



Seaward Homes



About us

Award winning developer Seaward Properties has been creating superior homes throughout Southern England and along the South Coast for over 45 years. The care and attention to detail evident within each Seaward home and the company's ability to achieve the highest levels of quality and workmanship has resulted in a reputation

for excellence. Each home is designed for modern living whilst ensuring that character, style and versatile landscaping are the cornerstone of every development. Seaward respects the natural environment and their social awareness has made the company the choice of discerning buyers for many years.

We hope you will provide us with your thoughts to make this proposed development successful for your community.

How can I comment?

Either complete our online questionnaire on our website:
www.seawardproperties.co.uk/planning
Have Your Say/Clappers Lane

Or, complete and return the questionnaire to the following address:



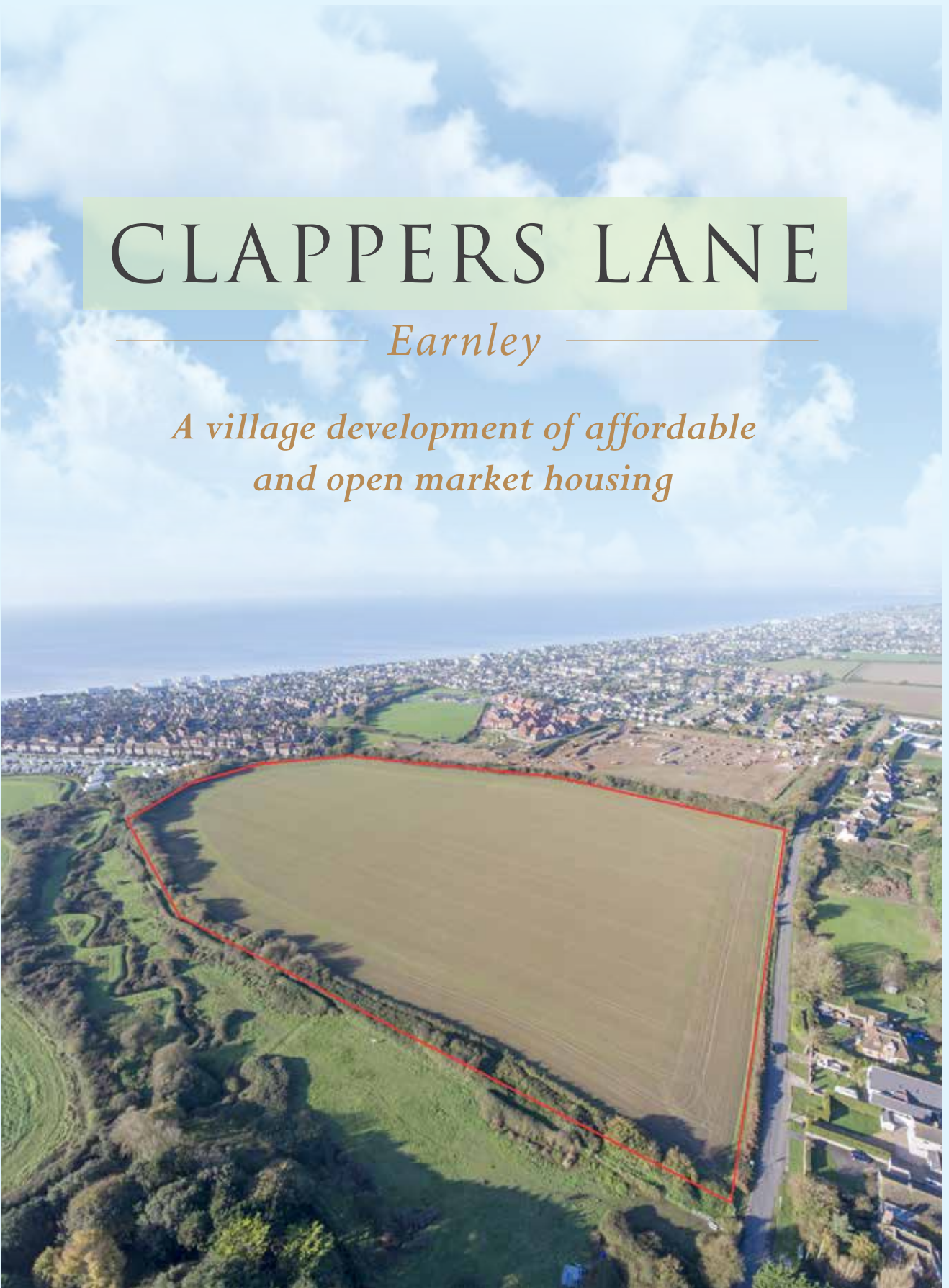
Community Engagement, Land and Planning Team
Seaward Properties, Metro House, Northgate, Chichester, West Sussex PO19 1BE

We would welcome your comments by 11th September 2020

CLAPPERS LANE

Earnley

*A village development of affordable
and open market housing*

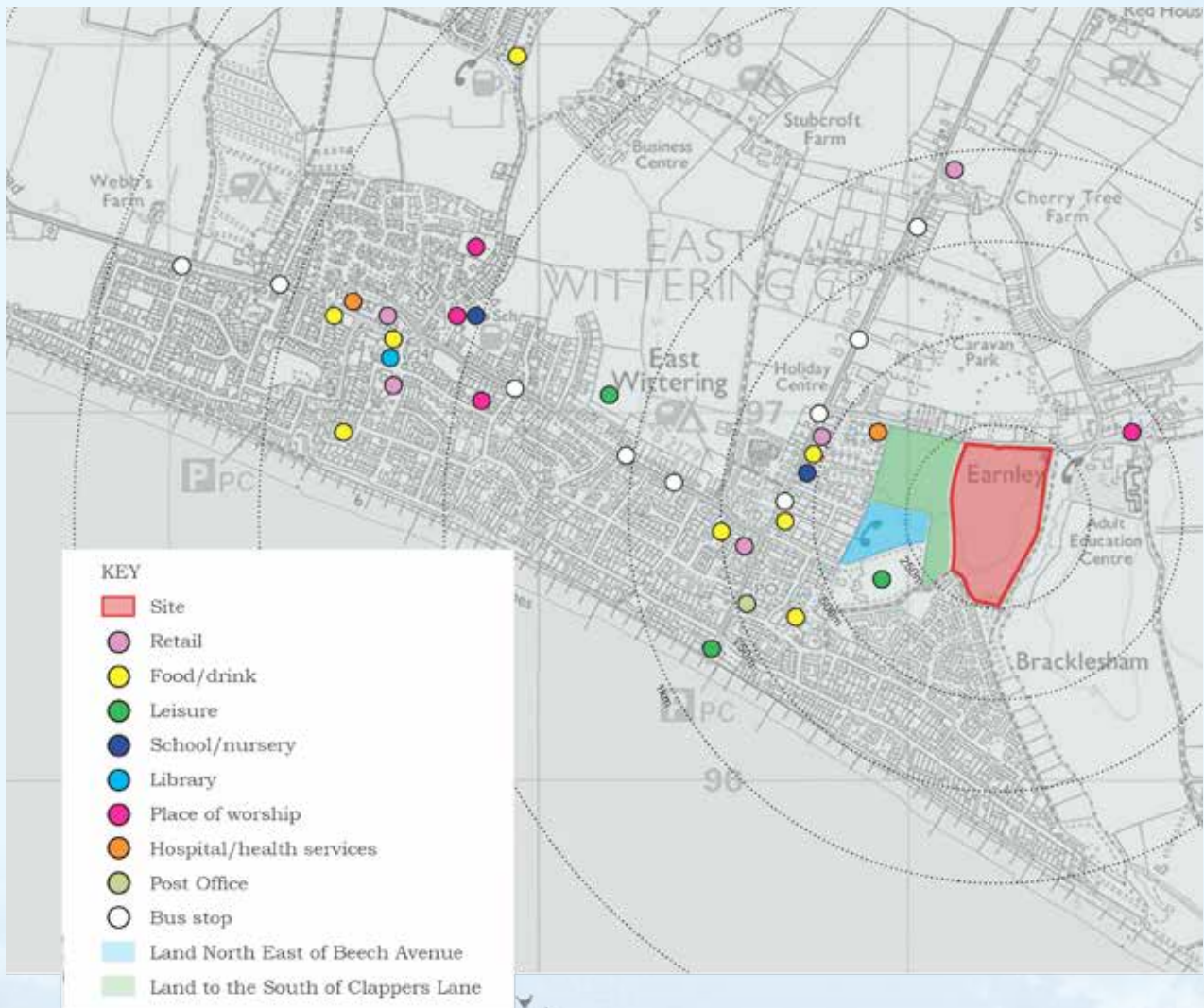



Seaward
Homes

Welcome

The adopted Local Plan for Chichester District is now out of date and there is a shortfall of housing numbers. A draft interim policy statement for housing was published in June setting out a guide to what would be considered when planning applications are submitted between now and the adoption of the Chichester Local Plan Review. In light of this and with the aim of supporting the need for more homes in the district, Seaward Properties will soon be seeking outline planning permission to develop the Clappers Lane site and would like your input to shape the application before we submit it.

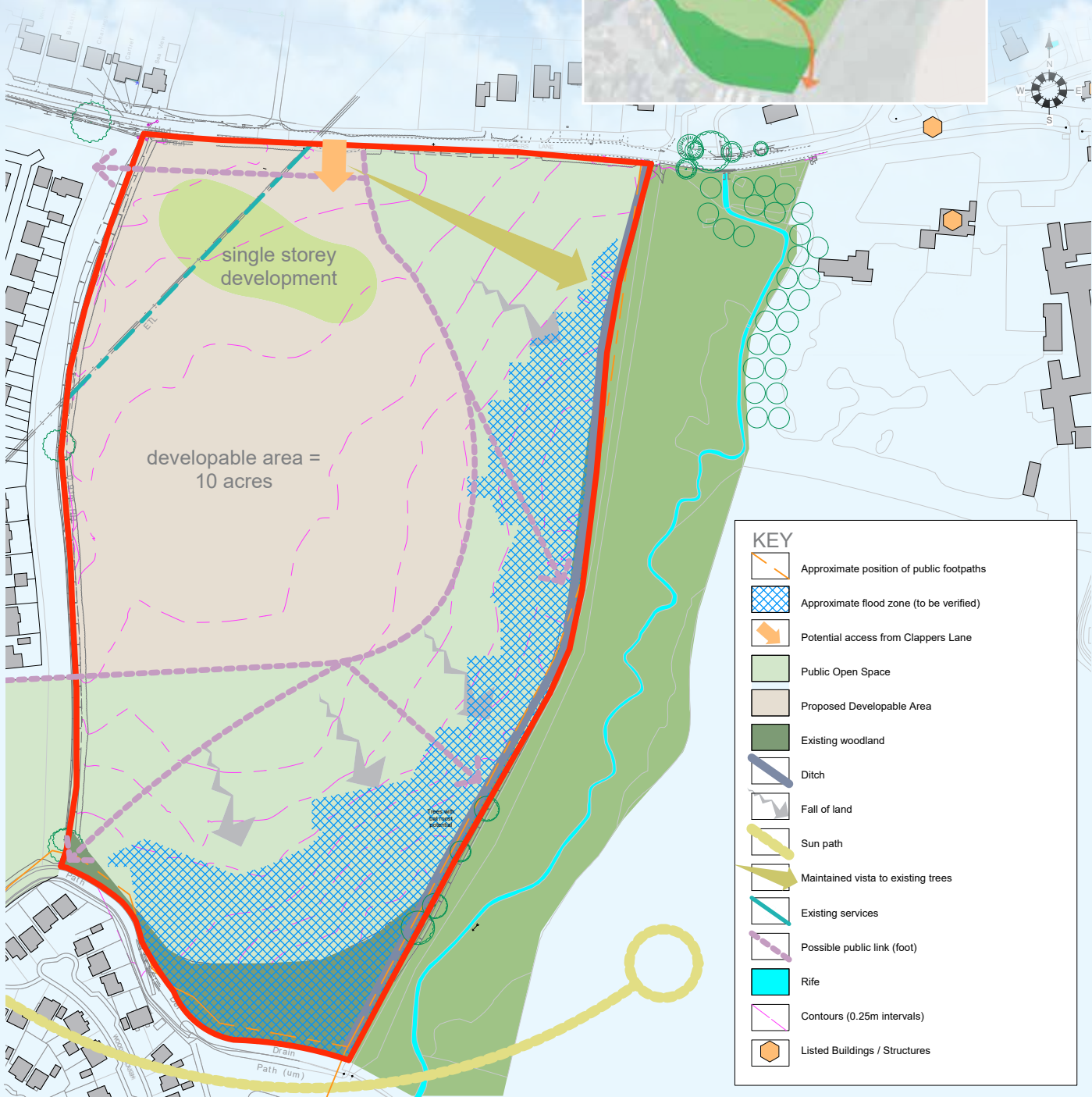
Outline planning permission relates to the principle of development in this location rather than specific details regarding layout, materials and design, therefore the views we seek at this time will be focused on the use of the site for the provision of new homes. The details in this document are to help you understand what the key principles of the development are and represent the earliest stage of engagement with the local community. We value what you think.



Connectivity

Traffic impact will be assessed to avoid significant adverse impact.

Footpaths and cycle routes within and around the site improving access for existing and new residents. Emphasis on pedestrian, mobility impaired, cycle and public transport with speed restraint design.



The scheme will be proposing approximately 100 homes, inspired by existing Earnley village properties set around a village green. The layout would be designed for maximum solar gain and with a series of traditional farm/cottage style buildings complemented by the use of traditional materials and inspired by local and existing properties in the area.

Our mix of dwellings will be designed to suit people with disabilities, including provision of level access and internal layouts to allow for wheelchair or mobility impaired access.

Landscape strategy

A landscape-led approach to the development on this site is essential. Development needs to protect against future tidal flood scenarios. (As applied to two neighbouring sites to the west.)

The indicative built area would be wrapped in generous Public Open Spaces for formal and informal recreation; a significant net gain in wildlife habitat, enhancing biodiversity and ecology on and around the site.














Features for retention and/or enhancement

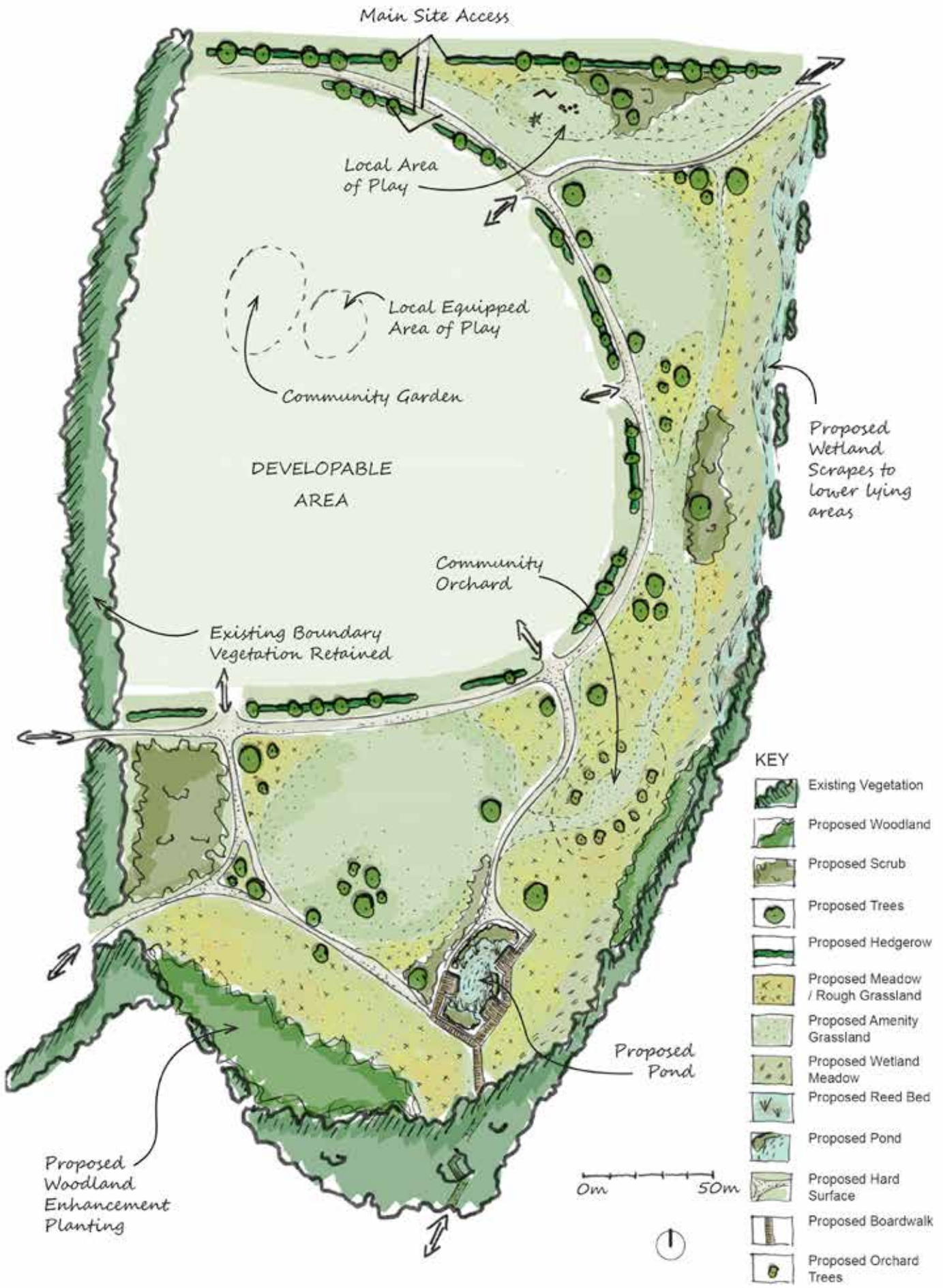
Approximately half the site would be open, green spaces with ecological enhancements such as excavating a new wildlife pond, wildflower seed meadow, additional tree planting, potential for a community orchard, bird and bat boxes, and ornamental planting.

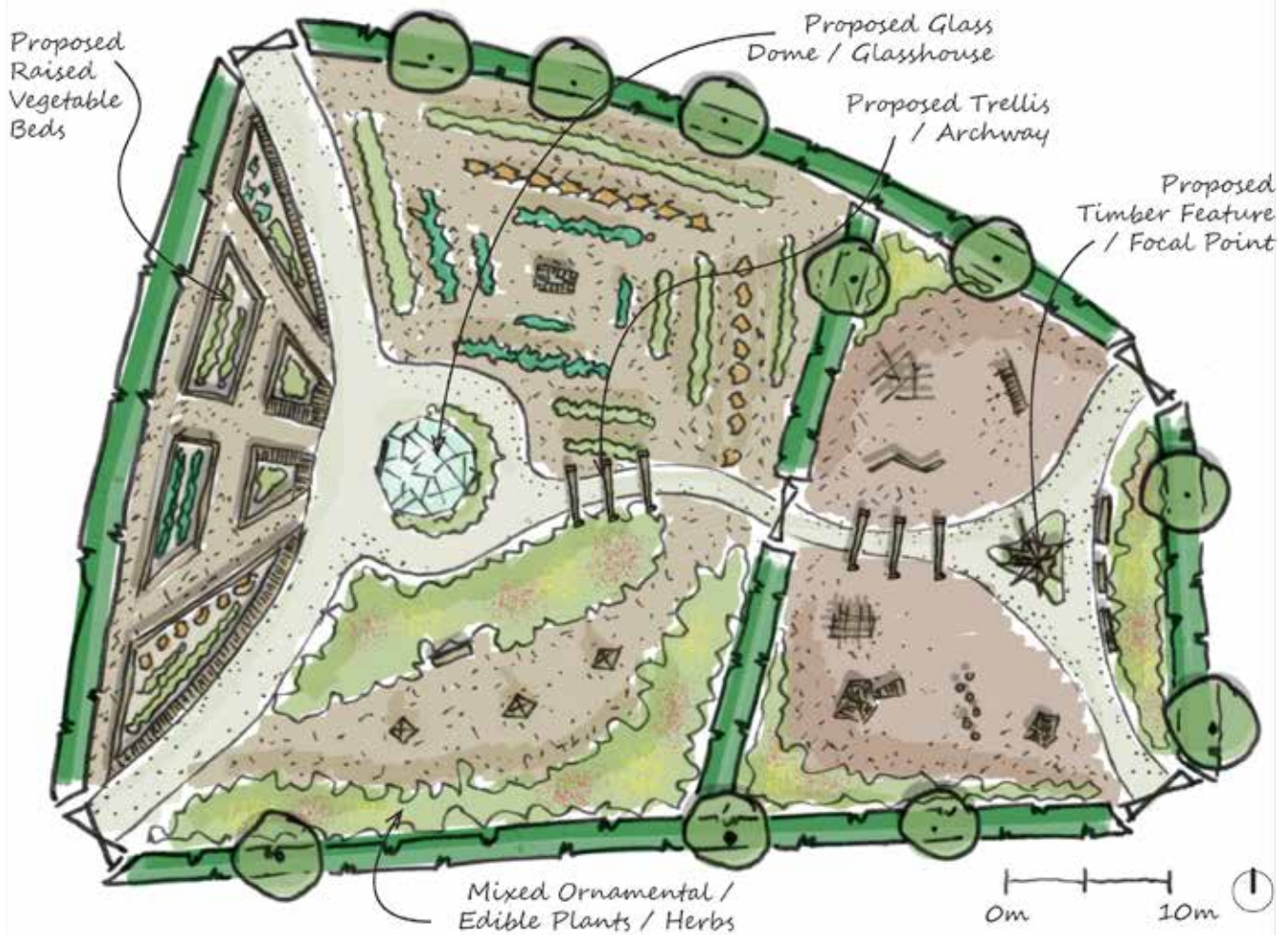




-  Site boundary
-  Vehicular access from Clappers Lane
-  Potential development areas
-  Potential open space areas
-  Play areas / community garden
-  Woodland and tree belts
-  Orchard
-  Potential wildlife pond
-  Earnley Rife - watercourse
-  Footpath connections
-  Vista maintained

Initial Concept Masterplan





In Summary

- The indicative layout on the draft masterplan identifies key layout and design parameters and advocates a landscape and ecology led approach.
- Development would be sensitive, low density and single storey where it lies closest to Clappers Lane, set behind an attractive 'village green' feature and two storey development further into the site.
- Pedestrian connections with the wider area would be enhanced, linking new footpaths with existing public rights of way and improving access to services and facilities within East Wittering/ Bracklesham.
- We would aim to retain a strong physical separation between East Wittering/Bracklesham and Earnley with the potential for the Parish Council to adopt land in perpetuity, assigning greater control to local representatives and to keep local identity.
- The eastern and southern boundaries would receive enhanced wildlife habitat linking to offsite assets, such as Earnley Rife.
- The development of our high quality and sustainable homes in this location would also contribute to community facilities
- The development would provide a generous open space, exceeding Local Plan requirements and addressing identified shortfalls in Earnley and East Wittering/ Bracklesham.