

## 27 . Westbourne Parish

### Westbourne Parish

Sub-Area	Main Settlement(s)
East-West Corridor	Westbourne

### Key Census Statistics

#### Population & households

	2011 Census	2001 Census	Change 2001-2011
Current population (usual residents)	2,309	2,140	169 (7.9%)
Number of households	1,000	893	107 (12.0%)
Average household size	2.31	2.40	
Number of dwellings	1,038	931	107 (11.5%)

#### Household composition 2011

	All households	Single person households	Other households
Household Composition	1,000	287 (29%)	713 (71%)

#### Economically active residents 2011

	Residents aged 16-74	Economically active	Economically inactive
Economically active residents	1,656	1,151 (70%)	505

#### Household tenure 2011 (%)

	Owner occupier	Shared ownership	Social rented	Private rented	Other
Household tenure	72%	2%	16%	8%	2%

#### Car & van availability 2011

	Number	% of all households
Households with no car / van	103	10%

**Homes Recently Built**

	Homes built 2001 - 2006	Homes built 2006 - 2012	Homes built 2012 - 2013	Homes built 2001 - 2013	Average homes/ year 2001-2013
<b>Westbourne Parish</b>	<b>42</b>	<b>61</b>	<b>1</b>	<b>104</b>	<b>8.7</b>
<i>Westbourne village</i>	34	63	1	98	8.2

Figures include homes built on the following sites:

- Huntersgate, Foxbury Lane, Westbourne - 20 homes (including 10 affordable homes), 2001/02
- 7 The Square, Westbourne – 10 homes (including 3 affordable homes), 2003/05
- Abbeyfield House 30 Crockford Road, Westbourne - 7 homes, 2011/12
- Chantry Hall, Foxbury Lane, Westbourne – 28 retirement homes and 8 affordable homes, 2008/10

**Homes with Planning Permission**

	Homes with planning permission not built (April 2013)
<b>Westbourne Parish</b>	<b>2</b>
<i>Westbourne village</i>	1

**Parish Local Housing Need**

May 2013	Total local connection	Households in priority need	Affordable housing deliverable by 2015	Net housing need
<b>Westbourne Parish</b>	<b>55</b>	<b>22</b>	<b>0</b>	<b>55</b>

**Employment Areas**

- No business centres or industrial estates within the parish.

### Settlement Character & Form



<b>Settlement Type</b>	Rural/Semi-Suburban - Large Village
<b>Form/Morphology</b>	Polyfocal with the main nucleated village centred on the meeting of Westbourne Road, Foxbury Lane and the River Ems. Separate focus at Commonsides around the site of the former workhouse.
<b>Development/Expansion</b>	Intensification through infilling and sub-division of larger plots and residential extension to the east occupying former fields in the form of a series of cul-de-sacs with no provision for future connectivity.
<b>Predominant Building Typologies</b>	Predominantly village detached of varied design and late 20 <sup>th</sup> century semi-detached of more uniform design.
<b>Edge Character</b>	Mainly diffuse, irregular, comprising soft boundaries to gardens with hedges and some trees.

### Settlement Description

Westbourne is large linear village situated on relatively flat coastal plain adjacent to the district boundary with Havant Borough. The south- west of the village is close to the built up edge of Emsworth, with the A27 beyond to the south. Open fields surround the village with land rising to the South Downs in the north. The irregular layout of the village has been influenced by the course of the River Ems which flows from the north-west through the settlement. The historic village core of mainly eighteenth and nineteenth century development is centred on the meeting of Westbourne Road, Foxbury Lane, extending along North Street and River Street. The Square is the focus for the village centre with a triangular street pattern. St John the Baptist Church and Westbourne Mill are important focal points. The River Ems, which flows through the churchyard, forms the north-east and south-west village boundaries, and contributes to the rural setting of the village. There is mainly twentieth century housing of varying density in the north and east of the village, off Foxbury Lane and North Street. More recent development includes Edgell Road. There is low density ribbon development west south of White Chimney Row and development at Chantry Hall.

*Sources: Westbourne Village Design Statement: Westbourne Conservation Area Character Appraisal & Management Proposals (March 2007, updated March 2012, Historic and Modern Mapping*

### Community Facilities

#### Westbourne village

- Convenience Stores (2), Post Office, Primary school, Doctors Surgery, Village hall, Pubs (3), Outdoor Recreation Areas (2), Mobile Library

### Accessibility & Public Transport

#### Westbourne village

- 3 regular daytime bus services (27, 36, 54) linking to Havant & Southbourne (Most frequent daytime service, every 140 minutes). No evening service.
- Nearest rail station, Emsworth about 2km.
- Reasonable road links to the A27 east and west.
- About 2 km from Emsworth and 4km from Southbourne which have a range of shops, secondary schools and other facilities. About 4 km from Havant, which has a broad range of shopping, employment, secondary schools & higher education, health facilities, leisure and cultural opportunities, rail station.

### Landscape Capacity

#### Westbourne village

The Landscape Capacity Study 2011, identified 5 Landscape Character Areas surrounding the village to the District boundary with Havant Borough, which are classed according to an assessment of their capacity to accommodate further development without significant effect.

- Land to the south and north (LCA110, LCA113 & LCA114): Low landscape capacity.
- Land to the north-east (LCA111): Negligible landscape capacity.
- Land to the south-east (LCA112): Medium landscape capacity. Part of the Conservation Area lies within this LCA.

### Development Constraints

#### Westbourne village

- South Downs National Park designation is directly adjacent to the north of the village.
- A Conservation Area extends beyond the village to the south and east.
- Chichester Harbour SAC, Chichester and Langstone Harbours SPA and Ramsar Site lie about 2km to the south.
- SNCI (River Ems & Meadows) lies to the west and SNCI (Cricket Ground & Meadows) adjoins village to the north.
- Areas of flood risk (Flood Zones 2 and 3) extend along the River Ems valley running north to south through the village and extending north-east and south-west of the village.
- Grade 1 Agricultural Land lies to the south east.
- The western edge of the village is directly adjacent to Havant Borough, restricting development potential within Chichester District.

### Infrastructure & Environmental Capacity Constraints

#### Westbourne village

- The village served by Thornham WwTW (which has capacity around 1,700 homes). Thornham WwTW is shared with Havant Borough Council so capacity will need monitoring.

**Potential Site Availability****Identified Strategic Housing Land Availability Assessment potential March 2013**

	No. Sites	Potential Dwellings
2012-2014	0	0
2014-2019	1	45
2019-2024	0	0
2024-2029	0	0
2029+	0	0
<b>Total</b>	<b>1</b>	<b>45</b>

	No. Sites	Site Area (ha)
Potential but delivery unknown	0	0

Further information on the availability of sites that may have future potential for housing development can be viewed via the link below to the Strategic Housing Land Availability Assessment. <http://www.chichester.gov.uk/shlaa>

**Conclusions for Local Plan Policy**

Westbourne is a medium sized village with a reasonable range of everyday facilities. It lies around 2 km from Emsworth in Havant Borough, a small town with a good range of facilities and a railway station. However, development potential around the village is severely restricted by a number of constraints. The boundary of the National Park extends close to the northern edge of the village and there are extensive areas of flood risk along the River Ems which runs north-south through the centre of the village. Further constraints are imposed by two SNCIs adjacent to the village, the extensive Conservation Area and Grade 1 agricultural land.

***The Local Plan identifies Westbourne as a Service Village and sets an indicative housing figure of 25 homes for the parish. This reflects the village's size, availability of facilities and proximity to Emsworth, whilst taking account of the significant development constraints affecting the village and its proximity to the National Park***

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**A map of the village showing community facilities and key development constraints is included in Appendix 5**