



Community  
Consulting

# **CLAPPERS LANE, EARNLEY**

## **STATEMENT OF COMMUNITY INVOLVEMENT**

OCTOBER 2020



## Contents

Executive Summary & Introduction

Background

Community Involvement

Consultation Process

Resident comments and Seaward responses

Summary

Appendices

- A      Email to Councillors
- B      Clappers Lane information booklet
- C      Have Your Say
- D      Booklet delivery area



## Executive Summary

This Statement of Community Involvement is in respect of the Clappers Lane, Earnley, for outline planning permission for approximately 100 dwellings, 30% affordable housing, public open space, landscaping and access.

Seawards have an established relationship with East Wittering & Bracklesham Council and Earnley Parish Council through their earlier application at Southdowns Holiday Village.

The site is offered by the landowner for development in order to help support Chichester District Council Local Plan housing requirement. It has been sensitively designed to include approximately half of the site retained for open space and to enhance and protect the natural wildlife, especially adjacent to the Earnley Rife and wetlands. The proposed layout of the site and dwelling design would take its inspiration from Earnley Village and its conservation area, seeking to include a village green and swathes of natural open spaces for new and existing residents to enjoy.

This document details the community consultation, comments received and Seaward responses to comments made on the proposed planning application.

## Introduction

This Outline Application relates to the principle of development in this location for approximately 100 homes, 30% affordable housing, public open space, landscaping and access.

Seawards is an award-winning developer, committed to providing high-quality homes and environments where people love to live. Based in Chichester, they have been established since 1972, and have won a number of prestigious awards in the South East for their work.

This document provides a chronological account of consultation, along with the detail of comments raised and response to those comments to clearly establish how Seawards have addressed matters raised by consultees.

Bee Community Consulting was appointed to undertake the community consultation role for this Outline Application.



## Background

Chichester District Council (CDC) has an out of date Local Plan with a shortfall of sites allocated for housing need in the District – in their Draft Interim Policy Statement for Housing (published for consultation in June 2020), CDC note they have an allocation for just under 4 years, as opposed to the 5-year land supply in Local Plan requirements. Housing needs to provide residents now as well as for forthcoming generations who will seek their own homes in the district in coming years. As the Nations' population continues to live longer, less homes are becoming available and suitable homes for downsizing, or young people and families are in short supply. Seawards have put forward an outline proposal for approximately 100 homes on this site providing a variety of tenure and housing type to assist towards supporting CDCs housing policy.

In March 2020, a Draft Housing Strategy 2020-2025 was submitted to CDCs Cabinet Committee in which it stated :

*"The District's age structure is skewed towards older groups. The proportion of residents in every cohort from 55 upwards is higher than the national average. There is a small spike in the population of those aged 20-24 which reflects the presence of students in the City. Conversely, compared to the rest of the region the District has relatively low numbers of children under the age of 10 and adults in the early stage of their working life. Net migration is one of the key determinants of the District's demographic profile. Chichester attracts many older, relatively wealthy households. Younger households either single or with young families find it harder to find homes in the District."*

In June 2020, following recommendation by Planning Committee, and further endorsed by Cabinet, consultation was commenced by CDC on an Interim Statement for Housing Policy in order to "significantly boost its housing supply, and is working proactively to achieve a five year supply at the earliest possible date." These recommendations set out criteria for the Council to consider good quality development as follows:

- *"Site boundary in whole or part is contiguous with an identified settlement boundary*
- *Scale of development proposed is appropriate*
- *Impact does not result in actual or perceived coalescence*
- *Development proposals make best and most efficient use of the land, respecting the character and appearance*
- *... demonstrate consideration of the impact of development on the surrounding townscape and landscape character.*
- *.. in or adjacent areas to potential Wildlife Corridors ... should demonstrate that they will not affect the potential or value of the wildlife corridor*
- *... set out how necessary infrastructure will be secure*
- *... will not compromise environmental quality and demonstrate high standards of construction .. including ... Climate Change Emergency ..Sustainability Statement ... Design & Access Statement*
- *.. high quality design that respects and enhances the existing character*
- *...should be sustainably located in accessibility terms, and include vehicular, pedestrian and cycle links to the adjoining settlement and networks and, where appropriate, provide opportunities to upgrade existing linkages.*
- *... ensure risk from flooding is minimised whilst not increasing the risk of flooding elsewhere*




- *Where appropriate ... demonstrate how they achieve nitrate neutrality in accordance with Natural England's latest guidance"*

The Clappers Lane proposal meets these stated criteria and will contribute towards meeting local housing needs.

In the Earnley Parish Plan 2016-2021 it states there is no *"no specifically designated commuter cycle routes linking Earnley to the main centres of employment in East Wittering/Bracklesham"*

Whilst Earnley Parish Plan states there is no need for additional house, a housing needs survey conducted by CDC in 2014 concluded that whilst 58% of Earnley residents were against Affordable Housing, of those who agreed, they believed there was the need to provide homes for couples, young families and some retired individuals.

CDC has identified the District has an overall profile of an ageing population and a lack of appropriate housing for younger individuals. Whilst population trends are unpredictable, in the coming years there will be an emerging young population - vital to sustaining the local economy – also being unable to obtain suitably sized housing in the area. This proposal contains mostly 2-3 bedroom properties, as well as housing for those with long term health needs or mobility issues, and is designed to facilitate sustainable lifestyles with walking /cycle routes to schools, local shops and other facilities. Bus routes can also be easily accessed. Smaller housing assists older people to downsize and also for new households being formed in the coming years as young people seek to establish their lives separately as adults. A mix of tenure on the site is proposed, with affordable and open market properties – the affordable tenure is set at 30% to support local needs in the housing market.

The Earnley Rife, to the west of the site, is an important habitat for wildlife, and a significant area of the site is proposed as natural habitat, thus enhancing the local ecology whilst making the land more widely available for existing and new residents to enjoy. The south western area of the site is located in Flood Zones 2 and 3 and therefore proposals for this area include, for example, an attenuation pond which will also increase habitat opportunities. 

This document provides a chronological account of consultation with Councillors and residents, along with the detail of comments raised and Seaward Properties responses to clearly establish how they have addressed matters raised by consultees.

Seawards will continue to engage with the local community to ensure they are informed and up to date on progress of the proposals.

Bee Community Consulting was appointed to undertake the community consultation role for this outline planning application.



## Community Involvement

Chichester District Council Statement of Community Involvement (page 5) (Revised January 2018) set out their recommendations as follows:

*“3.1 When the Council consults people and organisations on a planning document, we will be guided by the following five engagement commitments:*

*1. Be clear about what we're doing - From the outset we will ensure that people understand why we are consulting and engaging them, and how their comments will help to inform or influence decisions. Clear timescales will help people understand when and how their input will be used.*

*2. Be inclusive - We will provide opportunities for people to engage with us to ensure that our plans and processes reflect the diverse and varied communities that make up our District. We will actively work to remove barriers to participation.*

*3. Be accessible - We will ensure that people have opportunities to take part, and are made aware of consultation exercises as early as possible, so they are able to participate at the right time in the process to influence decision-making.*

*4. Be transparent - We will make clear how the decision-making process will work and how consultation feedback will be used, thereby giving people the confidence that their input and involvement is actively being used to help shape decisions that affect them. This will mean being clear in stating who makes the decisions and when the decision will be made. At the end of each consultation period, we will undertake an analysis of all the responses received. This will be included in a summary report published on the Council's website, outlining the actions that we propose to take.*

*5. Be accountable - We will let people know how we have reached decisions. This will involve making clear the different types and sources of information that have been considered in reaching a final decision.”*

Further in respect of recommendations to developers:

*“4.5 The Development Management Service strongly recommends that developers undertake pre-application consultation with local residents and organisations, in addition to that undertaken with the Council, prior to submitting any planning application for significant development. Developers undertaking pre-application consultation are asked to address the commitments identified in this document on page 5. In particular we would ask developers undertaking pre-application consultation to:*

- Set clear objectives and agree the consultation approach, including who will be consulted, with Development Management*
- Let people know what the application is proposing, and be clear about what they can influence by making comments*



- *Use different engagement approaches (as identified in this Statement of Community Involvement) to maximise opportunities for people to influence the proposals. Particular steps should be taken to involve any seldom-heard groups that could be affected by a proposal*
- *Submit a statement alongside the final planning application outlining the community involvement work that has been undertaken. This should include a summary of any responses received at consultation, and should explain how feedback has influenced the proposals.”*

Due to Covid-19 restrictions, Seawards were unable to hold a meeting in a public place or leave proposal materials in public places for interested parties to read.

With this in mind, Earnley and East Wittering & Bracklesham Parish Councils were introduced to the proposal via an email and link to the proposal on Seawards’ website. A printed version of the document and questionnaire was delivered to 200 households in close proximity to the site. An invitation was made to The Council and District Councillors to hold an on-line meeting, and recipients of the printed document were encouraged to provide their thoughts on the proposal. In the on-line questionnaire, there was the provision of freeform responses and both telephone and email of responders was requested, stating that they would only be used in respect of the application on this site and provided us with the opportunity of discussing matters further with individuals should that be deemed necessary.



## Consultation Process

### Stakeholder Engagement

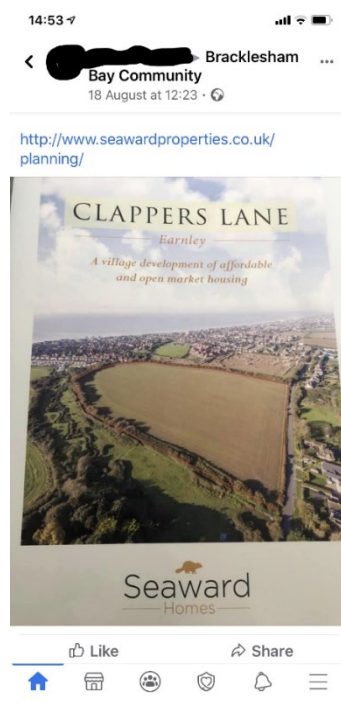
#### Friday 7 August 2020

An email (see Appendix A) was sent to Earnley and East Wittering & Bracklesham Parish Councils and District Councillors for the Wittering's Ward to introduce the site proposal. This email provided a link to the Seawards website providing an 8-page outline (Appendix B) and Have Your Say (Appendix C) detailing the proposal, the thoughts behind the sensitivity of the site and the need to recognise the type and style of properties in Earnley Parish when seeking to design housing and layout. The email also offered the opportunity for an on-line meeting and/or telephone conversations with Councillors at their convenience prior to the Consultation closing date of 11<sup>th</sup> September 2020.

The Chairman of Earnley Parish Council requested an extension to the consultation, however given the pressure on CDC to meet the housing delivery needs, Seawards felt it important to maintain the given timeline for responses. We again contacted Earnley Parish Council in early October, however were unable to secure the opportunity to attend their meeting. We will, of course, welcome the opportunity to discuss the proposal with them at their convenience to ensure their views are considered during the process.

No response was received from East Wittering & Bracklesham Parish Council. Again, we will welcome receiving the views of the Council at a future date.

#### Friday 14 and Tuesday 18 August 2020



A printed copy of the 8-page document and Have Your Say was delivered to 200 households in Earnley Parish and houses in close proximity to the site in Bracklesham. See map at Appendix D for distribution area.

On Tuesday 18 August a local resident posted a copy of the front page of the document on the Facebook page for Bracklesham Bay Community and latterly a link to the Seawards website was posted urging residents to have their say.

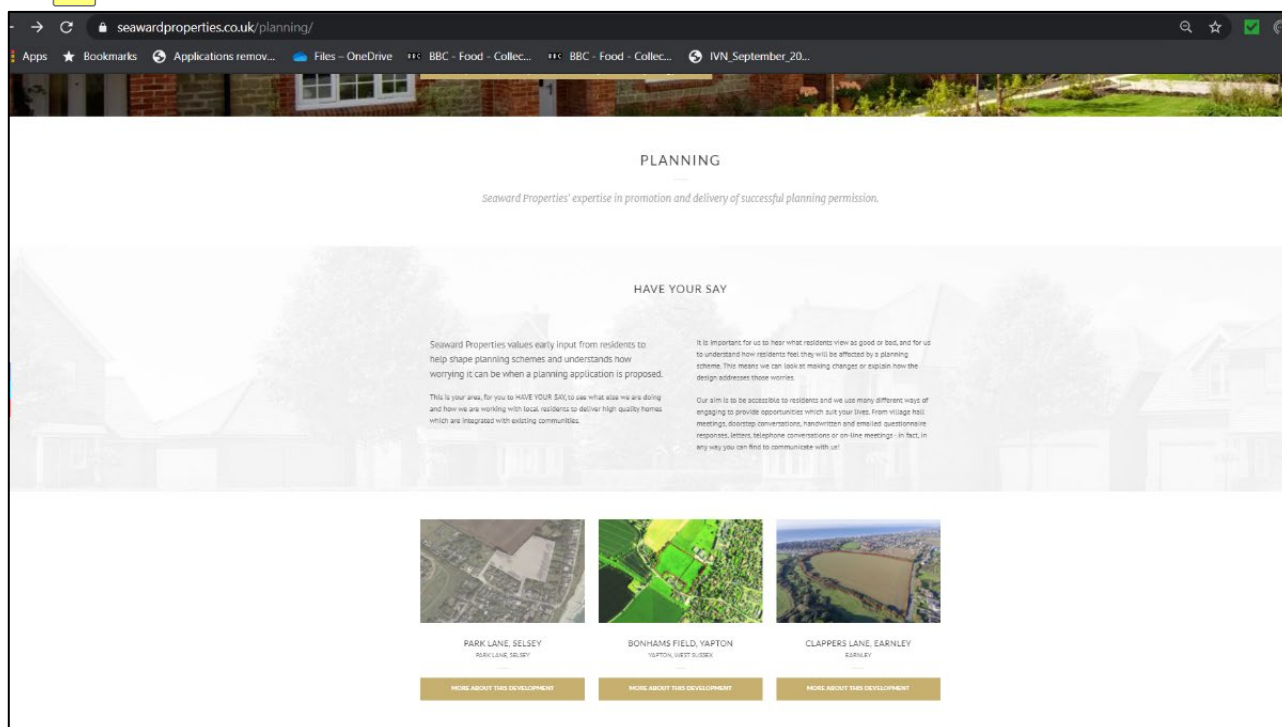




## Dedicated website

An area dedicated to Clappers Lane outline proposal is on Seawards website. This also allows residents to view other developments Seaward are working on, but also those completed to demonstrate their high-quality build and approach to designing schemes which relate to the surrounding area in which they are set.

<https://www.seawardproperties.co.uk/planning/clappers-lane-earnley/>



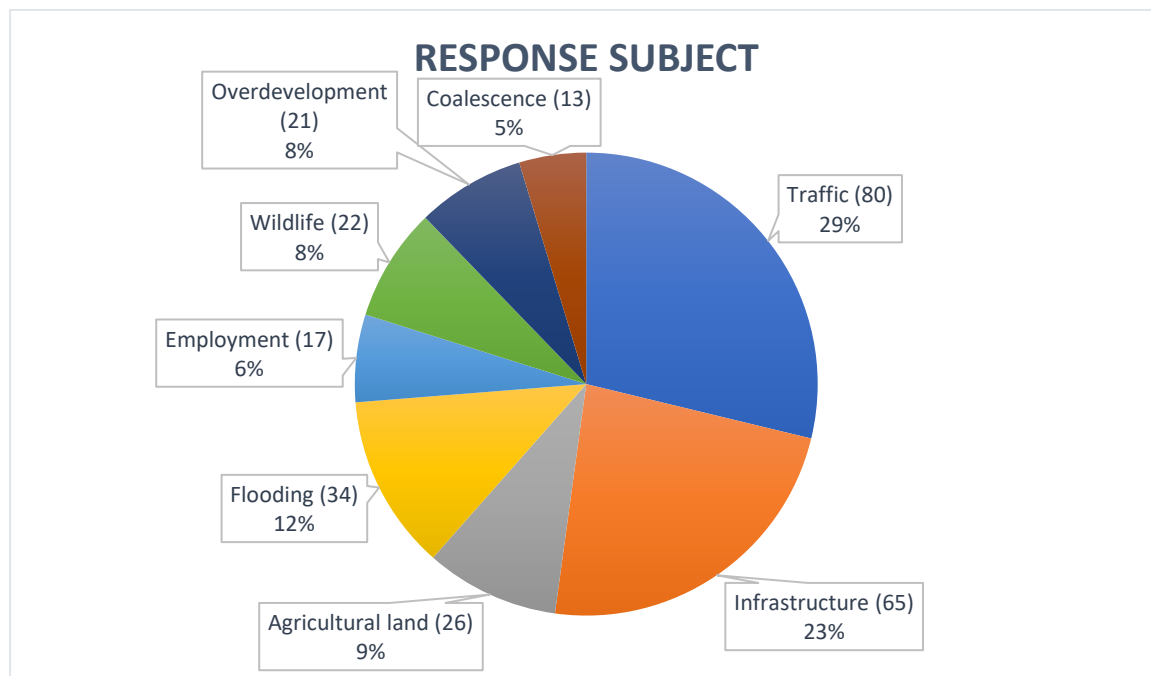
## Ongoing stakeholder engagement

Seawards will continue to actively respond to queries raised by residents and interested parties as the proposal progresses. It is the intention to provide information to residents as the scheme progresses through links to the website to ensure residents are aware of progress and to keep them up to date.



## Resident comments:

Responses were received through the website 'Have your say' or via printed copies posted to Seawards. 109 individuals responded representing 97 local households.



It should be noted:

- Supporters of the proposal also mentioned increased traffic and pressure on local services as matters for consideration during the process.
- Infrastructure includes mentions of sewage, doctors and other health services, schools (primary, secondary and beyond), local shops, etc
- There is a difference in the total number of responses, due to a support in some aspects of the Outline Application.

There were 32 responses in **support/partial support** of the proposal, stating the following reasons:

- Housing for local people and affordable housing
- An attractive development
- The development will bring more people in to use local shops
- Additional children to support playgroups
- Continued stimulation of the local economy and social structure
- Approval of the consideration to wildlife and open spaces
- Improving the connectivity between adjacent communities
- Improving links between Earnley and The Rife
- Community areas



There were 70 responses **objecting** to the **proposal**. Reasons for concern:

- Overdevelopment of the area
- Traffic impact
- Coalescence of communities
- Existing sewage issues and pollution from sewage on local beaches and environment
- Infrastructure – namely schools, GPs, other health services and local amenities
- Creating further flooding and flood risk on site
- Loss of high-grade agricultural land
- Close to conservation/Medmerry/RSPB areas
- Effect on wildlife on site
- Sustainability
- Construction noise
- Footpath from proposed estate to adjacent estate

Other **comments** raised were:

- Lack of employment in the area
- Existing parking issues, particularly from tourism
- Developer is not a local company
- Homes being purchased as 2<sup>nd</sup> homes or holiday homes
- Providing a cycle route to/from Chichester from the Peninsula
- Addition of benches to the open spaces
- Skate park and play equipment for older children
- Use of native hedging/trees and planting
- Loss of view and detrimental effect on house value

### **Response from Seawards following review of feedback:**

- Seawards welcome the positive comments regarding the outline proposal. The scheme has been designed taking into account the sensitive nature of the site and to ensure approximately half the site is retained and open spaces. The layout retains the separateness of Earnley and Bracklesham, whilst providing high-quality dwellings for local residents and more accessible routes to local amenities through improved footpaths and cycle links.
- Chichester District Council have an under supply of land allocated for housing to meet Local Plan requirements in the District. The Principle of Development on this site is considered acceptable within the context of statements in the “Interim Policy Statement for Housing”. This development is designed to support the Council and respect the two villages of Earnley and Bracklesham in their separate identities.
- The development is proposed at 25 dwellings per hectare, with approximately half the site retained providing large open spaces and landscape buffers.



- This site is adjacent to a recent development, considered sustainable, and Seawards contend this site at Clappers Lane is equally so, particularly given the additional connectivity through footpaths and cycle routes creating ease of access to local services. It will also improve accessibility for existing residents travelling between Earnley and Bracklesham.
- With regard to the additional impact created by the proposal on highways and education, Seawards will make a financial contribution in line with the requirements set out by most up to date financial contribution formula for West Sussex County Council.
- Seawards have submitted a Traffic Assessment with the outline proposal and will work alongside West Sussex County Council on highways matters.
- In respect of coalescence, the Council are supporting sites that are located adjacent to existing settlement boundaries, the site is bound with vegetation which reduce longer landscape views where there would not be a perceived coalescence of settlements.
- The development will require connection to the public sewer, and as statutory consultees, Southern Water will be able to review and make comments on the required provision related to the proposal.
- The historic nature of infrastructure repair or development is not a material consideration. Seawards will make a financial contribution through the Community Infrastructure Levy (CIL) to alleviate any extra burden its development may cause.
- The built area is located within flood zone 1 (the lowest risk of flooding). The proposal includes Sustainable Urban Drainage Schemes (SUDS) that will successfully deal with surface water and will not increase the risk to neighbouring land. The prepared Flood Risk Assessment accompanies the submission and concluded the aim is to achieve greenfield run-off rates.
- The majority of the site is agricultural class 3a. In line with the Government guidance, this is not a particularly high grade of agricultural land.
- The site is not located within or in close proximity to the AONB. The site is within the Council's 5.6km zone of influence of the Chichester and Langstone Harbours SPA. This will require a contribution to the Council's mitigation strategy. The site is not located within the Council's 3.5km designation for the disturbance of birds, but this 'zone' is close to the site, so further contributions/mitigations may also be required.
- This is a landscape led approach to development on this site. Designed to protect against future tidal flood scenarios (as applied to the two neighbouring sites to the west). Spaces for formal and informal recreation, create a significant net gain in wildlife habitat, enhancing biodiversity and ecology on and around the site. 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.



- The footpath/cycle routes on and around the outline proposal, linking adjacent estates, will assist in improving the overall connectivity and sustainability for the proposal as well as for existing residents in Earnley and Bracklesham.
- Whilst there will be noise during construction this is not a material consideration. It is likely the Council will request a Construction Management Plan which will detail working hours and noise mitigation measures.
- Lack of employment opportunities is not a material consideration, however note the comment from residents about increasing footfall to assist the local economy and children into pre-schools.
- Existing parking issues are a matter for Chichester District Council and not this application. On site parking provision for residents of this outline proposal will be in accordance with CDC Parking Policy.
- Seawards are a local, award winning, Chichester based company building high quality homes since 1972.
- A contribution through CIL will be made to support local projects. Local Councils can apply for CIL to fund projects such as a skatepark and/or play equipment for older children.
- All planting on site will be of native species.
- Whilst it is regrettable the view of the field will be lost for some residents this is not a material consideration. The development will offer landscape buffers and increase native planting to screen residents and create leisure and connectivity routes for new and existing residents to enjoy.

## Summary

The proposed outline planning application on this site has received comments mainly in respect of overdevelopment, traffic, flood risk and local infrastructure. The land meets the principle of development criteria in Chichester District Council's Draft Interim Policy Statement for Housing Development.

Seawards appreciate the positive comments in respect of opportunity to create a high quality, attractive residential development which will the landscape, wildlife and provide connectivity improvements between Earnley and Bracklesham, for existing and new residents. The new footpaths and cycle route would provide safe pedestrian and cycle route through to the centre of Bracklesham given the lack of a footpath on Clappers Lane.

The accompanying reports submitted with the application, alongside Seawards' responses to consultee comments, explain why Seawards believe this site, with its proposed low density and large swathes of open space, is acceptable for development.



## **Appendices**

- A Email to Parish Council, Councillors & District Councillors
- B Clappers Lane Outline Application information leaflet
- C Have Your Say
- D Literature delivery area



Lisa Griffiths &lt;lisa.beecc@gmail.com&gt;

---

**Clappers Lane, Earnley**

---

**Lisa Griffiths** <lisa.beecc@gmail.com>

7 August 2020 at 16:09

To: ewbpcmail@gmail.com

Cc: gbarrett@chichester.gov.uk, ehamilton@chichester.gov.uk, sttaylor@chichester.gov.uk

Dear Clerk of East Wittering and Bracklesham Parish Council

My apologies for the short notice to ask the Council to consider an outline planning application for Clappers Lane. I was unable to locate Councillors emails and would ask if you would kindly forward this email to them on my behalf.

Bee Community Consulting are working on behalf of Seaward Homes to engage with local residents on planning applications. Unfortunately, we have been delayed in preparing and submitting documentation to you due to Covid-19 restrictions, and hence this request coming to you later than we would normally desire. The restrictions we are working under precludes the opportunity to hold public consultations, however housing numbers still need to be met and we need to find ways of consulting.

You are no doubt aware the Chichester District Local Plan is out of date and has a shortfall in housing numbers. In light of this and with the aim of supporting the need for more homes in the District, Seaward Homes intend to submit an outline application to Chichester District Council for Clappers Lane in September 2020. By securing outline permission on the site, the Council and residents will still be able to comment at a later date to shape the site as it progresses in more detail.

This [link](#) will take you to an online version of a printed document, with questionnaire, which we will shortly be delivering to households in your Parish closest to the site in Earnley. We will also be contacting Earnley Parish Council as the proposed development is within their Parish.

As this site is adjoining East Wittering & Bracklesham Parish, we would at this stage be grateful for your **responses by the 11<sup>th</sup> September 2020** on the principle of development in this location and the outline proposal we are presenting. This will enable us to review comments and consider any changes which may need to be incorporated in the submission.

We very much appreciate your time in considering this application and would be happy to a. end an online meeting to answer your questions and receive your comments.

I look forward to hearing from you in due course.

With best regards

Lisa

--

**Lisa Griffiths**

**07545 375632**



**Community Consulting**



Lisa Griffiths &lt;lisa.beecc@gmail.com&gt;

---

## Clappers Lane, Earnley

---

Lisa Griffiths &lt;lisa.beecc@gmail.com&gt;

7 August 2020 at 16:04

To: clerk@earnleypc.org, k.martin@earnleypc.org, r.carey@earnleypc.org, s.simpson@earnleypc.org,  
j.stant@earnleypc.org, j.williams@earnleypc.org

Cc: gbarrett@chichester.gov.uk, ehamilton@chichester.gov.uk, sttaylor@chichester.gov.uk

Dear Parish Councillors and Clerk of Earnley Parish Council

My apologies for the short notice to ask the Council to consider an outline planning application for Clappers Lane.

Bee Community Consulting are working on behalf of Seaward Homes to engage with local residents on planning applications. Unfortunately, we have been delayed in preparing and submitting documentation to you due to Covid-19 restrictions, and hence this request coming to you later than we would normally desire. The restrictions we are working under precludes the opportunity to hold public consultations, however housing numbers still need to be met and we need to find ways of consulting.

You are no doubt aware the Chichester District Local Plan is out of date and has a shortfall in housing numbers. In light of this and with the aim of supporting the need for more homes in the District, Seaward Homes intend to submit an outline application to Chichester District Council for Clappers Lane in September 2020. By securing outline permission on the site, the Council and residents will still be able to comment at a later date to shape the site as it progresses in more detail.

This [link](#) will take you to an online version of a printed document, with questionnaire, which we will shortly be delivering to households in Earnley. We will also be contacting East Wittering & Bracklesham Council as they adjoin the site, as well as distributing the leaflet to a number of their residents who live in close proximity to the site.

At this stage, we would be grateful for your **responses by the 11<sup>th</sup> September 2020** on the principle of development in this location and the outline proposal we are presenting for your community. This will enable us to review comments and consider any changes which may need to be incorporated in the submission.

We very much appreciate your time in considering this application and would be happy to attend an online meeting to answer your questions and receive your comments.

I look forward to hearing from you in due course.

With best regards

--

**Lisa Griffiths**

**07545 375632**



**Community Consulting**



# APPENDIX B

## CLAPPERS LANE

*Earnley*

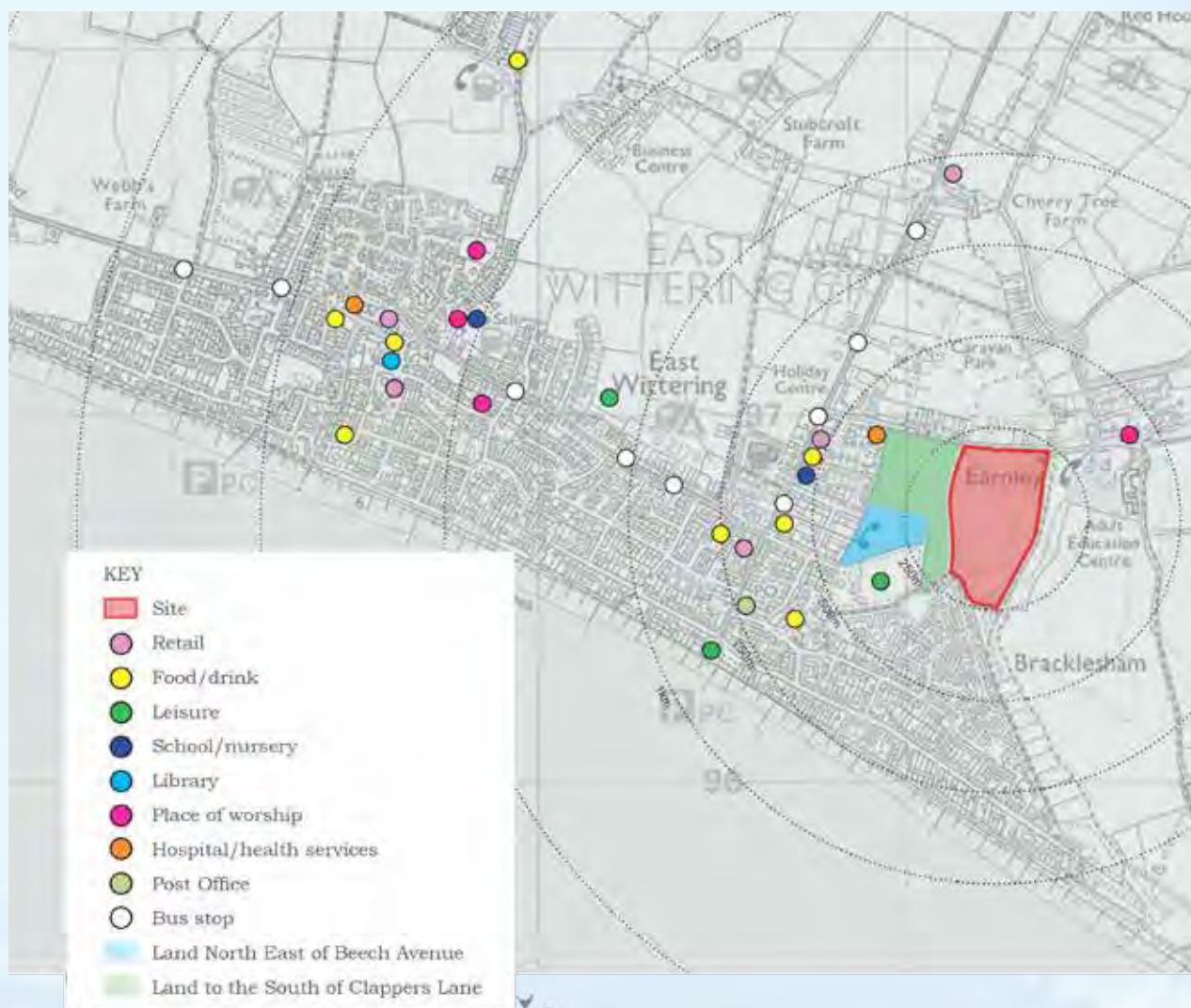
*A village development of affordable  
and open market housing*



# 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.

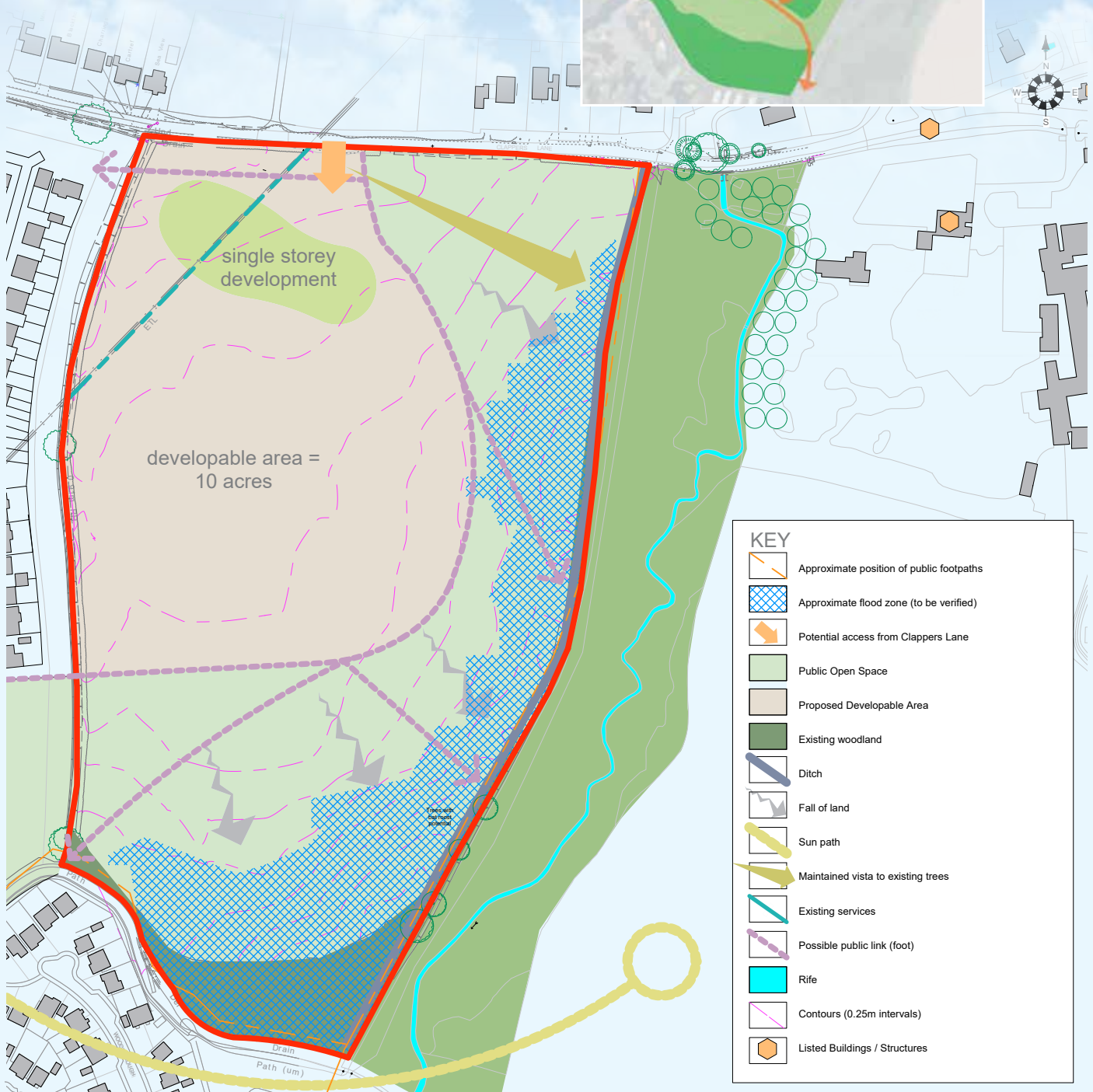




## Connectivity

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 a 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









## 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 the 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 also provide a generous open space, exceeding Local Plan requirements and addressing identified shortfalls in Earnley and East Wittering/ Bracklesham.



# 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.**

If Outline Permission is granted, you will still be able to inform the development for approximately 100 homes, 30% of those being affordable.

### How can I comment?

Either complete our online questionnaire on our website [seawardproperties.co.uk](http://seawardproperties.co.uk) under Land & 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 - HAVE YOUR SAY

Bee Community Consulting are working with Seaward Properties to inform their proposal to develop the Clappers Lane site. We are your voice to ensure the planning application for housing and recreation is shaped through the voices of the local community.

It is important to hear from as many people as possible in the community – from the young, middle age and older – whether you intend to move house or not. We want to know what you would include to make this proposal feel like home for you or someone you know.

### CONTACT DETAILS

Name:

Address:

Postcode:

Email:

Gender:

Telephone Number:

### Age ranges within your household

☐ under 18 ☐ 18-24 ☐ 25-34 ☐ 35-44 ☐ 45-54 ☐ 55-64 ☐ 65+

**How would you like us to contact you** *(This will only be used for the purposes of keeping you informed in respect of future consultation on this application)*

☐ Writing ☐ Email ☐ Telephone

### COHESION WITH EXISTING HOMES AND 'TRAVEL'

**Do you think this is a sustainable location in relation to the local shops and services?**

☐ Yes ☐ No

**What, if any, benefits do you perceive in developing in this location?**

☐ Yes ☐ No

**What do you see as the challenges?**

**Would you see yourself using new footpath/cycling connections built into Clappers Lane proposal to travel to the coast or local facilities and shops?**

☐ Yes ☐ No

**Tell us here if you think there is something missing.**

## HOUSING AND DENSITY

The Chichester District Council recommendation in such a location would be 35 houses/ha. On this site, Seaward proposes 25 houses/ha. (overall, 100 homes)

Do you think this is about the right number?

☐ Yes ☐ No

Do you think more houses should be allocated?

☐ Yes ☐ No

Does the suggested layout of the site feel right in terms of good use of the land space?

☐ Yes ☐ No

In your view, what is important to make a new housing development feel like a community?

## LANDSCAPING

Does the suggested improvement to the eastern and southern footpath perimeter, help to minimise the visual impact on existing surroundings?

☐ Yes ☐ No

Do you think the suggestion to connect routes around the site to walking/cycling with other locations work?

(A) For potential occupants ☐ Yes ☐ No

(B) For existing residents of Earningley & Bracklesham ☐ Yes ☐ No

We have set out some measures for encouraging wildlife and new habitats, do you think this has benefits to the wider community?

☐ Yes ☐ No

Is there anything else you would like to see in landscaping for wider public use?

What is your main concern about development at this location?

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

If Outline Permission is granted, you will still be able to inform the development for approximately 100 homes, 30% of those being affordable.

### How can I comment?

You can either complete our online questionnaire

Or, if you would prefer you can fill out this printed questionnaire and return it to the following address:



**Community Engagement**

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

Google Maps



Imagery ©2020 Getmapping plc, Infoterra Ltd & Bluesky, Maxar Technologies, Map data ©2020 500 ft

Leaflet Distribution

<https://www.google.com/maps/@50.7660986,-0.850285,1090m/data=!3m1!1e3?hl=en-GB>