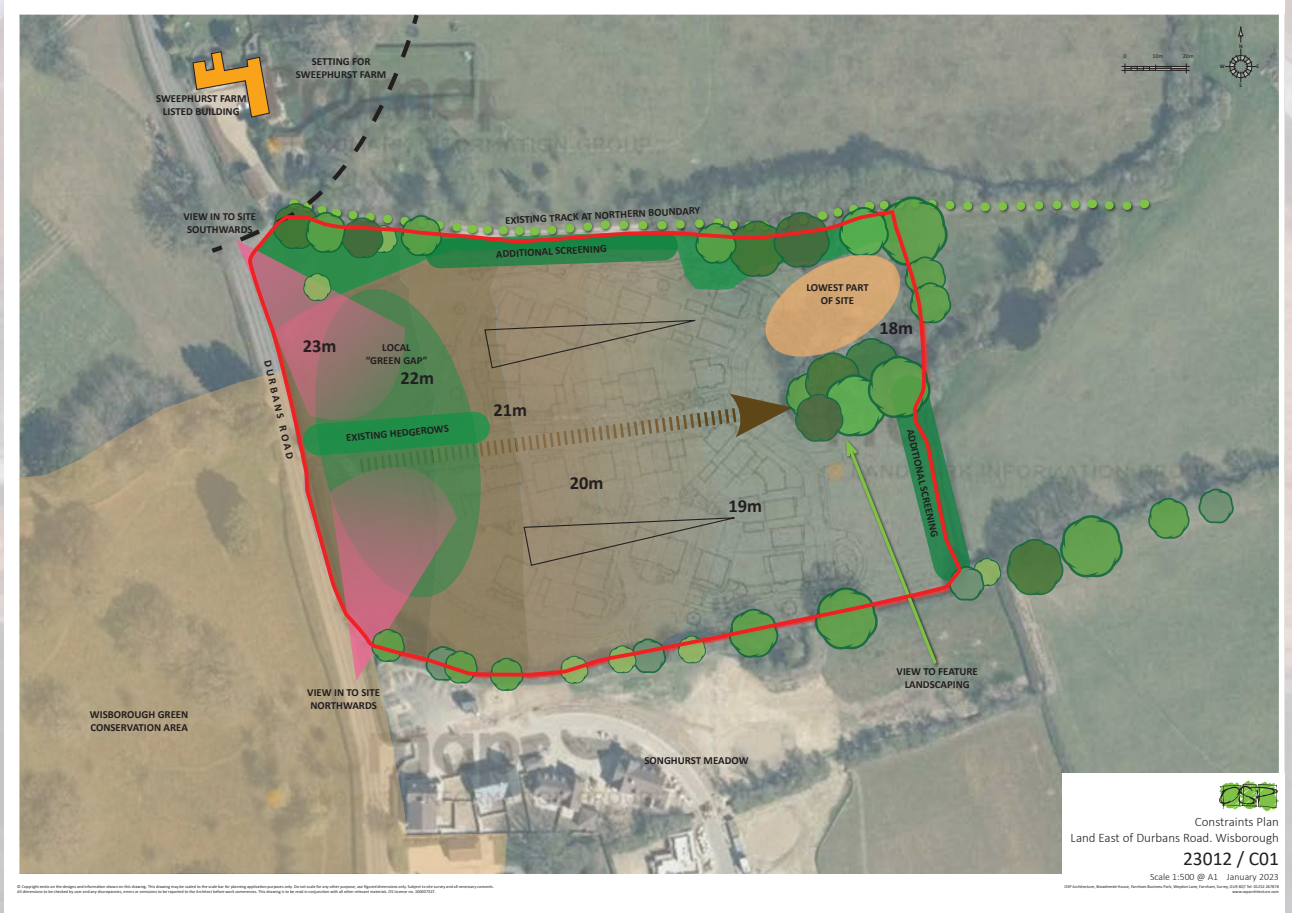
# Site Constraints

## Site Assessment

The Durbans Road site can be assessed against these local “green gap” criteria

The landscape led approach is reinforced by the Site Constraints .

- The site is dissected east-west by an existing hedge row – which becomes a fence line leading to the treed area to the east
- This treed area encompasses a pond as an attractive feature of the site
- The site falls circa 5m east-west with the lowest area to the north of the feature, encompassed by mature trees
- The track defines the northern boundary and is tree lined from Durbans Road westwards.
- With reinforced screen planting this will ‘enclose’ the site to north and east, protecting distant views from the north and east
- The open space fronting Songhurst Meadow includes the view northwards to the feature treed area as identified in the Neighbourhood Plan
- This landscape corridor can continue northwards to the lowest part of the site.

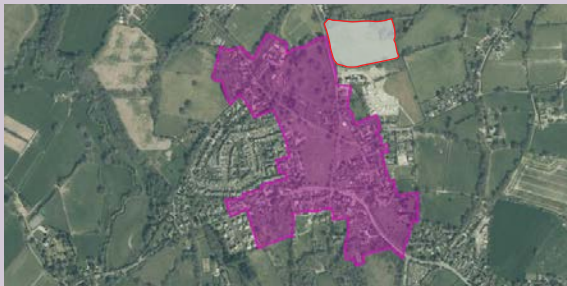


# Conservation Area Character

There are listed buildings to the north and south of Durbans Road

- Sweephurst Farm is an 'L' shaped grouping is well screened to the north of the track with outbuildings at the roadside and a variety of roof heights, in a elongated "agricultural" courtyard arrangement.
- The Cricketers Arms pub to the south of Songhurst Meadow is an interesting grouping with noticeable changes in roof heights and a 'rural' and more recent late Victorian aesthetic.
- Interestingly the Conservation Area extends northwards along Durbans Road across the front of the site, but excludes the courtyard grouping to the north.
- This is in contrast to the settlement boundary and better defines the village arranged around the village green.

*See Heritage for listing details*



Sweephurst Farm - View from Durbans Road



The Cricketers Arms - View from Durbans Road

# Durbans Road Character

The character along Durbans Road from the village green is the character relevant to the site.

From The Cricketers Arms the character of Durbans Road leading to the site illustrates the traditional Sussex style and more “grand” houses with bays, projecting gables and clearly defined private and public green spaces.

- Garages and outbuildings on to the streetscene are a consistent feature. (Photo 2)
- ‘L’ shaped configurations and brick detailing are noticeable with porch variety and projections as features.
- Songhurst Meadow (Photo 5) repeats this ‘L’ shape footprint with a decorated gable onto Durbans Road and materials consistent with the Village Design Statement
- The footpath connection to the village is clearly defined along Durbans Road.
- The over-riding character is of frontage enclosures to the street scene - walls, hedgerows, fencing defining the street scene.



# The Green Character

In contrast it is the openness of the village green which is the characteristic most noticeable to the visitor. This is an expansive public space, with Durbans Road passing through and visitor parking and specimen trees as the foreground, with the perimeter buildings as the backdrop - at angles / set back, and facing on to the green amenity. This provides an albeit much larger character inference for the local green gap required off Durbans Road to the site.



# Site Accessibility

Durbans Road is straight overall the frontage of the site. There is an existing access midway along which will have to be engineered and widened to the south to create a bell mouth and access road which can then run parallel but offset from the existing hedgerow.

The appropriate visibility splays will need to be achieved onto Durbans Road and frontage planting will have to be trimmed back. The footpath is to the west – leading straight to the village green.

There is field access to the south east of the site and possible linkages to this and to Songhurst Meadow to the south are desirable.

**To be expanded**

# Landscape Appraisal

The Village Design Statement describes the landscape as individual oaks, shaws (segments of woodland and hedgerows, all evident on the site).

An appraisal carried out by Fabrik Landscape in 2022 references the guidance of both the adopted Neighbourhood Plan and the Village Design Statement to propose a parameters plan of development central to the site, with extensive landscaped perimeters.

There is a viewing corridor across the Local Green Gap to the church to the east of the green (St. Peter ad Vincula) which is set on higher ground, some 400m away.

The Neighbourhood Plan identifies a view across the designated Local Green Space at Songhurst Meadow, northwards to the feature treed area at the east of the site, offsetting the development parcel considerably from the eastern boundary.

*The appraisal therefore recommends that:-*

*Development parcel to be located to be set back from the edge of the Conservation Area along Durbans Road, and set back from the viewing corridor looking towards the Church as identified.*

- *To retain the Site boundary vegetation, wherever possible.*
- *To implement tree planting to filter views looking into the development parcel from Durbans Road and to provide a green setting to the Conservation Area.*
- *Additional tree planting along the eastern edge to filter views looking from Newpound Lane into the Site.*
- *Public Open Space to be provided along the edge of the development parcel to tie in with existing Green infrastructure; also to be provided to the south eastern corner of the Site to protect the identified view in the Neighbourhood Plan, looking across the Green Space adjacent to Songhurst Meadow development.*



Alignment to St Peter ad Vincula

# Heritage

## Heritage

A comprehensive Heritage Assessment by A H Heritage Planning confirms that the hedgerow defined a field boundary which is evident in 1912 but was removed by 1946.

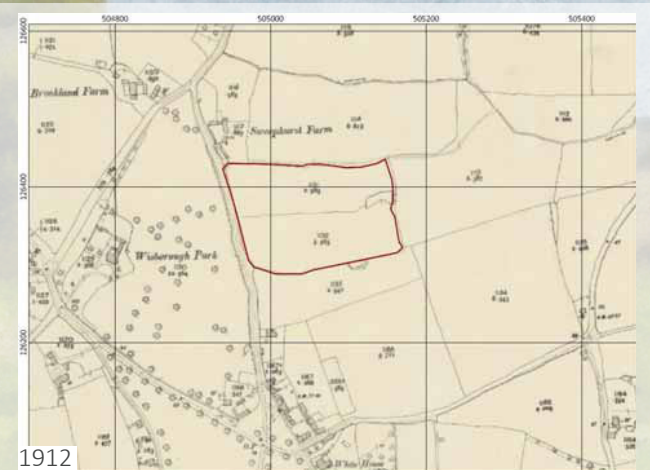
The site was originally in four quadrants but there is no visual reference to the north south division.

This east west division has since been (partially) reinstated and acknowledgment of this historic delineations in any development layout is promoted.

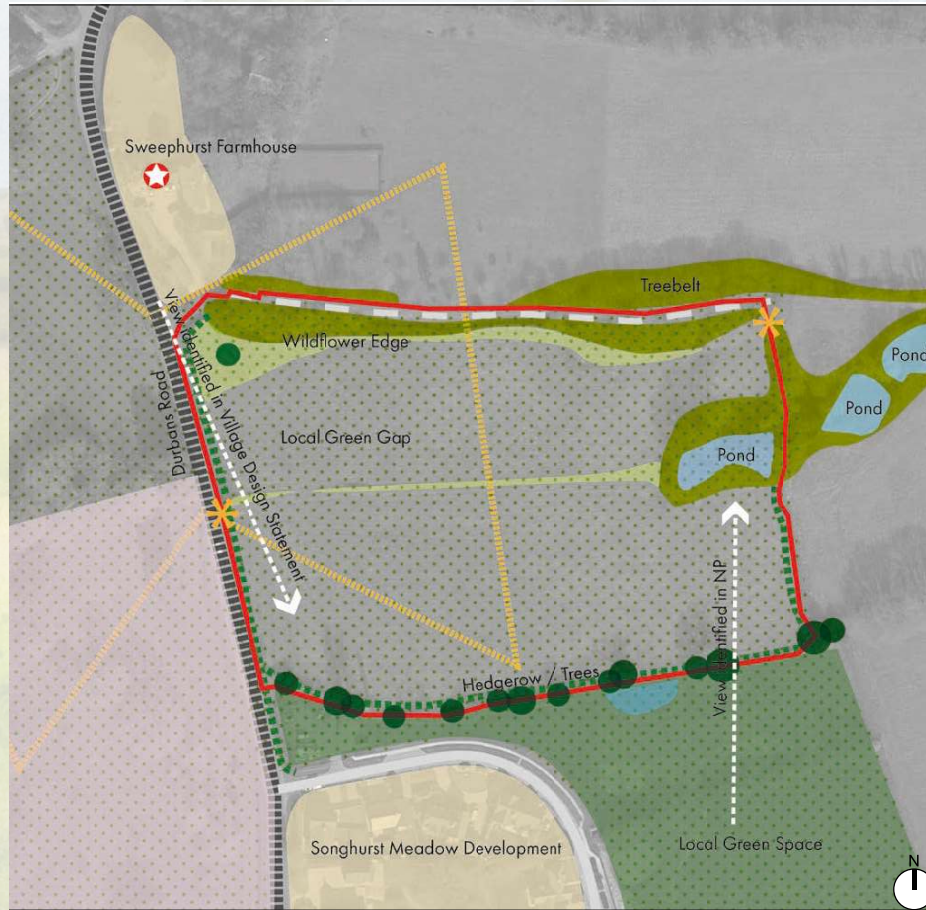
The Conservation Area is immediately adjacent to the site, to the north of this is Sweephurst Farm (listed 1955 – Grade II), a stone fronted farmhouse with red brick, grey headers and a roof of Horsham slab. The significance is that it is relatively plain and unadorned as an agricultural building which is part of the farm grouping as identified in the character appraisal. This is therefore considered an asset of high heritage significance and a considerable setting is considered appropriate, most of which exists currently, to the north east of the site.

It is concluded that the Site offers a minor contribution to the wider landscape setting of the Wisborough Green Conservation Area, forming part of its rural character. Whilst there is the possibility of a minor level of harm through the loss of green open space in the Conservation Area's wider setting, it is clear that the proposed development will not affect the fundamental character of the Conservation Area or its surroundings to such a degree as to result in harm.

The Conservation Area's setting has been identified to comprise a wide variety of elements, including modern development which speaks of a growing and thriving community away from, and separate to, the historic core of the settlement. No harm in this regard has been identified to result from any proposed development at the Site, provide that buildings remain of an appropriate character, mass and density in respect of their rural surroundings and the proximity of the Conservation Area boundary.



# Landscape Lead Constraints Plan



**LEGEND**

- SITE BOUNDARY
- EXISTING BUILT FORM
- DURBANS ROAD
- IDENTIFIED IMPORTANT VIEWS IN NEIGHBOURHOOD PLAN
- DESIGNATED LOCAL GAP IN NEIGHBOURHOOD PLAN 2014 - 2029
- DESIGNATED LOCAL GAP IN NEIGHBOURHOOD PLAN 2019 - 2037
- EXISTING TREEBELT
- EXISTING INDIVIDUAL TREES
- EXISTING MEADOW VERGES
- EXISTING HEDGEROW
- EXISTING PONDS
- EXISTING GATED ENTRANCE
- ★ LISTED BUILDING
- CONSERVATION AREA
- DESIGNATED LOCAL GREEN SPACE IN NEIGHBOURHOOD PLAN 2019 -





### Landscape Lead Opportunities Plan

The development parcel will be dissected by the existing hedgerow suggesting a linear east-west connection with the feature tree area.



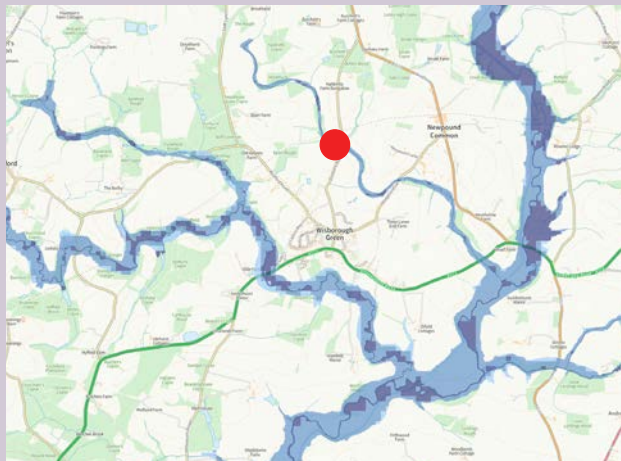
# Flood Risk Assessment & Utilities

The lowest area (s) of the site are in the vicinity of the feature pond area, which has a pond as part of its setting. Attenuation pond (s) are therefore proposed at this eastern part of the site, complimenting this existing feature.

To ensure the site remains safe throughout its lifetime the latest Environmental Agency climate change allowances for increases in rainfall intensity which lead to fluvial flooding have been assessed.

The proposed development will incorporate a sustainable drainage system which will discharge surface water at a suitably restricted rate and provide storage for all storm return periods up to and including the 1:100 year rainfall event with an allowance for climate change.

Flood Risk has been assessed by Pell Frischmann



Flood Risk Zone Diagram

A Utilities Statement has been prepared by Premier Energy in 2022 which concludes that the site can be relatively easily serviced by all statutory undertakers :-

- *Electricity to serve the site will be taken from an HV mains extension (several options available but SSE's recommended scheme approaches from the south) and brought via off-site cabling to serve the new on-site substation.*
- *Portable water to serve the site can be taken from the existing network in Durbans Road which does not require reinforcing currently.*
- *Gas new connections are not required.*
- *Open Reach new connections can be taken from their existing network and fibre connections to all properties will be delivered as standard.*
- *Electric and water diversions are possible for a new site vehicle access to Durbans Road, depending on its exact location and depth of construction.*
- *Disconnections are not anticipated as the site contains no buildings or installations.*



# Archaeology

An assessment of the site was carried out by Development Archaeology Services Ltd in summer 2022 which concluded that the potential for prehistoric, Roman and Anglo Saxon activity is low, and medieval is defined as low-moderate. The post medieval period, due to the prevalence of ditches to the site perimeter is considered moderate and may be greater, likewise the early modern period.

Sweephurst Farm is an 18th century farmstead, but the historic church (of St Peter ad Vincula) is Grade I listed and originally 11th century, with 12th, 13th and 14th century additions.

The visible tower is of 13th century construction – the whole building was restored in 1867. This is the ‘protected’ view across the Local Green Gap fronting onto Durbans Road.



Sweephurst Barn



St Peter ad Vincula Church

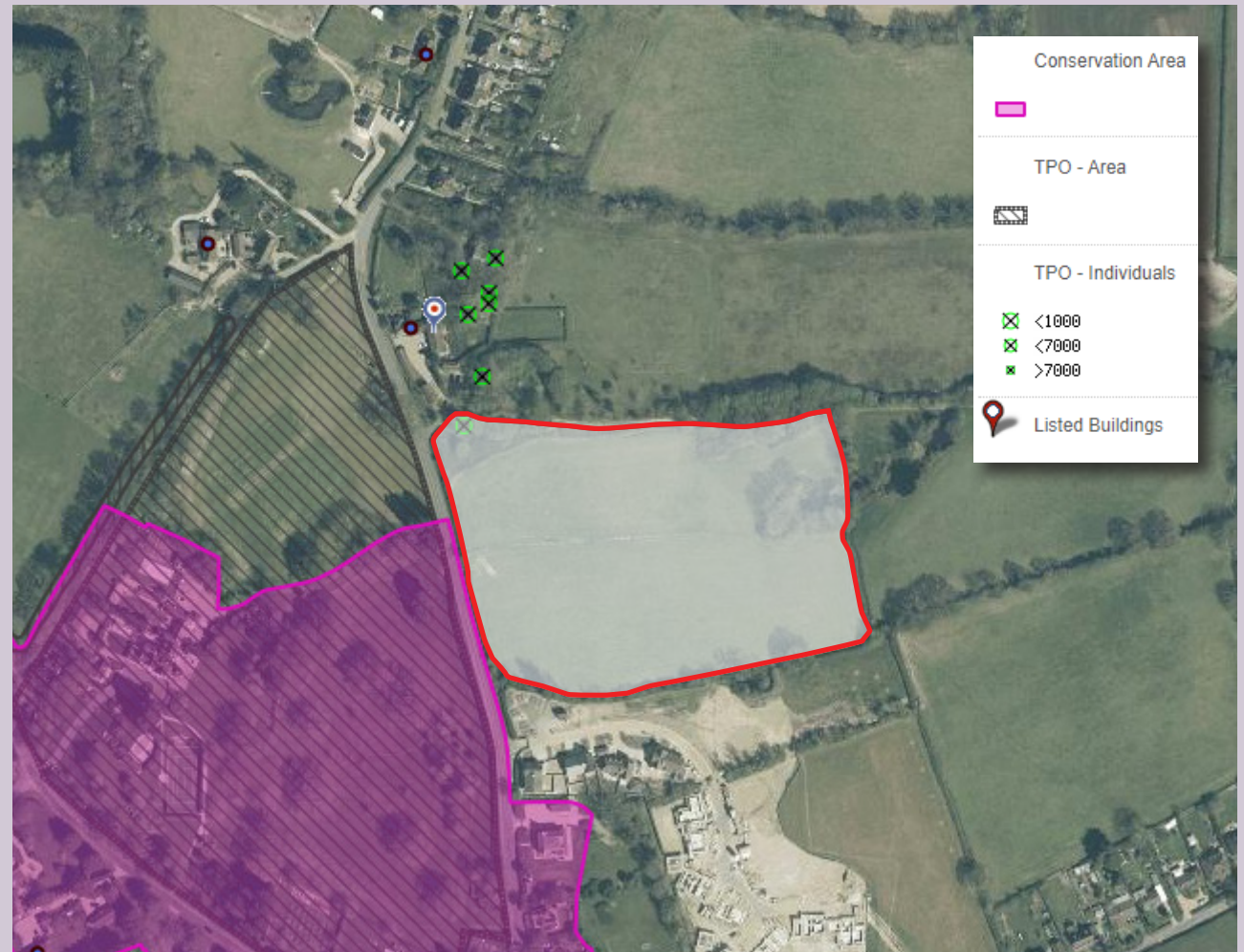
# Arboriculture

A measured survey has been undertaken which has established all trees and dense vegetation to be retained and respected in considering development on the site. This is primarily to the perimeter with the central east-west hedgerow as a key constraint.

The tree(s) to the north western boundary and to the west have a TPO designation and the dense vegetation to the east means the site is well contained, screening views into and out of the site.

The site is currently grazing land which National England grade as being “poor agricultural quality”

**To be expanded**

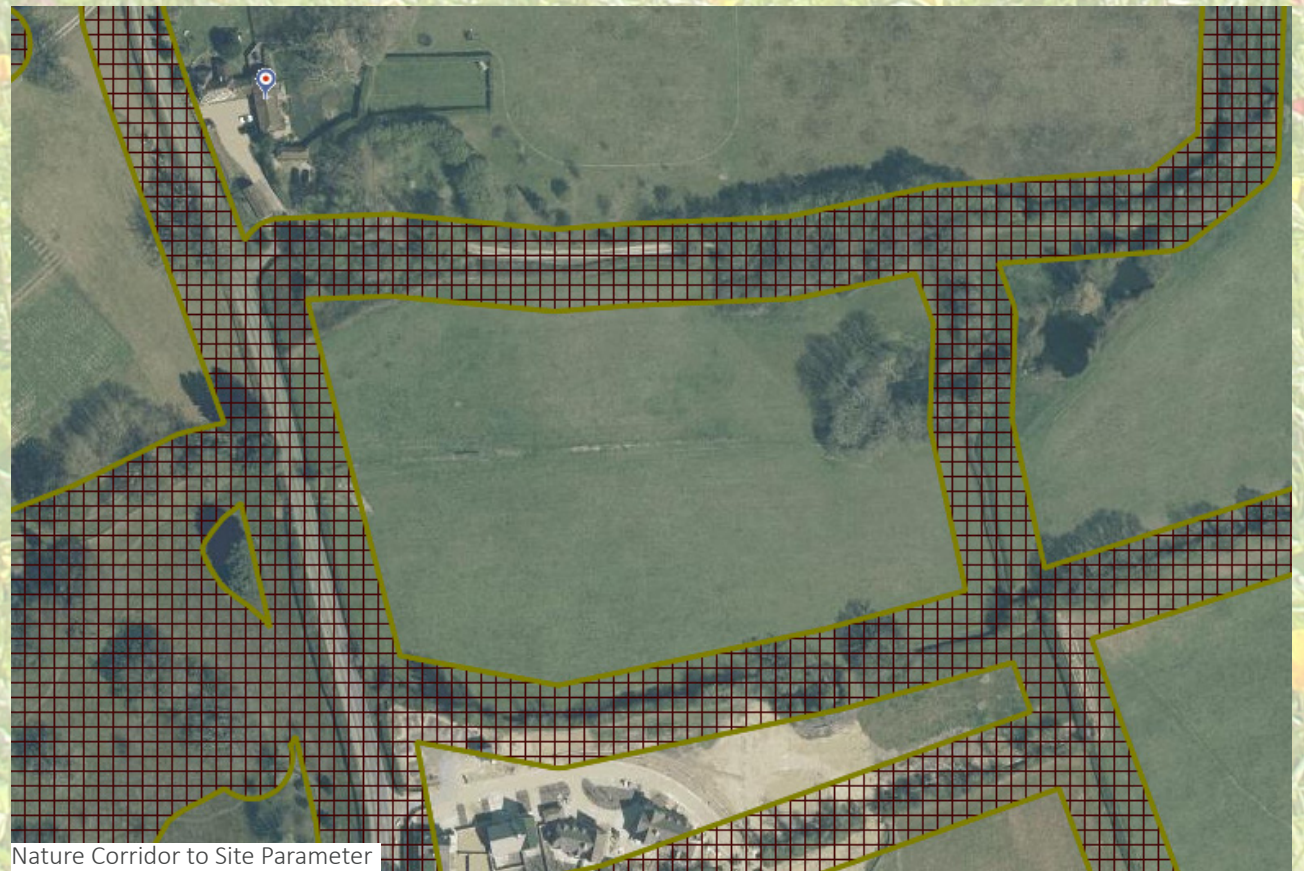


# Ecology

The site perimeters are also all designated as nature corridors, including the Durban Road perimeter and the proposals must be considerably inboard to respect this.

These 'corridors will therefore be maintained at below 0.5 lux.

**To be expanded**



Nature Corridor to Site Parameter

# Site Opportunities

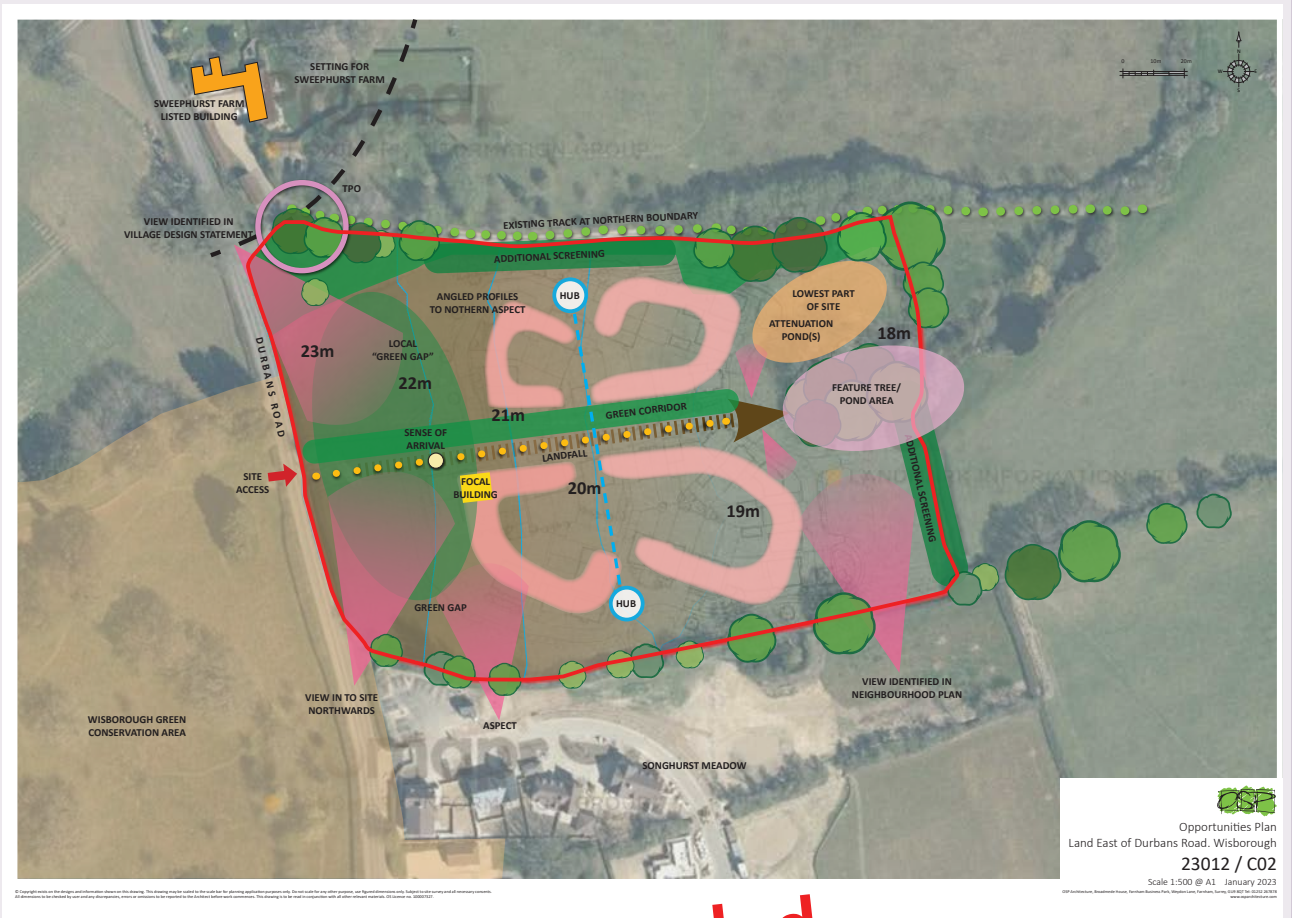
## Site Assessment

The Durbans Road site can be assessed against local criteria:- “green gap”

The landscape led approach is reinforced by the Site Constraints .

- The site is dissected east-west by an existing hedge row – which becomes a fence line leading to the treed area to the east
- This treed area encompasses a pond as an attractive feature of the site
- The site falls area 5m east-west with the lowest area to the north of the feature, encompassed by mature trees
- The track defines the northern boundary and is tree lines from Durbans Road westwards.
- With reinforced screen planting this will ‘enclose’ the site to north and east, protecting distant views from the north and east
- The open space fronting Songhurst Meadow indicates the view northwards to the feature treed area
- This landscape corridor can continue northwards

Assessing all the technical and other constraints an emerging opportunities plan can be considered which creates a “sense of arrival” and a outward looking series of street scenes, set inboard on the site.



**To be expanded**

# Concept Proposals



Colour Site Layout

# Landscape Lead Strategy

The landscape strategy responds to the appraisal of the green gaps and the recommendations by Fabrik on how to consider development of the site as a residential community. The extensive set backs from Durban Road provide parkland amenity which can be wildflower meadows providing a setting for the proposals and presenting an open aspect along the approach to the centre of the village.

This set back respects the viewing corridor to the church and provides a green edge to the Conservation Area, a green setting for Sweephurst Farm to the north and a green aspect from Songhurst Meadow northwards.

The arriving figure ground of Songhurst Meadow is reflected in the proposals, further softening the development in its setting. Angled and offset properties are proposed to the north to soften this aspect.

Barn hips and hipped gables will likewise reduce the impact and provide an interesting street scene, with houses continuing the local style and materials as advocated by the Village Design Statement.

Boundary vegetation is retained, supplemented by screening to contain the development within its setting, overlooking the tree feature, ponds and landscaped tree planting to filter views- from the track to the north from the east. The attenuation pond is located at the lowest contours on the site.,





# Public Open Space

The development is all outward looking providing natural surveillance to the ponds and the extensive perimeter and open space landscaped areas.

A local area of play (LAP) is integrated into this landscaping to the south. This will be low key natural play – on logs etc, overlooked by the hub of housing. Local resident of Songhurst Meadow can also use this amenity which is part of a perimeter footpath which circumnavigates the proposals as a nature walk, this connects with the access footpath, leading to Durbans Road.

This is therefore a highly accessible location in proximity to the village amenities, all set in an extensive landscaped setting, respecting the green gaps and guidance of the Neighbourhood Plan and Village Design Statement.



Plan highlighting extensive Public Open Space within the site.

# Sustainability

The proposed scheme will seek to deliver a sustainable development, both in terms of technical requirements and the ecological and recreational value of the site.

## Technical Matters

All dwellings will be designed to the Technical Housing Standards as set out in the Nationally Described Space Standards – 2015 (Amended 19 May 2016).

All dwellings will comply with Building Regulations part M4 (2) Category 2 Standards of future adaptability, with an allocated ground floor flat being fully adapted – to standard M4 (3).

The Building Regulations approved documents changed as of 15th June 2022 covering:

Part F – Ventilation

Part L – Conservation of Fuel and Power

Part O – Overheating (new section)

Part S – Infrastructure for the charging of electric vehicles (new section)

These revised requirements also have an impact on window sizes, wall thickness, and elevation compositions (with regard to orientation). The key requirement is the provision of either a photo voltaic array on each roof or the provision of an Air Source Heat Pump for each dwelling (ASHP).

The scheme has been designed to optimise solar gain and natural lighting through the orientation of most of the dwellings/gardens to the south, east and west.

## Air Source Heat Pumps

Each dwelling is therefore served by an ASHP. These must be located externally within 300mm of the external face of the building, and be at least 1 metre off the boundary demise in clear air.

Each ASHP will be sized to serve dwelling, with the provision of an internal cylinder cupboard at least 0.8m square and 2m tall, not more than 15m from the ASHP,



## Electric Vehicle Charging

Part S Building Regulations requires that each dwelling has an Electric Vehicle Charging Point (EVCP) serving at least one space within the allocated curtilage. EVCP's are also provided for visitors – located at the “heart” of the scheme.



## Technical Materials

Consideration will be given to the use of local materials and suppliers where viable to reduce the transport distances and to support the local economy. Consideration will be given to the following measures:

- Use of ‘A’ rates materials as assessed using the BRE Green Guide to Specification for Buildings wherever possible.
- Use of timber, the source of which is certified by FSC/PEFC or an equivalent approved certification body where practical.
- Use of insulation materials with zero ozone depletion potential.

# Sustainability

## Open Space

The provision of good quality recreational and amenity space is an important part of sustainable residential development. The proposed scheme is integrated within the wider landscape strategy with easy access via the pedestrian and cyclist movement network. Natural surveillance of open spaces is a design priority.

## Ecology

The perimeter nature corridors will be integrated into the detailed design of the proposals.

## Home Working

Many of the homes have allocated study areas – or study rooms – to accommodate home working with all IT/Connections.



## Inclusiveness – Access for All

In accordance with the guidance and requirements for access, the dwellings have been designed to comply with Approved Document Part M of the Building Regulations (2004) and the requirements of the Equality Act (2010).

As (M4(2) compliant homes these are capable of future adaptability and conversion as occupancy needs dictate. Hence the dwellings are flexible/adaptable for sustainable living.

## Domestic Waste and Recycling

Storage and collection of refuse and recyclable waste will be considered as an integral part of the design process.



## Crime Prevention and Community Safety

The layout has been designed to prevent crime and the fear of crime in accordance with government guidance set out in “Safer places– the Planning System and Crime Prevention” (Office of the Deputy Prime Minister, April 2004).

The scheme will have due regard to the principles of Secured by Design.

## Public Transport

The linkages towards the village focus provide direct access to the local shops and amenities.

## Cycling

Cycle storage will be provided within each demise to encourage movement by all modes of transport including walking and cycling.



## Economic

The proposals will also be economically sustainable, providing new homes of a range of sizes and six dwellings allocated as affordable dwellings. The construction jobs and subsequent maintenance (via a management regime) will generate employment and economic benefits for the local community.



# Closing Remarks

This site is immediately next to Songhurst Meadow and can be considered as a continuation of the design themes and considerable open space setting which this development enjoys. The curving nature of the layout with hubs of housing in localised courtyards is repeated to north and south of the retained and reinforced hedgerow alignment. The historic field boundary east-west is therefore respected, with the figure ground reading as four quadrants of horseshoe development reminiscent of the original field pattern.

This is set in an extensive green setting, enclosed by existing and reinforced perimeter screening, containing development to the eastern, lower part of the site. These green areas incorporate the vision corridors identified in the Village Design Statement and the Neighbourhood Plan,

The existing hedgerow frames a formal access to an arrival space and “agricultural” courtyard with focal corner building, all viewed across wide landscape frontages, offset from the Conservation Area. This continues following a green verge to focus on the feature tree and pond(s) to the east. To the west the footpath connects with Durbans Road and with the village services and facilities, all within close proximity.

Hence the considerable planning, physical and technical constraints of the site are incorporated into this initial concept for a local community development which delivers a range of dwelling types and tenures, and presents a cohesive proposal for consultation.

# 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 of England. Our promotion strategy in non-aggressive; engaging with Parish Councils, local stakeholders and communities at a grass roots 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, our designs

have a one off appeal as they are designed to blend with the individual characteristics of the area.

Seaward Properties has an excellent track record for delivering innovating 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 award include: Local Heritage; Evening Standards Awards for Best Small Development and Regional Winners and a coveted WhatHouse? Award for the Best Mixed Use Development. 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**  
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Seaward examples- In Chichester.....???



Arlesford



Client to provide HR image





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