



Westbourne Neighbourhood Plan

New houses in Westbourne
- where should they go?

Display of Possible New Sites
Parish Hall July 11th 2.30 - 4.30

We need **YOUR** views!

The Westbourne Neighbourhood Plan
has to identify sites for 25 new houses

- if we don't decide where they go for
ourselves, **Chichester will do it for us**

Please come and give us your views

SUPPORT YOUR PARISH



Westbourne Neighbourhood Plan

New houses in Westbourne - where should they go?

We have to identify sites for 25 houses
This consultation exhibition shows the possible sites
for this new housing

The sites on display here are **NOT** our
recommendations - that is for **YOU** to decide

BUT we do need your views on which sites you want
us to recommend

Please also remember:

Sites smaller than 6 houses will need strong
justification and your strong support

Some sites that are not included in Neighbourhood
Plan may still be developed

SUPPORT YOUR PARISH



Westbourne Neighbourhood Plan

FUTURE HOUSING IN WESTBOURNE PARISH

YOU TOLD US THAT YOU WANTED

- New development to be built on Brownfield sites before any Greenfield sites are considered
- New developments must contain measures to mitigate flood risk and that the selected sites must have proven main drainage and sewerage capacity
- New developments must comply with the Westbourne Village Design Statement guidelines
- New developments should be built on smaller sites rather than concentrated on one site
- New developments to be located outside the Westbourne Village settlement boundary rather than within it
- Westbourne to remain a rural Parish with open spaces retained, particularly at the entrances to the three settlements to safeguard that vision
- New developments should respect the natural beauty and tranquillity of the local environment with the protection of wildlife, biodiversity and the agricultural environment being high priorities
- New developments to respect the historic built environment of Westbourne
- To encourage the retention and expansion of the diversity of shops and small businesses
- Measures to address traffic congestion and the lack of parking facilities which are seen as deterrents by residents and business owners alike
- Adequate parking provision in all new developments, that you saw as vital

YOU ALSO TOLD US

- That you had no particular preference for the type of new developments, whether family houses, starter homes, sheltered or affordable housing



HOW WE ASSESSED THE SITES

The Housing Task Group of the Westbourne Neighbourhood Plan Steering Group followed the recommendations of the National Planning Practice Guidance on Housing and Economic Land Availability Assessment 6 March 2014 (NPPG). Chichester District Council has also followed these recommendations in its latest Strategic Housing Land Availability Assessment May 2014.

HOW WE IDENTIFIED POTENTIAL SITES

- All types of sites that may become available were considered.
- Desktop search – CDC Housing Assessments 2010-2014, planning permissions and applications, Ordnance Survey maps, online maps, aerial photographs.
- Contact made with all known interested landowners.
- A 'call for sites' notice placed in local media, village magazine and village website.
- A public notice placed in the Chichester Observer.

WHAT WE DID NEXT

- The Housing Group visited all sites
- Face-to-face meetings took place with all interested landowners, developers and agents.

AFTER THAT....

- Over a period of weeks we put together all the information we had gathered about the various sites
- We then assessed the sites in terms of their:

SUITABILITY

- A site is considered **Suitable** if it offers an acceptable location and would contribute to the creation of sustainable, mixed communities.
- We looked at Policy restrictions eg SDNP, AONB, Conservation Area, CDC policy designations
- We considered access, highway concerns, flood risk, sewerage and infrastructure
- We looked at potential impacts on landscape, listed buildings, conservation area, wildlife, biodiversity and the environment.

AVAILABILITY

- A site is considered **Available** if the landowner has expressed an intention to develop at some point in time.
- **Deliverable** sites are available now and offer a reasonable prospect of being developed within 1-5 years. At this point in our assessment, **Deliverable** *does not necessarily mean that the site has been assessed as Suitable or Acceptable.*
- **Developable** sites could come forward in the longer term *ie* beyond the first five years.

ACHIEVABILITY

- **Achievable** is a balanced judgement of both the viability of a site as well as the capacity of the developer to complete, sell or let the development.

ACCEPTABILITY

- A site is **Acceptable** if it conforms to the wishes of the Westbourne community. This is where **we need to hear from YOU**. How do these sites compare with 'What You Told Us You Wanted'?



WESTBOURNE VILLAGE DESIGN STATEMENT

INTRODUCTION

The results of the Questionnaire distributed by the Neighbourhood Plan Steering Group to all households in the Plan Area in the summer of 2014 indicated a high level of continuing commitment to the Westbourne Village Design Statement. This document was originally published in 2000 following extensive input and consultation with residents. Since the first publication of the VDS, several new housing estates have been built in the Parish including Lark Way/ Kingfisher Drive on green field land to the West of Fobury Lane and Chantry Hall/Lingfield Close to the east of Fobury Lane. A small development of 10 houses has been built on brownfield land in the centre of Westbourne Village. There have also been some smaller re-developments. The Parish has been seriously affected by the large Redlands Grange development on the Emsworth side of the county boundary. A large portion of the Plan Area is now designated within the South Downs National Park.

The NPSG decided that it was important to review and update the guidance in the VDS to bring it into line with current policies. Additional guidance has been included by taking into account the views of residents expressed in responses to two NPSG Questionnaires.

A comment received from a resident in response to a NPSG consultation expressed the view of most residents: **'Every effort should be made to preserve the integrity of the village as an entity in its own right. It must not become part of a vast urban sprawl'**.

The questionnaire results indicated that the majority of residents valued most highly the natural beauty and tranquillity of the area. Wildlife, biodiversity and protection of the agricultural environment were paramount along with the importance of retaining the village character.

In the following paragraphs, the original Village Design Statement text is shown in black serif type, the proposed new text to be added is shown indented, in green, in sans serif type.

Natural Environment

It is important to retain and if possible, expand broad-leaf woodland and hedge planting with native species. They are a rich source of flora and fauna besides a visual amenity that everyone can appreciate. Important hedgerows can be legally protected.

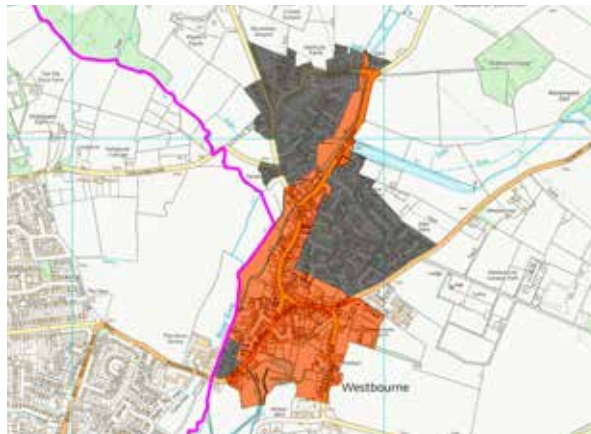
The retention of the River Ems and its features, ponds, watercress beds, the canal etc. is important as these bring their own aspects to the landscape, and every effort must be made to promote their continuing existence as the demands for water escalate in the South.

The Parishioners consider it very important that where green pastures reach into the villages these should be preserved.

The NP Questionnaire in the summer of 2014 revealed that protection of the local agricultural environment is a high priority for the local community.

The villagers are very keen to resist changes to village entrances to Aldsworth, Woodmancote and Westbourne.

Entrances to Westbourne village in particular have been under threat from development with the 'green entrances' from Emsworth in Hampshire having been almost entirely eroded by the Redlands Grange development. Residents wish to ensure that the same fate does not befall the remaining 'green entrances' via Long Copse Lane, Monks Hill, Fobury Lane, Old Farm Lane and Mill Lane. Therefore, development which is likely to encroach on these 'green entrances' will be actively resisted.



THE CONSERVATION AREA WITHIN WESTBOURNE VILLAGE

Attention should be given to reducing night sky light pollution by the use of appropriate types and levels of public and private external lighting.

Much of Westbourne Village is a Conservation Area, but even this has failed to stop the inappropriate installation of certain features. Modern style highway lighting, garish shop signs, plastic litter bins, street bollards and the latest type of modern telephone box can be intrusive. The styling and construction of such relatively minor additions must be given the same attention as the major developments; an accumulation of minor items can quickly conspire to erode the village character.

Responses to the NP Questionnaire in 2014 demonstrate concern that residents are not adhering to the Conservation Area guidance as set out in the Conservation Area Appraisal and Management Plan.

Practical Aspects of Development

Flooding

The water table is extremely high throughout the area, and it is necessary to take all due care with future development in ensuring that disturbances of this table do not have a deleterious effect on existing properties, etc. It needs to be noted that the majority of the village properties do not boast foundations in the modern sense.

Development which may affect the water table and the stream systems of the Parish needs special attention.

Responses to the NP Questionnaire (Summer 2014) indicate that flood risk is a major concern to Westbourne residents. Developers should adhere to Policy 42 (Flood Risk) in the ODC Emerging Local Plan which is based on NPPF guidance.

Surface Water

The Parishioners are concerned that research be undertaken to properly quantify the amounts of water being removed or diverted in the area. They believe that careful monitoring to prevent flooding or drying out, and ensure environmental sustainability is necessary.

- Residents wish to continue to support the Emsflow Project, a multi-Parish operation to investigate and remedy the surface water problems along the length of the River Ems.
- Systems to reduce water run-off need to be incorporated into new developments. Soft and green landscaping is preferable to hard landscaping, and should where possible, incorporate beneficial sustainable drainage systems (SUDS).
- Hard surfacing should use porous paving, stone and gravel materials whenever possible.

Infrastructure

The lanes and services of the Parish, including the size of Westbourne School, are not designed to handle village demands much beyond their current levels. Any growth or 'improvements' in such areas must also include a commensurate improvement in the infrastructure while retaining the rural nature of the parish.

Most of the houses in Westbourne village were built before the existence of the motor car and have no parking facilities. Therefore on-street car parking is the norm within the village and this has had a negative effect on the street scene. Residents are particularly anxious that any new development should have adequate parking facilities.

Parking areas should be surfaced using porous materials; tarmac and concrete are inappropriate.

The villagers would like to see those 'Glimpses & Passive Views' and breaks, as listed later on, including fields, greens, recreation areas, triangles and paths defended.

Buildings over two storeys should only be considered where there will be no adverse effect on the skyline, surrounding ridge patterns or significant views.

BUILT ENVIRONMENT

Responses to the NP Questionnaire in 2014 indicate that the two areas that concern the community the most are the retention of rural character and heritage of the parish and they fear that this will be affected by future development. There is a clear indication that parishioners would like to see the Conservation Area enlarged.

The villagers would like to see new extensions and estates to blend with the older parts of the Parish, both architecturally and in the way they are arranged in relation to each other. If new roads are added, then these should follow the generally informal nature of the existing appearance and street patterns, maybe introducing cobbled lengths to discourage speeding traffic, using similar scale and edging of the old existing, wherever possible.

Different designs set next to each other, in irregular juxtaposition, can add visual interest. Appearance of any new street, and buildings along it, should be in sympathy with its older neighbours in scale and arrangement, without pastiche.

Close-board fencing can look inappropriate if it faces onto a road or path. The villagers would like to see suitable walls of brick or flint, or hedging, instead, wherever possible.

Where new roads are laid out, the villagers would like to see a diverse mixture of verge and kerb, bank, wall, hedging and paths.

Unnecessary signs and clutter should be resisted and utility companies made aware of their duty to respect the heritage of the Parish.

A desire to keep the scale and mass of new buildings, and the way they are laid out, in keeping with the traditional style.

Suitably pitched roofs, thatch, clay tiles, dormer windows and choice of brick, flint or other traditional materials can enable a new addition to sit at peace with its older neighbours. Different designs set next to each other, slightly varying in style, with terraces or a variety of spaces between buildings will help to maintain the rich architectural diversity of the village.

New roof lights should be carefully considered in terms of position, size and detail.

Solar Panels should be sited to minimise the effect on the appearance of the building and the surrounding area. Wind turbines are viewed by the community as unsightly and unacceptable.

Replacement doors, windows and guttering should be sympathetic to the age and style and materials of the building.

The design and materials used for such things as signs, sign posts, litter bins, street bollards and lamp posts should be considered carefully.

Retain and extend flagged pavements in the central area of the villages wherever possible.

Historic unlisted walls and buildings outside the conservation area should be recognised and respected.

The Victorian Cemetery in Cemetery Lane has now been recorded as a Heritage Asset on the Chichester District Environment Record.

The retention of architectural features and fittings which mark previous commercial use, such as shop window styles and fittings or mill features is seen as historically important.



FIELDS IN AND AROUND WESTBOURNE VILLAGE

VIEWS AND GLIMPSES CHERISHED BY WESTBOURNE RESIDENTS

From	Direction	To
Westbourne Road	South	East and West of Physiotherapy Clinic
Mill race footpath to Mill Lane	South	East/West and Countryside
Footpath Mill Lane /Old Farm Lane	East & West	North/South and Countryside
North End Whitechimney Row	South	East Corner Whitechimney Row
New Road	South	Opposite Small Street Cottage
North Street	East	River Street
	West	Opposite Norman House
North Street, River Bridge	East & West	West & East
Paradise Lane	West	Panorama
North Street	West	Opposite Ellesmere Orchard to Meadow View
Ellesmere Orchard/Whitely Close	South	Mill Pond and Engine House
School Lane	West	Open Fields and Church Spire
Monks Hill	East	Playgrounds and open fields
	South	Panorama and Sea
Commonside	North	Opposite The Cricketers
River Street	North	River, fields, canal
	South	Watersmeet and Engine House
Mill Road	East	Allotments
Fobury Lane	West	River, Canal, Watermeadows
	East	Fields and Cemetery
Top of Fobury Lane	North	Across South Downs
Aldsworth	North	Across South Downs National Park
Woodmancote	North	Across South Downs National Park

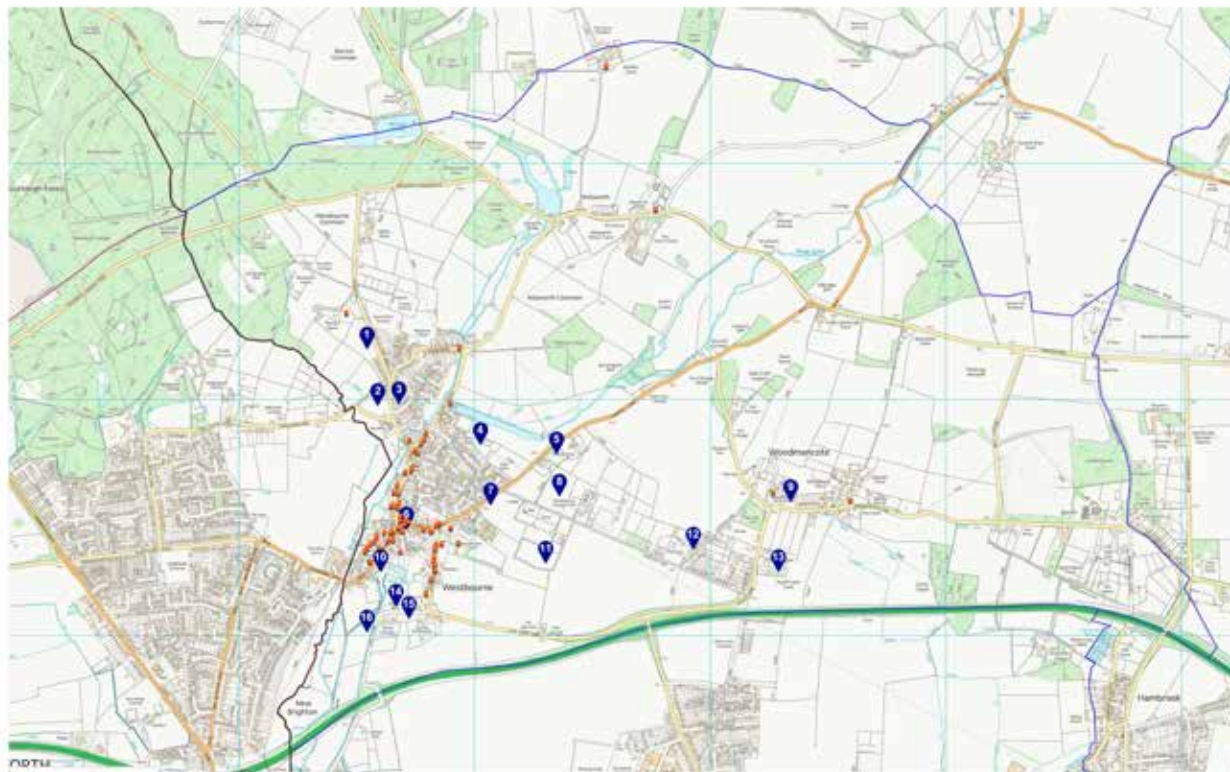
Westbourne Neighbourhood Plan



PROPOSED DEVELOPMENT SITES



LISTED BUILDINGS



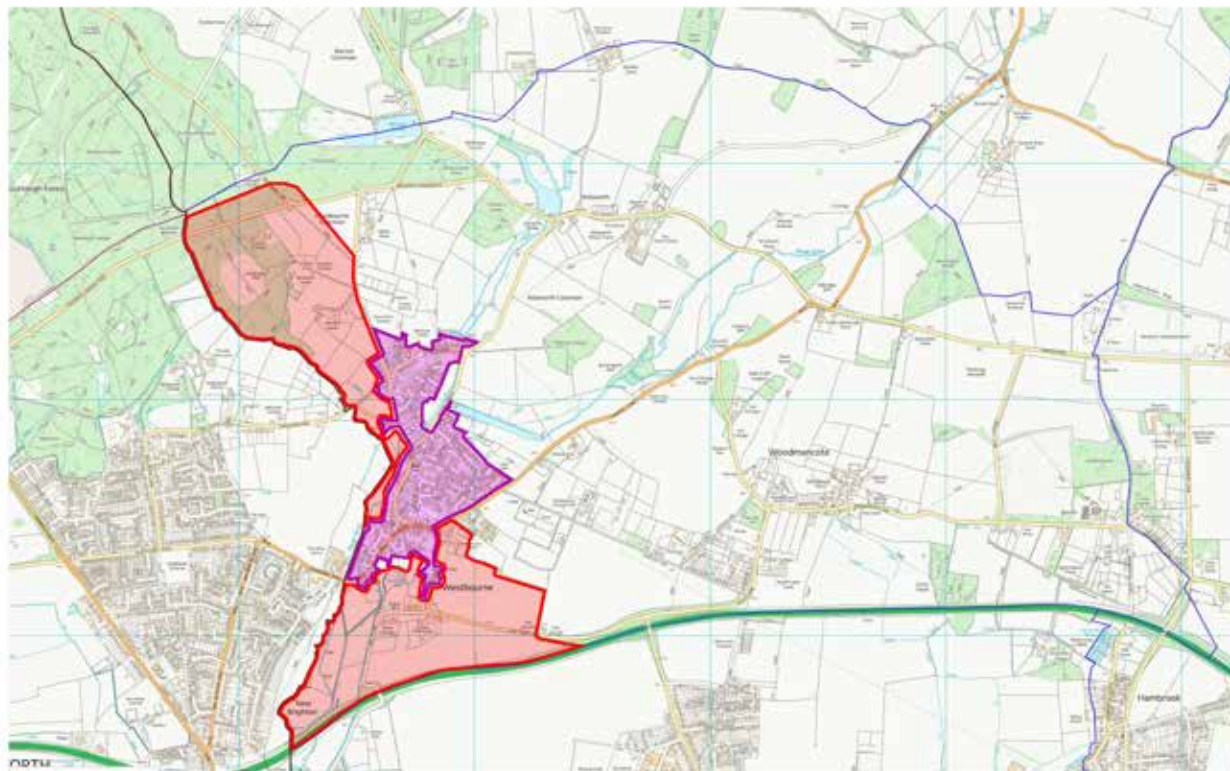
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EMSWORTH - WESTBOURNE GAP



SETTLEMENT POLICY AREA



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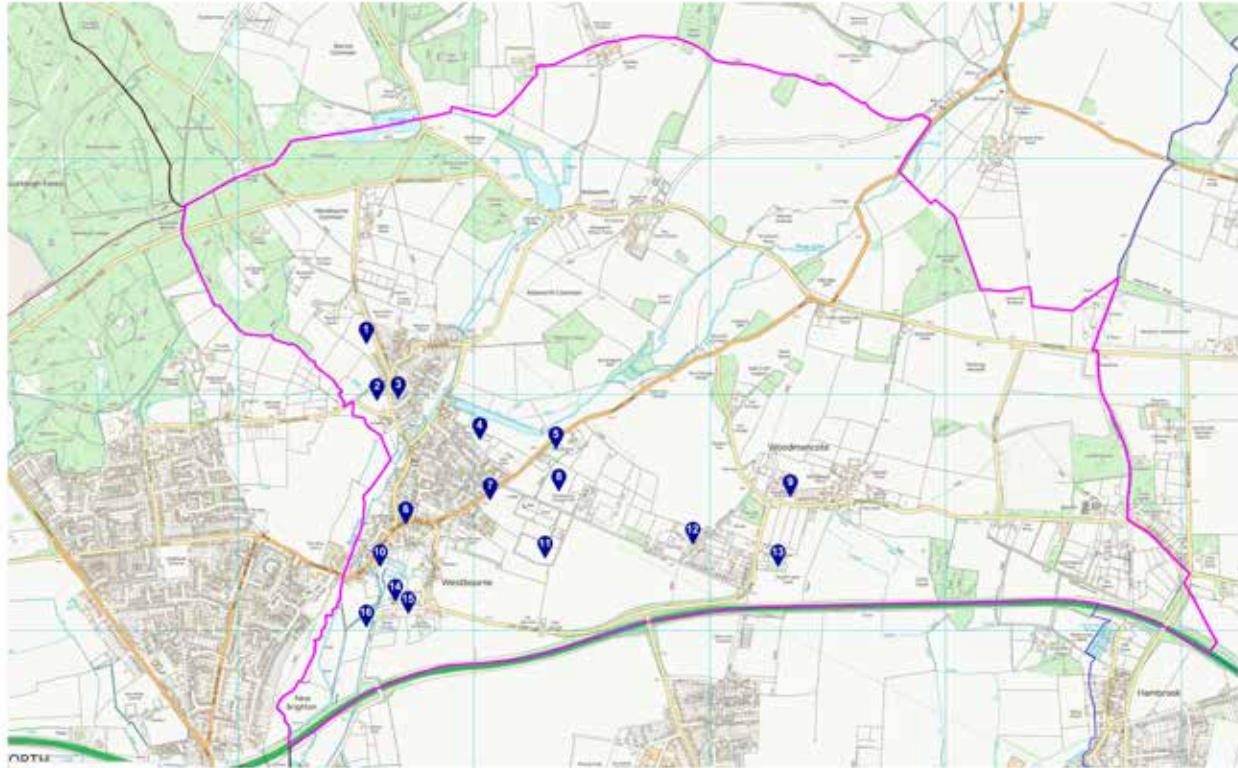


Westbourne Neighbourhood Plan



PROPOSED DEVELOPMENT SITES

— PARISH BOUNDARY



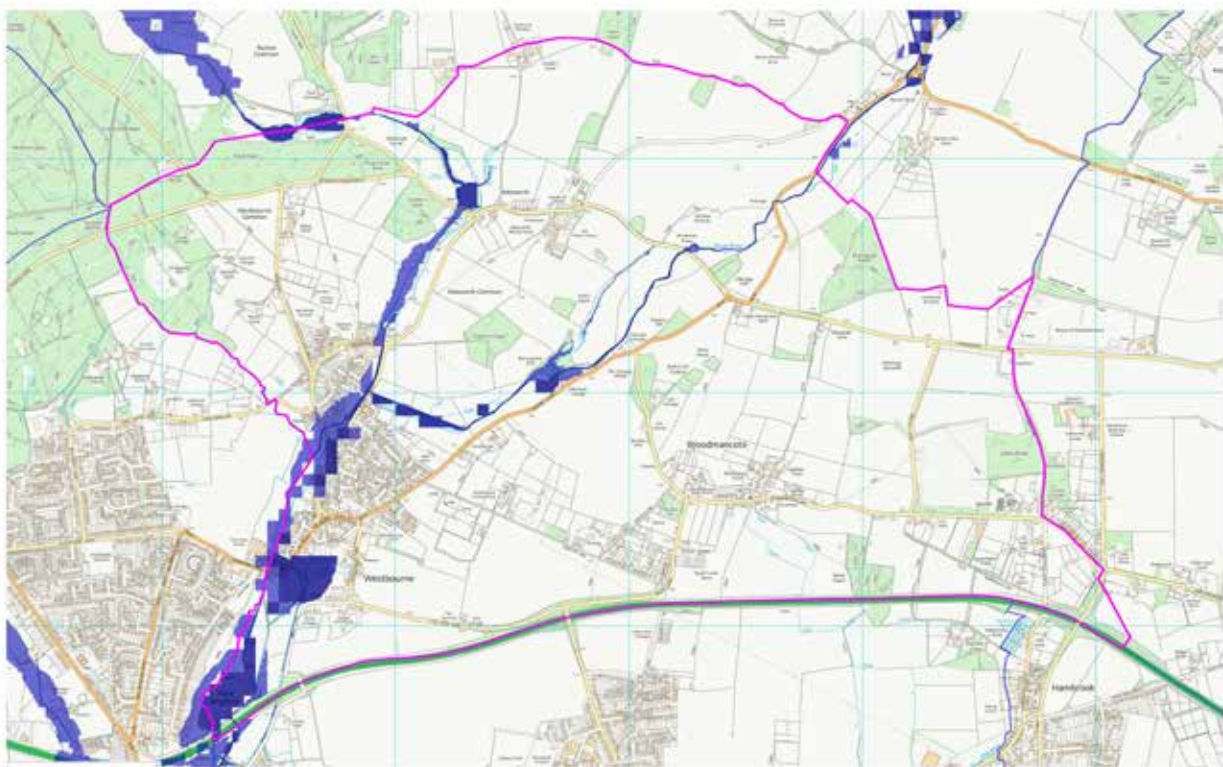
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FLOOD RISK MAP

■ HIGH RISK

■ MEDIUM RISK

— PARISH BOUNDARY



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Westbourne Neighbourhood Plan

Westbourne Neighbourhood Plan

1 LAND TO THE WEST OF MONKS HILL

8 Residential units proposed

Suitability

- Greenfield site
- Open countryside
- Considered to be a sustainable location
- Proposal will need to minimise access impact
- Marginal impact on Listed Building

Availability

- Deliverable within 1-5 years

Achievability

- It is considered that the site could be developed viably

Acceptability

- It is considered that this proposal would meet community wishes

WE NEED YOUR VIEWS



Westbourne Neighbourhood Plan

2 LAND ON CORNER OF NORTH STREET & LONG COPSE LANE

Proposal 1 - 16 Residential units (currently at appeal)
Proposal 2 - 9 Residential units

Suitability

- Greenfield site - threatens gap
- Considered by CDC to be a sustainable site

Availability

- Deliverable within 1-5 years

Achievability

- It is considered that the site could be developed viably

Acceptability

- Previous proposal for 22 units refused at appeal
- Proposal 1 would not meet community wishes in view of vociferous local opposition
- Proposal 2 for 9 units may be less unacceptable and if allocated in the Neighbourhood Plan, the current appeal for 16 will be withdrawn

WE NEED YOUR VIEWS



Westbourne Neighbourhood Plan

3 ELLESMERE NURSERIES

2 Residential units proposed

Suitability

- Brownfield site
- Considered to be a sustainable site
- Fewer than 6 units requires justification against CDC Local Plan

Availability

- Deliverable within 1-5 years

Achievability

- It is considered that the site could be developed viably

Acceptability

- It is considered that this proposal would meet community wishes

WE NEED YOUR VIEWS



Westbourne Neighbourhood Plan

4 LAND BEHIND 30-56 MILL ROAD

10 Residential units, playground freehold donated to the Parish

Suitability

- Flood zone 2
- Mill Road would require upgrading to accommodate increased traffic
- Considered to be a sustainable location
- Loss of some recreation space
- Parish would gain freehold ownership of remaining space
- Community benefit - enhancement of Mill Road & renewal of playground equipment

Availability

- Deliverable within 1-5 years

Achievability

- It is considered that the site could be developed viably

Acceptability

- Proposal considered to be potentially acceptable

WE NEED YOUR VIEWS



Westbourne Neighbourhood Plan

5 LAND ADJOINING DEEP SPRINGS, FOXBURY LANE

4-6 Residential units intended for rental to local residents

Suitability

- Countryside
- Greenfield site
- Considered to be a sustainable location

Availability

- Deliverable within 1-5 years

Achievability

- It is considered that the site could be developed viably

Acceptability

- It is considered that this proposal would meet community wishes

WE NEED YOUR VIEWS



Westbourne Neighbourhood Plan

6 GOSMORE, THE SQUARE

4-6 Residential units proposed

Suitability

- Conservation Area, adjoins 2 listed buildings
- Brownfield site
- Flood zone 2 but no history of flooding
- Highly sustainable location

Availability

- Deliverable within 1-5 years

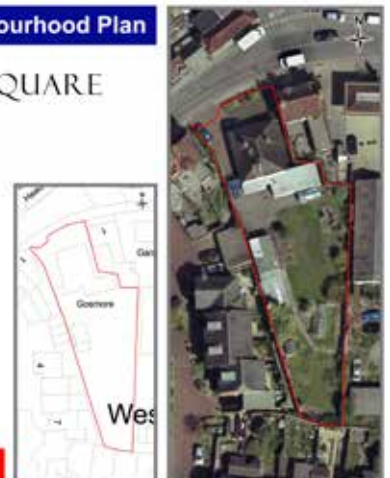
Achievability

- It is considered that the site could be developed viably

Acceptability

- It is considered that this proposal would meet community wishes

WE NEED YOUR VIEWS





Westbourne Neighbourhood Plan

SITES 7 - 11



Westbourne Neighbourhood Plan

7 LAND ADJACENT TO CHANTRY HALL

6-70 Residential units proposed

Suitability

- Greenfield site
- Open countryside - threatens gap
- Impact on cemetery
- Considered to be a sustainable location

Availability

- Deliverable within 1-5 years

Achievability

- It is considered that the site could be developed viably

Acceptability

- Current proposal would not appear to meet community wishes. Strong opposition to previous application
- Previous application for 28 units refused at Appeal

7 WE NEED YOUR VIEWS



Westbourne Neighbourhood Plan

8 CEMETERY LANE, LAND NEXT TO FOXMEADOW STUD

No specific proposals received. Suggested for residential development

Suitability

- Open countryside
- Greenfield site
- Threatens gap
- Considered to be a sustainable location
- Impact on cemetery

Availability

- Awaiting further information

Achievability

- Dependent upon proposal

Acceptability

- More detailed proposal required
- Residential development on this site unlikely to meet community requirements

8 WE NEED YOUR VIEWS



Westbourne Neighbourhood Plan

9 LAND TO EAST OF WOODMANCOTE FARMHOUSE

4-6 Residential units proposed

Suitability

- Could be considered a Brownfield site
- Government Policy deems it too far from centre of Westbourne to be sustainable
- Adjacent to Listed Building

Availability

- Deliverable 1-5 years if suitability issues are resolved

Achievability

- It is considered that the site could be developed viably

Acceptability

- It is considered that this proposal would meet community wishes

9 WE NEED YOUR VIEWS



Westbourne Neighbourhood Plan

10 LAND BEHIND PARISH HALL

3-5 Residential units with public car park & access to pond

Suitability

- Flood zone 3 - no evidence of recent flooding
- Conservation Area - sensitive design required
- Considered to be a sustainable location
- Community benefit - car park & public open space
- Fewer than 6 units requires justification against CDC Local Plan

Availability

- Deliverable within 1-5 years

Achievability

- It is considered that the site could be developed viably

Acceptability

- It is considered that this proposal would meet community wishes

10 WE NEED YOUR VIEWS



Westbourne Neighbourhood Plan

11 FOLLYFOOT STABLES IN CEMETERY LANE

No specific proposals received. Suggested for residential development

Suitability

- Open countryside
- Greenfield site
- Threatens gap
- Considered to be a sustainable location
- Impact on cemetery

Availability

- Awaiting further information

Achievability

- Dependent upon proposal

Acceptability

- More detailed proposal required
- Residential development on this site unlikely to meet community requirements

11 WE NEED YOUR VIEWS





Westbourne Neighbourhood Plan

SITES 12 - 16



Westbourne Neighbourhood Plan

12 PLOT NEXT TO ST LAWRENCE, DUFFIELD LANE 1 Residential unit proposed



- Suitability**
- Fewer than 6 units would require justification against CDC Local Plan
 - Location not considered to be sustainable
- Availability**
- Deliverable within 1-5 years
- Achievability**
- It is considered that the site could be developed viably
- Acceptability**
- Proposal may meet community wishes



12 WE NEED YOUR VIEWS

Westbourne Neighbourhood Plan

13 LAND AT SOUTH LANE FARM 8-12 Residential & small business units



- Suitability**
- Part Brownfield/Part Greenfield
 - Government Policy deems it too far from centre of Westbourne to be sustainable
 - Community benefit - small business units, potential for village shop
- Availability**
- Deliverable within 1-5 years
- Achievability**
- It is considered that the site could be developed viably
- Acceptability**
- A more detailed proposal would be required but it is considered likely that this proposed development would meet community wishes



13 WE NEED YOUR VIEWS

Westbourne Neighbourhood Plan

14 LAND NORTH OF MILL LANE 1 Residential unit proposed



- Suitability**
- Flood zone 1 but adjacent to Flood zone 3
 - Greenfield site
 - Fewer than 6 units requires justification against CDC Local Plan
 - Development may compromise open character of area
 - Access needs clarification
 - Unmade, unadopted narrow lane
- Availability**
- Deliverable 1-5 years - if suitability issues resolved
- Achievability**
- It is considered that the site could be developed viably
- Acceptability**
- It is considered that this proposal would meet community wishes



14 WE NEED YOUR VIEWS

Westbourne Neighbourhood Plan

15 LAND SOUTH OF MILL LANE 3-6 Residential units proposed



- Suitability**
- Open countryside - threatens gap
 - Greenfield site
 - Access needs clarification
 - Unmade, unadopted narrow lane
 - Considered to be a sustainable site
- Availability**
- Deliverable 1-5 years if suitability issues resolved
- Achievability**
- It is considered that the site could be developed viably
- Acceptability**
- It is considered that this proposal may meet community wishes



15 WE NEED YOUR VIEWS

Westbourne Neighbourhood Plan

16 MILL MEADOWS FARM 1 Agricultural worker's single dwelling proposed



- Suitability**
- Open countryside - threatens gap
 - Grade 1 Agricultural Land
 - Fewer than 6 units would require justification against CDC local plan
 - Needs to meet specific requirements of CDC relating to agricultural dwellings
 - Community benefit - proposal would expand educational opportunities
 - Considered to be a sustainable location
- Availability**
- Deliverable within 1-5 years
- Achievability**
- It is considered that the site could be developed viably
- Acceptability**
- It is considered that this proposal would meet community wishes

16 WE NEED YOUR VIEWS