

02

hgp

Analysis



Local Area

This diagram on the following page illustrates the walking distances to local amenity and places of interest around the site.

LEGEND

- Grade I Listed Building
- Grade II Listed Building
- Adjacent Village
- Local Non-Residential Area

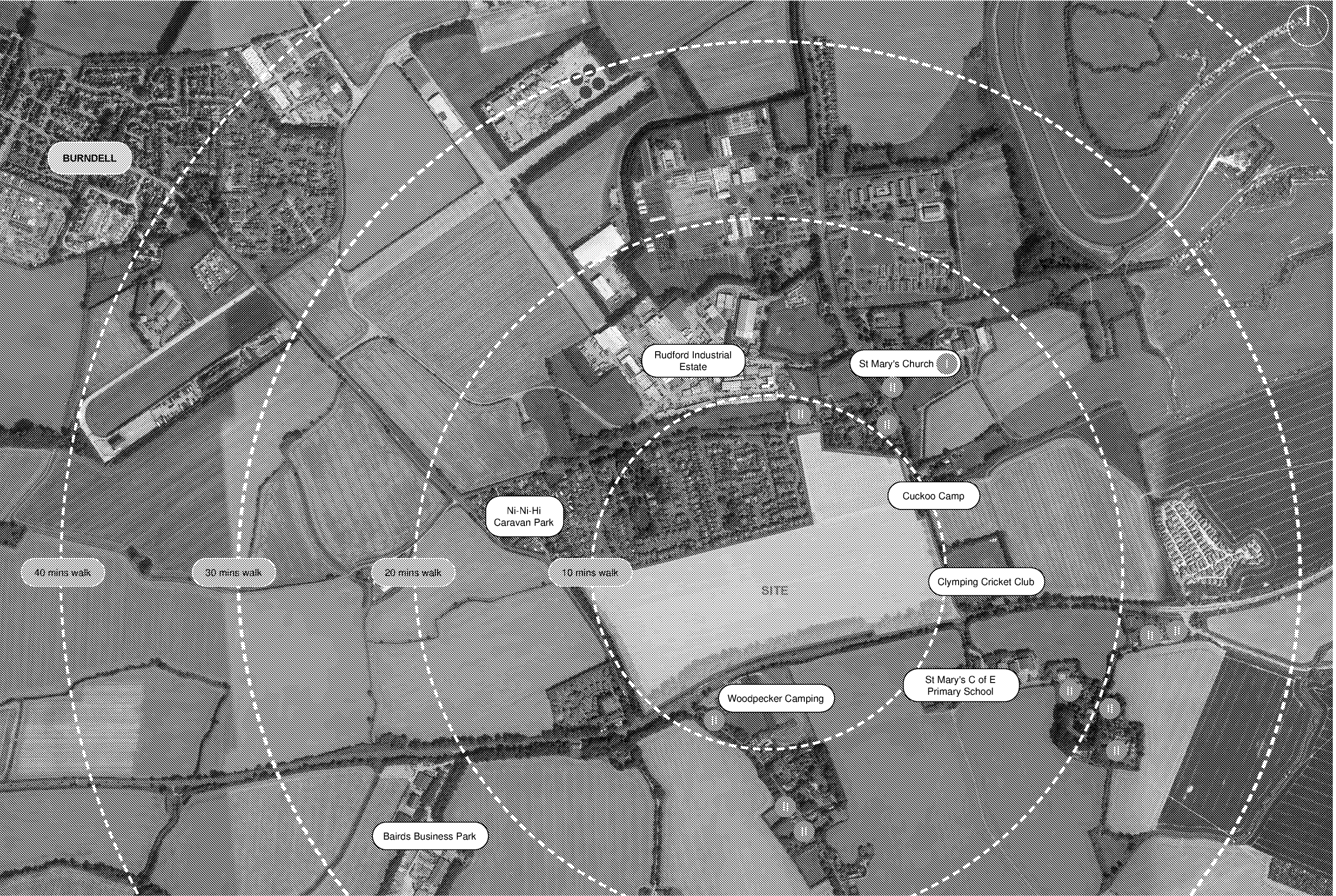


Figure Ground Plan

Street patterns in the neighbouring residential area are largely orthogonal. Two nearby lodge parks, however, exhibit a more organic layout.



LEGEND

- Site Boundary
- Existing Built Form

Height & Topography

The site features several soft inclines in the middle, but is largely flat. The north east of the site is at the lowest elevation.



Use

The buildings around the site are mostly residential, although there is an industrial estate to the north and several leisure buildings dotted around. There is also a church to the north and a primary school to the south.



- LEGEND**
- Site Boundary
 - Residential
 - Education
 - Leisure
 - Retail
 - Religious
 - Industrial
 - Civil

Transport

The site borders the A259 and has two bus stops in close proximity. There are several public rights of way around the site, with one public right of way touching the eastern boundary.



- LEGEND**
- Site Boundary
 - A259
 - Bus Stop
 - Bus Route
 - Public Right of Way

Existing Site

The following pages contain photographs of the site as existing.



Photograph Location Key Plan

Existing Site

The existing use of the site is for arable farming. The northernmost part of the site abuts Horsemere Green Lane.



Existing Use

The northern boundary of the western part of the site abuts the rear gardens of several houses. However, most of the site's boundaries are planted with mature trees.



Site Constraints

One of the main constraints for the site is the potential overlooking into the gardens of the existing residential area. These gardens often feature gates along the fence that borders the site area.

Other constraints include the rising main and its easement that run through the northern part of the site.

The large, mature trees that create a border along Yapton Road and Crookthorn Lane would benefit from being retained.

LEGEND

- Site Boundary
- Noise from Main Road
- Main Access
- Overlooking
- Significant Trees
- Views In/Out of Site
- Land for New Roundabout & Associated Roads
- Rising Main Easement
- Existing Culverted Watercourse
- Undevelopable Area
- Land proposed for new roundabout in separate application



Archaeological Constraints

After an initial Geo-Physical survey found what appeared to be a large Roman-era settlement, an extensive archaeological investigation was undertaken. This revealed new constraints (shown on the diagram to the right). As discussions with the archaeologists continued, it was revealed that the most desirable approach for some parts of the site was to preserve the archaeology in situ. This meant that some areas of the site would be free of buildings and only feature minimal no-dig construction for roads and paths.

These new constraints are shown overlaid on the outline permission on page 25, and over the new masterplan on page 35.



Initial geo-physical survey results and archaeological trench map overlaid on the aerial photograph

LEGEND

- Site Boundary
- "Strip, Map, and Record" Excavation Required
- Full Archaeological Excavation Required
- Trench Locations
- Archaeology
- Archaeology (Phase 2)
- Ditched Trackway
- Probable Archaeology

Archaeological Constraints Continued

Artefacts were found on site that primarily dated from the Roman age, although some evidence of an iron age settlement was also found. This included plenty of pottery, jars that contained burnt stone, evidence of fence lines and the position of old Roman roads, and a piece of Roman jewellery.



Aerial photograph of the archaeological dig in progress



Aerial photograph of the archaeological dig in progress



Trenches dug and explored by Wessex Archaeology



A piece of Roman jewellery found on site

Drainage Constraints

Surface water drainage is a significant constraint. With the lowest point of the site in the east, channels should lead towards the eastern part of the site which should contain the main drainage basins.



Bright Plan Civil's initial Drainage Opportunities and Constraints diagram overlaid on the aerial photograph

Site Opportunities

The site has potential for significant open space and ecological links. By focusing development in the centre of the site, both existing and new residents can benefit from the newly created amenity spaces.



LEGEND

- Site Boundary
- Main Route Through Site
- Developable Area
- Opportunity for Green Link
- Views In/Out of Site
- Drainage Opportunity
- Key Pedestrian Route

The outline permission proved that 300 homes would fit on site in principle. The design had many pleasant features such as a large open space to the west and a multitude of pedestrian routes through the development.

However, since the outline permission was approved, new guidance such as the Arun District Design Guide has been adopted, and new consultation has occurred with local residents. Upon analysis, it was revealed that the outline masterplan did not conform to the new guidance in many places, and existing local residents were uncomfortable about several aspects of the proposed design.



Illustrative Masterplan approved at Outline Application

The Outline Permission

The diagrams to the right illustrate some of the issues that were revealed during our analysis of the illustrative masterplan.



All LAPs are in one place - most of the houses are more than 100m away. Green areas are within 100m of a play space, red areas are more than 100m away.



Some houses feel isolated from the rest of the development. Two of these houses rely on an additional access from Horsemere Green Lane.



This drainage basin will be ineffective as this is located at a high point on site.



Local residents were unhappy about the outline scheme's back-to-back relationship with the existing houses.

Outline Permission vs. Constraints

After the site analysis and new understanding of the constraints, the masterplan that was produced at outline was re-evaluated. Due to the location of the archaeology and drainage constraints in particular, the masterplan needed to be redesigned.

Conversations with local residents also revealed that the outline permission's approach of back-to-back gardens with existing properties was less than desirable, and residents on Crophorne Drive wished to avoid new houses being built immediately adjacent to them. By redesigning the masterplan, we would be able to address these concerns.

LEGEND

-  Location of Rising Main and Easement (no houses permitted)
-  Required Surface Drainage Location (no houses permitted)
-  Preferred Drainage Basin Location
-  Archaeology to be preserved in-situ (no houses permitted)
-  Archaeology to undergo a full excavation pre-construction



Local Character

HISTORIC BUILDINGS

Historic buildings in the local area are primarily barn conversions, although there are a large number of houses with Georgian features, particularly to the south of the site.



Local Barn Conversion - Horsemere Green Lane



Georgian style house - The Well House, Climping Street



Local cottage - The Laurels, Horsemere Green Lane



Semi-Detached Houses - Horsemere Green Lane

Local Character

USE OF FLINT

Flint is a local material that is present in a significant number of the older buildings in the area. This is particularly true for houses that are distant from their closest neighbour.



Semi-detached flint houses - Climping Street



Semi-detached flint houses - Climping Street



Flint cottage - Climping Street



Flint bungalow - Apple Barn Cottage, Grevatts Lane

Local Character

NEWER DEVELOPMENTS

The site borders a series of newer developments that feature a variety of materials. Most houses have feature gables, and there is an even spread of buff and red brick housing. In the development touching the site's north western border, red tile hanging is particularly prevalent.



Red brick house next to buff house



Darker buff brick house next to render house, both with feature gable



Buff brick house with orange brick plinth and details immediately adjacent to the site



House with red tile hanging to feature gable

Details to Bring Forward

Climping features a multitude of roof colours and types, brick colours, and detailing. There are a wide range of window types, particularly when considering the historical homes compared to the newer development, but they are all predominantly white framed.

In order to successfully integrate into the local vernacular, the new homes on site should have plenty of variety. The images on the right are a snapshot of some of the key features to be utilised on the new homes.



Brown Roof Tiles with front-back pitch



Hipped roof with red tiles and feature gable projection



Grey Roof Tiles



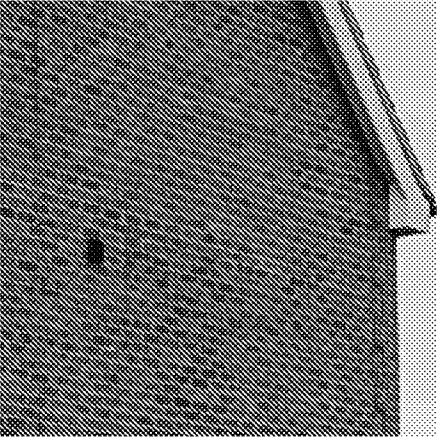
Half-Hipped Roof



Orange Brick with Grey Banding



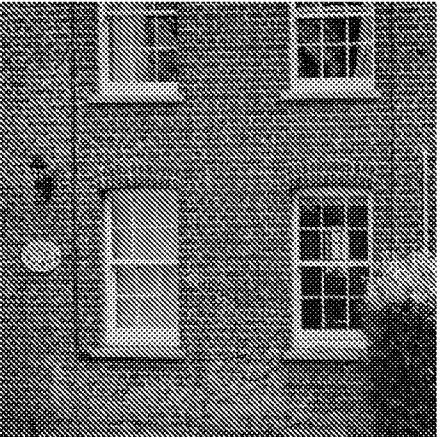
Buff Brick with Contrasting Brick Lintel



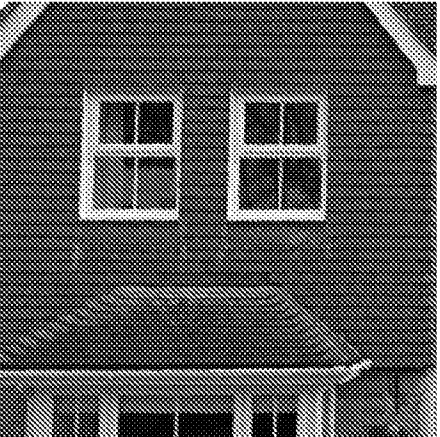
Red Brick Multi



Tile hanging with landscape window



Portrait Windows with Georgian Bars



Cottage-Style Windows



Use of Flint and Quoining



Country Bar Windows