

2. Site Analysis

Opportunities and Constraints

Opportunities

As indicated in the outline application masterplan, the east / west orientation and linear nature of the site means that the majority of dwellings will have a strong southern aspect, benefiting from natural sun light.

Focus frontages onto existing routes, with the “backs” addressing either the tree buffer or the rail line.

There is considerable benefit in the retention and utilisation of the existing landscape and green infrastructure, as far as possible, across the site. The existing landscaping also defines boundaries, routes and sight lines, while retaining important habitat, helps to establish a sense of place for the new development. The continuation of the north-south linear tree line and landscaping will help to tie the development into the surrounding context.

There is also an opportunity to enclose the site within significant areas of the green infrastructure, particularly to the east and west, which provide rich and interesting ecological spaces which also contribute to on-site surface water attenuation

The proposals can improve pedestrian connectivity between the site and the wider Rustington development, the local amenities and wider footway network. Site to contribute to Arun’s five-year housing supply.

Constraints:

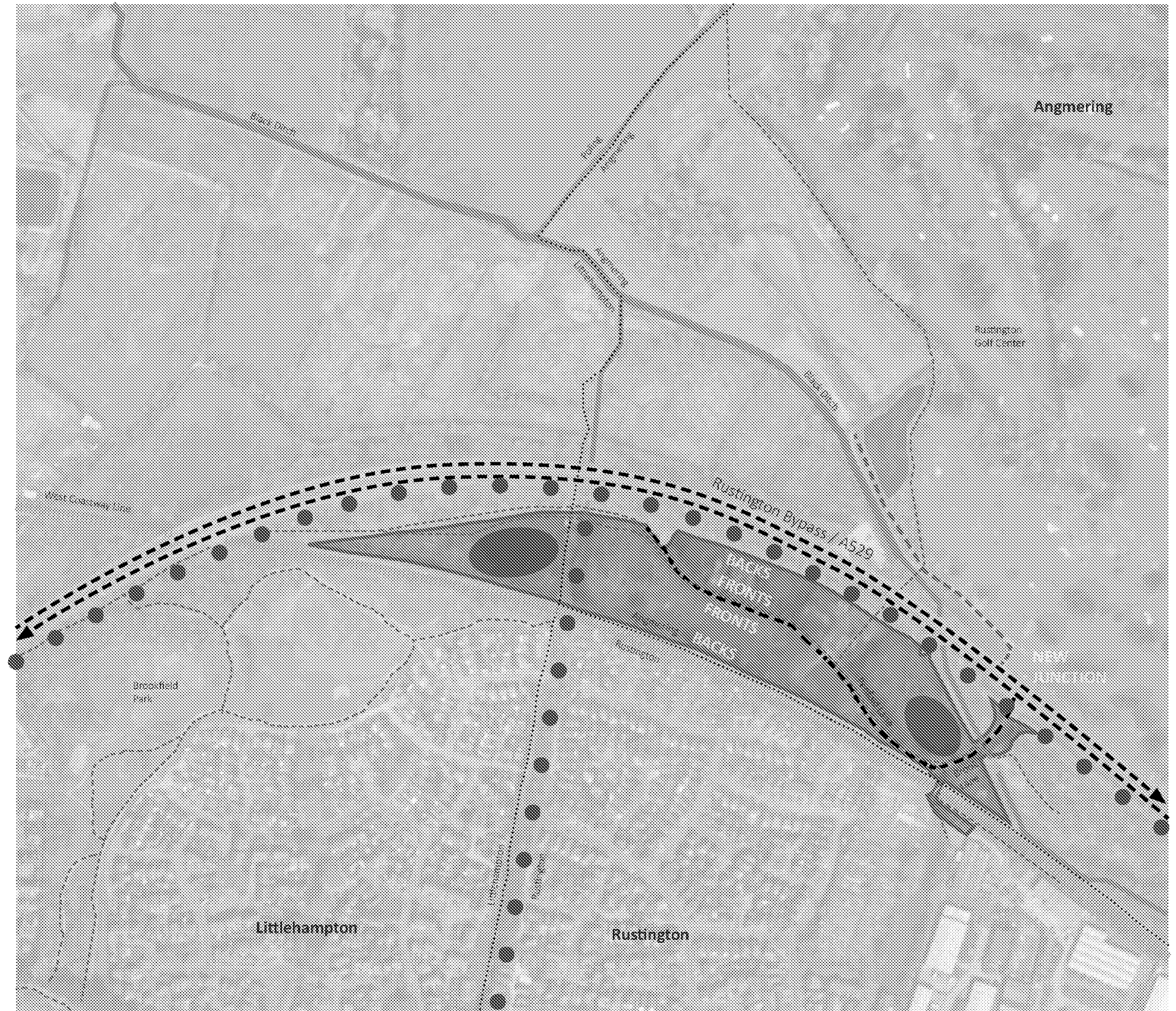
While the site is predominantly in Flood Zone 1, a small area to the east of the site is located with flood zones 2&3. This area of the site is unsuitable for development and therefore forms a constraint.

The highway to the north, along with level changes and the existing vegetation limits the opportunity for further connections to the north, instead causing the development to be more inward looking, creating a more distinct identity within the site.

The railway forms an equally hostile and impenetrable barrier to the south.

Access to the development has already been agreed and forms a design constraint for the primary vehicle routes.

The site’s existing green infrastructure also forms a design constraint. As the proposal aims to retain much of the established planting and hedgerows. The design therefore needs to respond positively to this constraint to use this as part of the character of the site.



2. Site Analysis

Site Photographs



1. Existing site entrance road



3. View across the site, looking west



6. PRoV (Path 2159), looking north-west alongside the existing dwelling



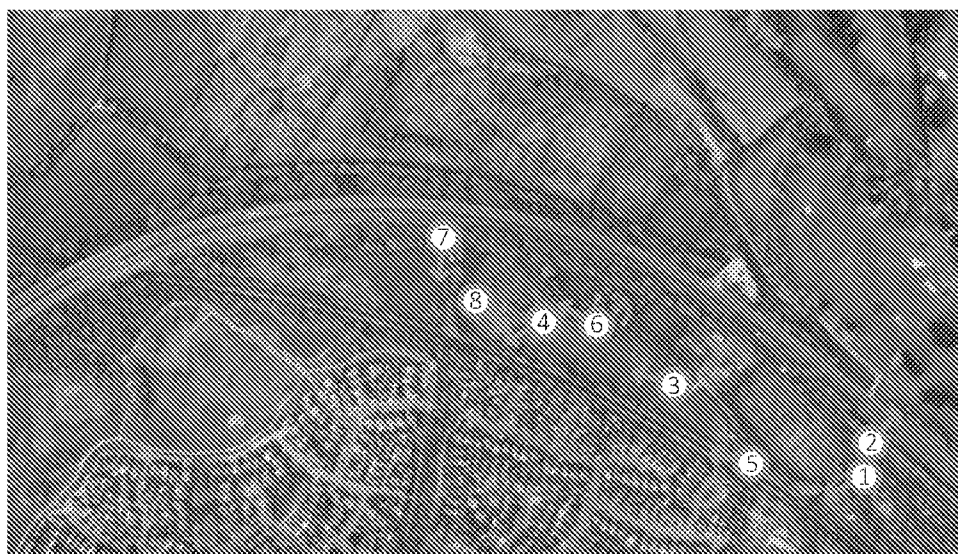
2. Existing site entrance road



4. Railway to south



7. The existing north-south landscape (looking south).



5. Railway to south at existing level crossing



8. Southern boundary and views of developments to the south

2. Site Analysis

Surrounding Residential Developments

To inform the design proposals, surrounding residential developments have been reviewed to determine whether there is a consistent language and vernacular in the area.

The main commonality amongst nearby developments is in the material palette and scale of dwellings.

There is a consistent two-storey, pitched roof language amongst most of the developments, with slate or fibre-cement tiled roofs.

The prevailing external wall material is red brick, in differing hues, with the inclusion of timber element to accent certain elements.

The clusters/groupings of dwellings is a mix of detached, semi-detached and short terraces, with private defensible space to the road frontage and private gardens to the rear.



3. Planning Context

Relevant Planning History

Planning History

Planning permission was granted at appeal in April 2018 (LPA ref: A/44/17/OUT (Appeal ref: APP/C3810/W/17/3185128)) for the following development:

“Outline application (with all matters reserved) for demolition of existing buildings on site and the erection of a mixed use development comprising up to 90No. Residential units and a care home (Use Class C2 and C3) & ancillary facilities, including railway crossing, together with associated access, car parking & landscaping. Departure from the Development Plan. This application also falls within the parishes of Littlehampton & Rustington”

Following which, reserved matters related to access only, was approved on 4th October 2018 under planning application reference number A/83/18/RES, as set out below:

“Approval of reserved matters following outline approval A/44/17/OUT for access only for the demolition of existing buildings on site & the erection of a mixed use development comprising up to 90 No. residential units & a care home (Use Class C2 & C3) & ancillary facilities, including railway crossing, together with associated access, car parking & landscaping. This application also lies within the parishes of Littlehampton & Rustington”

Consequently, matters related to appearance, landscaping, layout and scale have yet to be agreed and are the focus of this reserved matters application.

Outline consent:

The outline application contained an indicative masterplan (shown overleaf) was to illustrate the viability of the proposals.

The direct access from the A259 is enhanced and as a result, the site would be well connected to the urban area. The detailed design of the proposed access was subject to a separate Reserved Matters application (A/83/18/RES) which was granted consent on 04.10.18.

The scheme retains the existing PROW and associated landscaping, where possible, to preserve the character of, and biodiversity on, the site. The routing of the PROW serves a key role in defining the masterplan, providing access to the dwellings and car home, promoting sustainable travel methods and natural surveillance to the development.

The layout illustrates a mix of dwellings in accordance with the Local Authority’s relevant planning policies for mix and affordable housing provision. The dwellings, including the apartment blocks, are two-storey and a mix of forms (terraced, semi-detached, detached) to provide a sense of identity and organic spatial relationships.

The layout sites all development within flood zone 1 as identified in the Flood Risk Assessment submitted with the outline application.

The principles for landscape design are to retain and enhance the existing vegetation where possible, giving the site an established feel from the outset.

The layout was based on sustainable design proposals as demonstrated by the orientation of the dwellings to provide a southern aspect and the retention of much of the existing established vegetation which provides important habitat and promotes well-being.

Based on the above points, the indicative site layout submitted with the outline has formed the basis of the proposals for this reserved matters application.

Text written by DWD LLP



Land west of Brook Lane and south of A259
(within the parishes of Brookfield & Angmering & Findon)
For Store Property Investments Ltd

INDICATIVE SITE LAYOUT

Scale 1/1000 @ A1 Jan 2017 Dwg 1709-05E