



# THE WHARF, LOXWOOD

PROPOSAL & INTRODUCTION



## INTRODUCTION

Seawards are an award winning developer, creating superior homes throughout Southern England and along the South Coast for over 49 years. The care and attention to detail evident within each new development results in high quality and 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.

The scheme has been designed in conjunction with Smith Simmonds & Partners. SSP has designed many residential schemes across Chichester District and are currently working as project architects for a proposed Neighbourhood Plan site at nearby Plaistow & Ifold.

Bee Community Consulting are conducting local engagement with residents on this application in Loxwood Parish.



*The proposal will include a mix of 1,2,3 and 4 bed dwellings providing 30% affordable housing to meet local housing need.*





## WHAT IS THE PROPOSAL?

### How many homes?

Circa 20 homes, including 6 affordable.

### What type of properties does Seawards build?

Seaward build high quality, sustainable homes. The materials would reflect the general theme in building styles and materials used over many years in Loxwood Parish. Seaward developments are always designed to meet the local vernacular and not a standard house type.

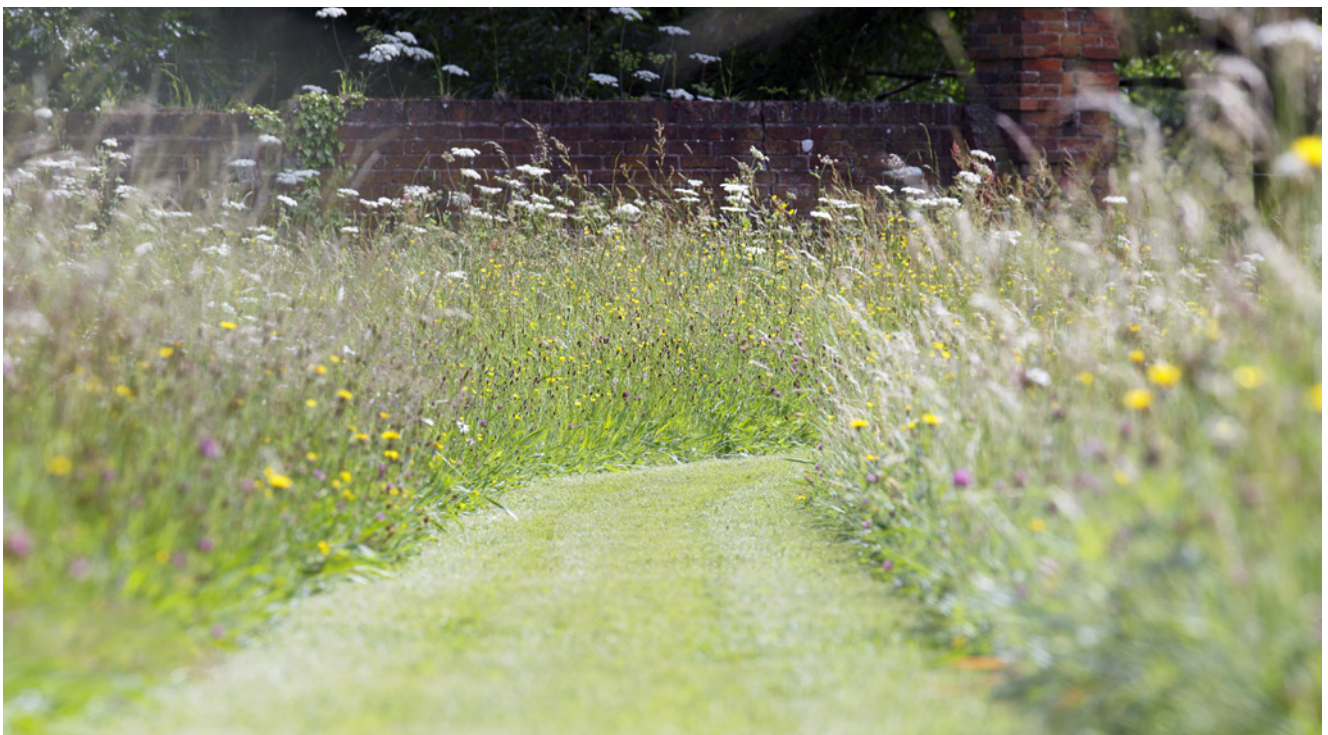


### What is the parking provision on site?

Parking provision would be in line with Chichester District Council Parking Policy.

### How would the views from the canal be protected?

Homes are proposed to nestle behind existing properties which front on to the B2133 and the approved site to the north (known as Land South of Loxwood Farm Place).



Approximately half the site would be open green spaces. The homes will be partially screened with native trees to soften the views. The open space abutting the canal will be a wildlife corridor, reflecting the changing seasons to provide soft landscaping and additional habitats for wildlife.

A footpath through the open space would interlink with existing routes. The open space will create a further place for residents to enjoy views to the canal.



### How are existing homes protected from additional flood risks from this site?

The site is to the west of the B2133 and slopes downwards towards the south-west. Unlike other sites to the east, the topography of the site will result in water run-off away from the B2133.

### SUMMARY

Seaward Properties hope you will support this proposal for:

- Development which has cohesion with the existing settlement.
- A sustainable site to connect residents to existing local shops and services.
- Creates a contiguous pedestrian route for new and existing residents.
- It is a landscape led approach to ensure preservation of views from the canal.
- The proposal does not impact on local flooding issues.
- Provides new opportunities for residents to enjoy canal views.
- Contributes additional homes to the Local Plan requirements.