

DESIGN & ACCESS STATEMENT
A Planning Application for
Langford, Horsemere Green Lane, Clymping, West Sussex.

On behalf of



August 2019



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1. Introduction

1.1 Purpose

This Design & Access Statement is prepared in support of a planning application on behalf of MJH Executive Homes for a small residential development on Horsemere Green Lane, between Littlehampton and Yapton villages and falls within Arun District Councils' administrative area. The application is being submitted in full and this statement should be read with the accompanying application documents and drawings prepared by others; including a separate Planning Statement which addresses the planning policy context and the merits for the proposed development, the preliminary ecological appraisal and report, the drainage layout and drainage strategy and tree survey and arboricultural report .

The proposal is for the redevelopment of Langford, an existing residential dwelling on Horsemere Green Lane, that currently contains a large 4 bedroom detached bungalow in extensive grounds. Langford is to be demolished, with the site and its extensive garden replaced by a mix of 9 smaller detached and semi detached houses and bungalows at a scale and density more appropriate and compatible with the existing neighboring dwellings surrounding the site.

The statement illustrates how the policies and provisions of the adopted Arun Local plan (2011-2031) together with the provisions of Clymping Neighborhood Plan 2015-2030 have been addressed. It will explain how the applicant has considered the proposal and the constraints and opportunities the site presents and understands what is appropriate for the character of the area and feasible for the site in its context. These key design parameters have been considered and are discussed in the following sections.



Images from Google

2. Background

2.1 Site Location & Description

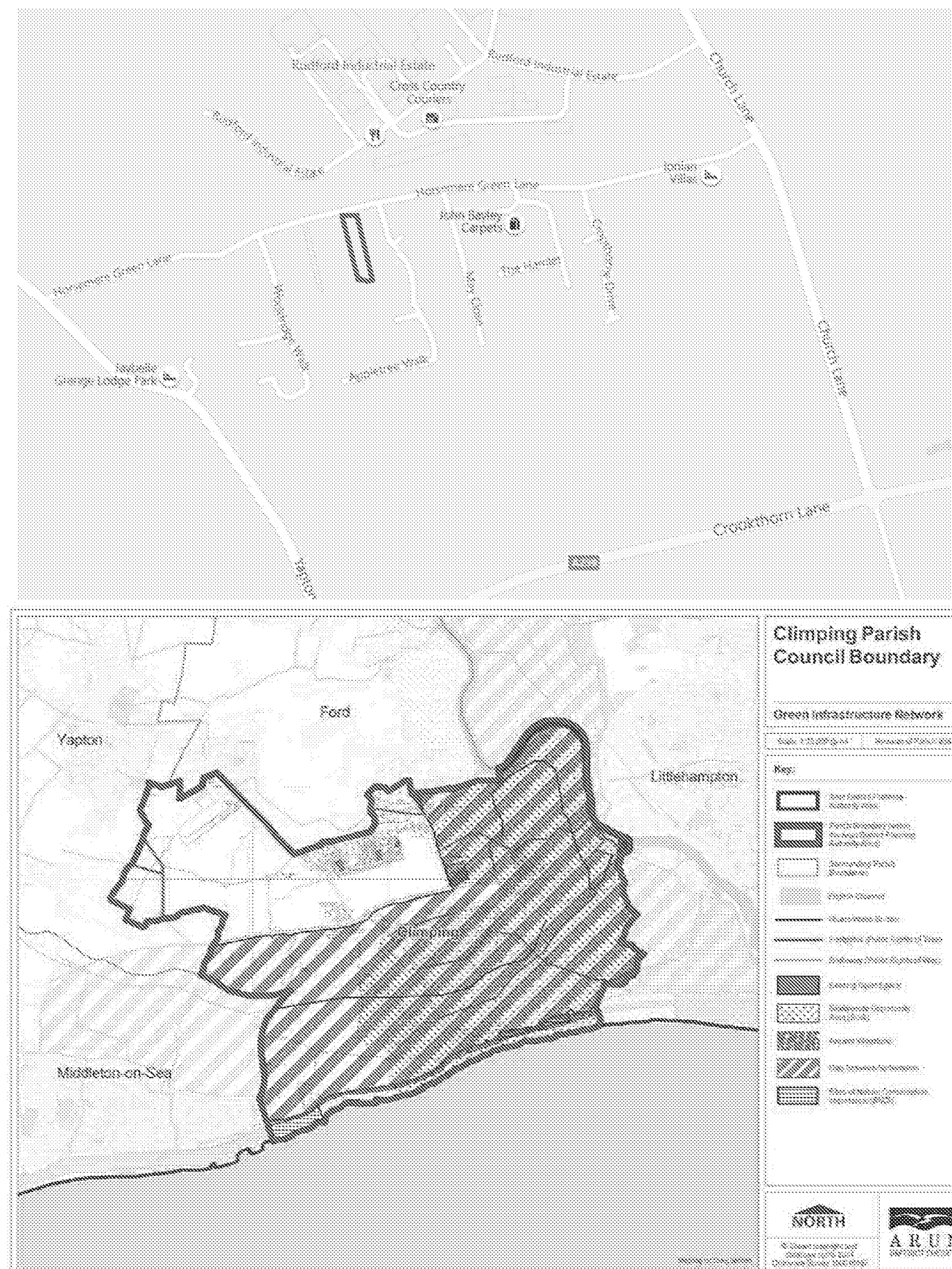
Langford sits on the south side of Horsemere Green Lane which links the B2233 Yapton Rd in the West of Clymping with Church Lane in the East. Horsemere Green Lane runs in an East-West orientation, just south of what was the old Ford Airfield and now the Rudford Industrial Estate.

The A259, runs South of the site and provides quick vehicular access connections to Bognor further along the coast and across the River Arun to Littlehampton. The A259 dissects Clymping in two, casting the Parish as an area with both rural and coastal elements but no defined built-up area. This was because, historically, with no river crossing, the village only developed slowly, in groups of houses that still define the traditional parts of the village as they are today: around the Church and Church Farmhouse; around Kent's Farm and Brookpit Manor; at Atherington, and some cottages along Horsemere Green Lane.

In the 2011 census Clymping had a population of 771 with 348 dwellings. Clymping has been identified as a focus for strategic scale growth in the adopted Arun Local Plan – this includes a development of 300 dwellings to the south of the village (now consented) and the delivery of a 1,500-dwelling scheme on Ford Airfield to the north (allocated in the Local Plan).

Under the current local plan 'Langford' sits in a plot designated as Countryside, however, the site is residential curtilage and as such is considered to be "previously developed land". Indeed, the house and the neighbouring houses and residential estates form an unusual yet vivid residential outcrop that is the largest development cluster in Clymping, yet lie outside of any recognised centre or designated Built-Up Area and, quite distinct from the remaining more dispersed linear settlement pattern of the village.

Langford, similar to its neighbouring plots, sits in a long/deep plot behind an established tree and hedgerow screening along with grass verges extending along much of Horsemere Green Lane. The neighbouring estates including Apple tree Walk, Copthorne Drive and Woodridge Walk estates, that sit both east and west, were built between 1988 and 2003 and are laid out in more regular modern estate patterns, with houses built on smaller plots with open front gardens and pavements; typical of modern developments. Combined, this collective residential outcrop owes its current layout and shape to its former/ historic use as nurseries.



2. Background



- 1. Bungalows at entrance to Woodridge Walk
- 2. The 'countryside', north beyond Horsemere Green Lane
- 3. Haven
- 4. Typical 3 bed houses Appletree Walk
- 5. The quiet Horsemere Green Lane— unmade/no footway with build outs and priorities.
- 6. 'Miseltoe Farm' entrance— set back behind mature trees /fence
- 7. Forgetmeknot—entrance set back behind mature trees /fence
- 8. Typical estate houses in May Close— around a central play space.

Images from Google

..Ctd.

Access to Langford is had from a small unmade driveway/ junction off Horsemere Green Lane, that extends up to the house hidden behind an untidy dense hedge row and tree screen. Langford is a two-storey converted chalet bungalow with gable fronts and various hipped roof extensions to the rear. It sits level from the road with its neighbour 'Haven' -set back an equal amount and also off a front driveway but with a substantially wider frontage, mostly used for lawn/garden. The rear garden of Langford extends up to 180m with mature/overgrown shrubs and tree borders several metres deep to its southern and western boundaries. Forgetmenot Cottage sits at the back of the site behind these trees to the South West, accessed off its own long straight driveway that connects to Horsemere Green Lane between the boundaries of Langford and the dwelling named 'Scyld' to the west. Scyld also sits back behind mature trees and grass verge similar to Langford, and along with Miseltoe, Haven and Scyld completes a cluster of dwellings all accessed off small private drives from Horsemere Green Lane and all within only a few metres of one another without really affecting the rural roadside verge appearance. Whilst these cluster of properties do differ in style and scale, the opportunity to compare/or assess differences is not available due to the vegetation cover.

2. Background

2.4 Character Analysis

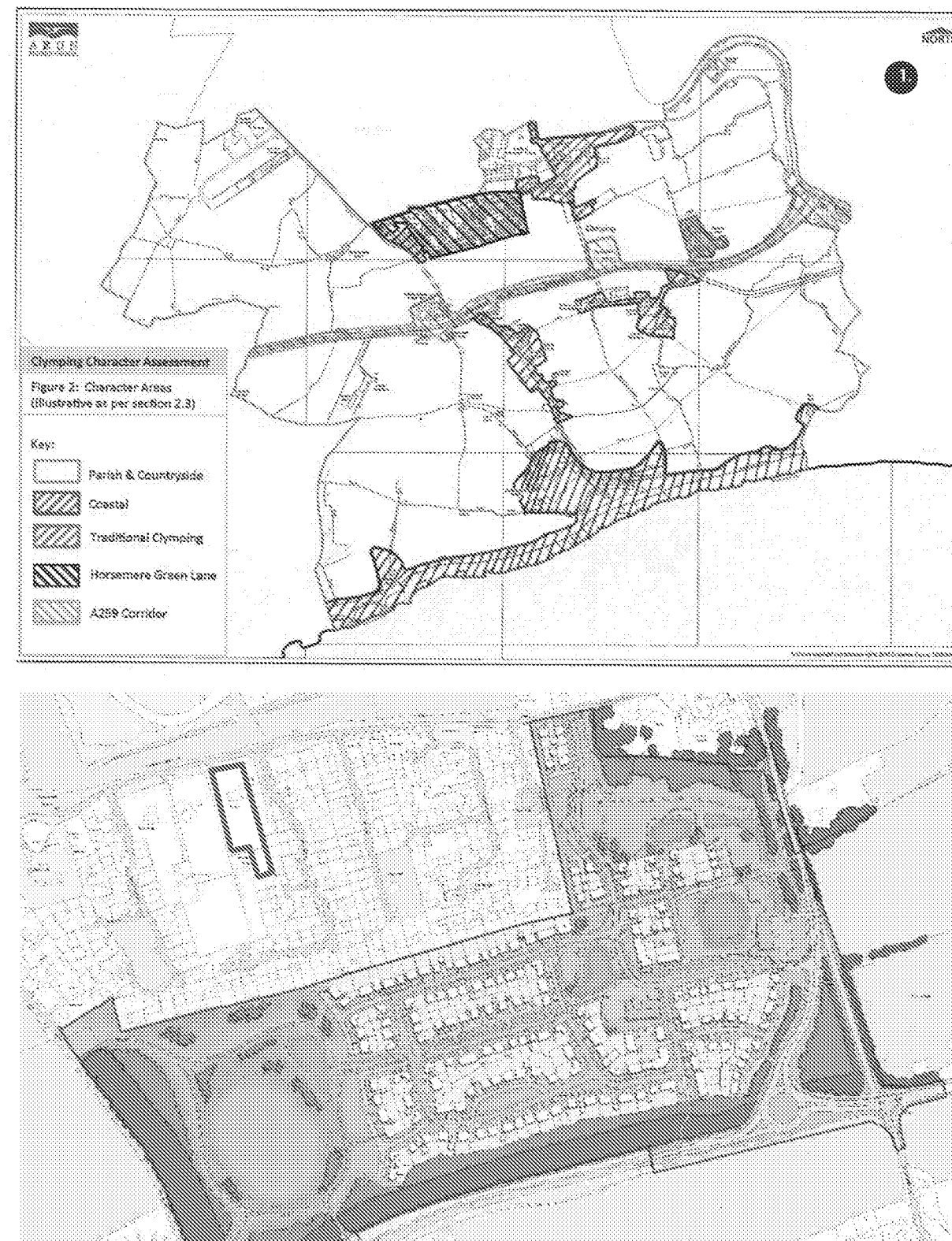
Referencing the Clymping Character Assessment (2015), the setting of the immediate site is, characterised by:

- the low lying, flat and open landscape, drained by important rifes and drainage ditches.
- The extensive biodiversity area to the South and East associated with the lower Arun valley, the coastal plain and the undeveloped coast. It includes sites of nature conservation importance and of national importance for nature conservation.
- open views to the South Downs and Arundel.
- the open farmland that separates the village from neighbouring towns and villages, thereby giving the village its distinctive and separate identity.
- large scale arable farming with few hedgerows and wooded areas north of A259; arable fields with wooded boundaries south of A259.
- severance by the A259 east west Principal route.
- country roads and lanes lined with trees and hedges with grass verges and Sussex flint walls emphasising a rural nature.
- The lack of a formal built up boundary reflecting the dispersed nature of the village defined by an earlier distribution of farms, farm buildings and country houses on higher ground.
- More recently (1990s onwards), more extensive housing development close to the northern parish boundary, off Horsemere Green Lane on the sites of former nurseries.

The character assessment identifies the area and properties within Horsemere Green Lane as having a distinct character of their own– sitting in between two zones both characterised as traditional Clymping. Horsemere Green Lane character area is a mix of original houses in large plots mostly set back behind a well defined boundary of trees or fences , and later modern estates and bungalows. Most of these houses are detached with only smaller numbers of semidetached houses. Woodridge walk is unusual in that it exclusively consists of 3 bedroom bungalows. Most dwellings are brick built with pitched tiled roofs and some modern thatches. Some reference traditional flint and render in their construction details.

The recent decision regarding (APP/C3810/W/17/3187601)the 300 unit scheme on land west of Church Lane by the Mulgrave Estate will effectively enlarge and enclose the residential outcrop that currently forms the Horsemere Green Lane character area between the main roads dissecting Clymping.

Figure 2 Clymping Character Areas



1. Willowhayne Estate.
2. Homelands Estate.
3. Hurst Road showing similarities between above Estates and descriptions opposite. .

2. Background

2.4 Character Analysis ctd

Traditional character & Historic Buildings

Clymping dates back as far as Saxon times evidenced by earth works from the original settlement adjacent to the Church -listed as a scheduled ancient monument. The original wooden Saxon church was replaced around 1220 with a Norman stone Church (Grade I) at St Marys that can be seen today. Other notable listed (grade II) buildings include the Bailiffs Court and its associated buildings, built as a Grange by the Monks from the Abbey of St Martin around the same time to house the Bailiff hence its name and now used as a hotel and country club. Listed Buildings dating back several hundred years can also be found at Kents Farm and Cottages, Brookpits Manor and cottages, or the Black Horse Pub for example each displaying characteristics or qualities typical of the area or era including thatched roofs, flint walls, brick tracery, prominent chimneys etc

The busy A259 single carriage way forms the principal artery through Clymping running straight through it, across low lying flat open fields with little or no development and that forms much of the backdrop to the village. The quieter secondary roads, mostly running north-south between the coast and the former airfield, are more rural and typically contain dwellings with a traditional dispersed linear development pattern. Earlier historic buildings have little direct relationship with the roads that connect them while later dwellings are positioned and oriented adjacent to the land they served; Some dwellings sit face on the roads or tracks while others are perpendicular. Later dwellings also show more evidence of enclosure.



Images from Google



1. Brook Pitts Manor
2. Brook Pitts Cottage
3 St Marys Church
4. Bailiffs Court Hotel.
5. Bailiffs Court Buildings.
6. Black Horse Pub
7. Typical rural Farm Cottages/Buildings.
8. Church Farm Barn.

2. Background

2.4 Character Analysis ctd

Horsemere Green Lane

Horsemere Green Lane, though later in its origin, would have developed and grown in the same way as the rest of the village with dwellings dispersed along the lane and related to orchards, nurseries or farming activities. Much of the more general character of Horsemere Green Lane we see today only evolved from the 19th & 20th Century onwards when farming began to disappear, the arrival of the airfield and Nursery Plots or farm buildings would have been sold & enclosed for development and buildings converted such as Church Farm Barn.

Some houses or cottages were set far back behind the trees lining Horsemere Green Lane, typically plots have since been further divided to create newer bungalow plots in their frontages while the former borders were allowed to grow into the overgrown screen there is today. Elsewhere along Horsemere Green Lane, fairly regular plot slices have been carved off and sold to accommodate the building of the more recent housing estates. All of which has resulted in several new access junctions and turnings off Horsemere Green Lane and an altered vista over new housing instead of hedge/ditch lined fields.

1-4. Typical houses , now separated into semi detached along HGL.

5 Typical entrances/views across frontages of new estates.

6. Entrance vista at Waterford Gardens

7 & 8. New access/turnings into individual properties behind existing tree screen.



Images from Google

2. Background

Images from Google



1. Waterford Estate-thatched roof units
2. Woodridge Walk Bungalows
3. Copthorne Estate with large 2 1/2 storey houses
- 4&5. May Close and Appletree Walk estates of more typical 2 storey detached houses.

2.4 Character Analysis ctd

Recent estate developments

Copthorne Drive, Waterford Gardens, May Close and Appletree Walk estates sit stacked adjacent one another in individual 'slices' each accessed along a single central roadway running from Horsemere Green Lane. These new access junctions and the estate frontages beyond created as a result, have each impacted on the relationship with and appearance of Horsemere Green Lane. The junctions create an intermittent suburban boundary edge with kerb lined junctions and radii with tarmacked footways and highway to Horsemere Green Lane. While vistas across frontages still tend to be low key, with houses set back behind shrubs or suburban fence lines, their appearance and their arrangement is not typical of a countryside edge. Only the approach to Waterford Gardens really achieves a compatible village appearance. Woodridge walk, the other estate on the opposite side of the proposal site is a Bungalow development with open fronted gardens influenced by the American fashion/tradition.

Inside the estates, developments consist of tight inward looking cul de sacs containing larger dwellings in narrower plots at visibly higher densities to that of the village that make more efficient use of land. Efforts have been made to centre development around a principal focus such as Open space, a play space or pond for example but these generally do not relate well to overall space and location within the village and each therefore appears an individual rather than integrated outcrop of its own with its own identity (though it has to be said this is probably a product or result of each site's size and shape than any missed opportunity).

Each estate is fairly typical of modern development styles; They are generally open fronted -no enclosure with shallow frontages sufficient to accommodate front & side driveway parking and short gardens. Roads are tarmacked with footways and development both sides with occasional verges or shared surface spaces. The houses are predominantly only large detached homes, with dual pitched roofs, small porches and gabled window detailing, constructed in combinations of brick and render. Despite the larger number of homes, the character assessment states within the 5 estates there are only 6 more affordable semi detached homes.

2. Background

2.3 Constraints and Opportunities

The site and its surroundings have been analysed over the previous sections and the evidence collected forms the basis for a number of conclusions regarding the constraints and opportunities the site offers, all of which have been addressed as part of the design and supporting documentation prepared alongside this Design and Access Statement. The key constraints and opportunities are summarised as follows:

Local character/density

Horsmere Green Lane is a rural road with a deceptive appearance of low density development to one side only, with dwellings set back in large plots behind fences, hedges or trees, with a belt of countryside/farmland opposite that separates it from the relatively flat and open collection of buildings forming Redfield Industrial estate. Despite its rural character, it is sandwiched by housing estates east and west, suggesting there is precedent for higher density infill development in this location albeit without impacting unsympathetically on the quiet rural frontage currently visible from Horsmere Green Lane.

Landscaping

While the modern housing estates further along Horsmere Green Lane have only shrub/fence lined frontages with a suburbanising appearance and minimal trees, the remaining houses in the larger plots in the middle of Horsmere Green Lane retain a more natural landscape/tree structure along their boundaries. This ensures the overall developed/built frontage along HGL does not appear continuous but is separated or hidden behind significant intermittent landscaping. The principal block of trees that form this backdrop to the site are more a product of vigorous garden growth rather than any historical grouping or from any former nursey use. The unmaded grass verges help retain this rural edge character and any new pedestrian/vehicle access needs to avoid urbanising the entrances appearance as far as safety issues will allow.

Highways

Horsmere Green Lane is a quiet 30mph rural tarmacked road with speed control build outs and deep verges allowing excellent visibility. Although there is a closely spaced series of individual entrance drives accessed off Horsmere Green Lane, the good visibility and low speeds ensure that not only is the rural character maintained but that highway safety at existing as well as any new proposed junctions is not an issue. New development at Langford, apart from ensuring adequate highway safety and design will need to ensure this rural nature remains unspoilt or significantly changed. The deep grass verges provide excellent aspect for vision splays but consideration will need to be given to the access and turning requirements from larger service vehicles whilst ensuring the rural nature remains unspoilt and ideally by avoiding the use of standard estate road kerbs radii & furniture etc.



Images from Google

1. Typical rural gravel entrance drive
2. Existing Typical unmaded driveways—Langford.
3. Highway junction into 40 unit Woodridge walk
4. Unmaded driveway—Forgetmenot

2. Background

2.3 Constraints and Opportunities

Local development

Recent development has been approved on neighbouring sites around Clymping including Miseltoe Farm for two dwellings, Scyld which is at the time of writing, still awaiting a decision but consists of similar development for 9 additional dwellings and the 2016 approved development for 300 dwellings by Mulgrave Properties to the South of the site. The amount of development approved has demonstrated that the quantum of development is not specifically at issue, but capability and suitability of the site to accommodate development without impacting on other issues needs to be considered as to the merits of each.

Scale & Density

The character assessment and our own analysis identifies distinct attributes within the village that help define the basis for the design and style of houses. The immediate Houses along Horsemere Green Lane and in neighbouring estate(s) have the closest physical relationship with the scheme, and should therefore form the basis of design in respect of grain, density and built form of the scheme. Cues for additional details can be taken from a wider focus on the typical elements of the era and area.

Adjacent Dwellings; along Horsemere Green Lane frontage consist of large bungalows/chalet bungalows with steep roofs or two storey cottages with half hipped roofs, whereas neighbouring estates consist of modern denser two storey detached properties with simple shallow plain pitched roofs. Each of these areas offers their own distinct merits.

Style

Any approach to the design of the proposed dwelling must be informed by an understanding of the architectural nature and setting not just of the site but also from the best examples in the wider area. A detailed visual appraisal of the area including forms, details, materials and style/type of development (see earlier section of document), along with study of the council's design policies and the comprehensive advice given in character Assessment 2015 regarding history and design, will form the basis for the approach to style and appearance. Properties in Clymping neatly divide into traditional, turn of century and modern and display a mixture of hipped and duo pitch roofs in common with the overall area. Materials used include mostly brickwork, with brick tracery, flintwork, vertical tiling and half timbering. Such features and characteristics should be accounted for in any new development.

Ecology

Whilst not particularly old or of historic value, the trees and shrubs at the front of the site do provide not only a measure of enclosure but could potentially offer ecological value to nesting birds bats or other species/animals. A phase 1 ecology survey will accompany this application but the preliminary findings (or lack of) indicate there is little of ecological value on the site.

Privacy

Langford and its garden is not overlooked except for one or two houses in Appletree Walk that back onto the rear of the gardens. Most of the houses have adequate separation distances to avoid future overlooking issues subject to suitable orientation of the proposed design. The existing trees in the rear garden also have the potential to provide suitable additional screening.

Summary

The considerations above have provided a clear insight into the opportunities and constraints of the site and have informed the site's vision and development objectives, which is considered further in the following sections of this Statement.



3. Design Proposals

3.1 Use, Layout & Amount

The proposed development will consist of 9 individually designed house types to maximise the variety and mix of the development. The number of units is below the threshold for the provision of Affordable Housing units.

The total site area is 0.43ha, which gives a reduced (less than policy) density of approximately 12 units per hectare OR 21 units if the net density is used by subtracting the area/space taken by the remaining existing trees.

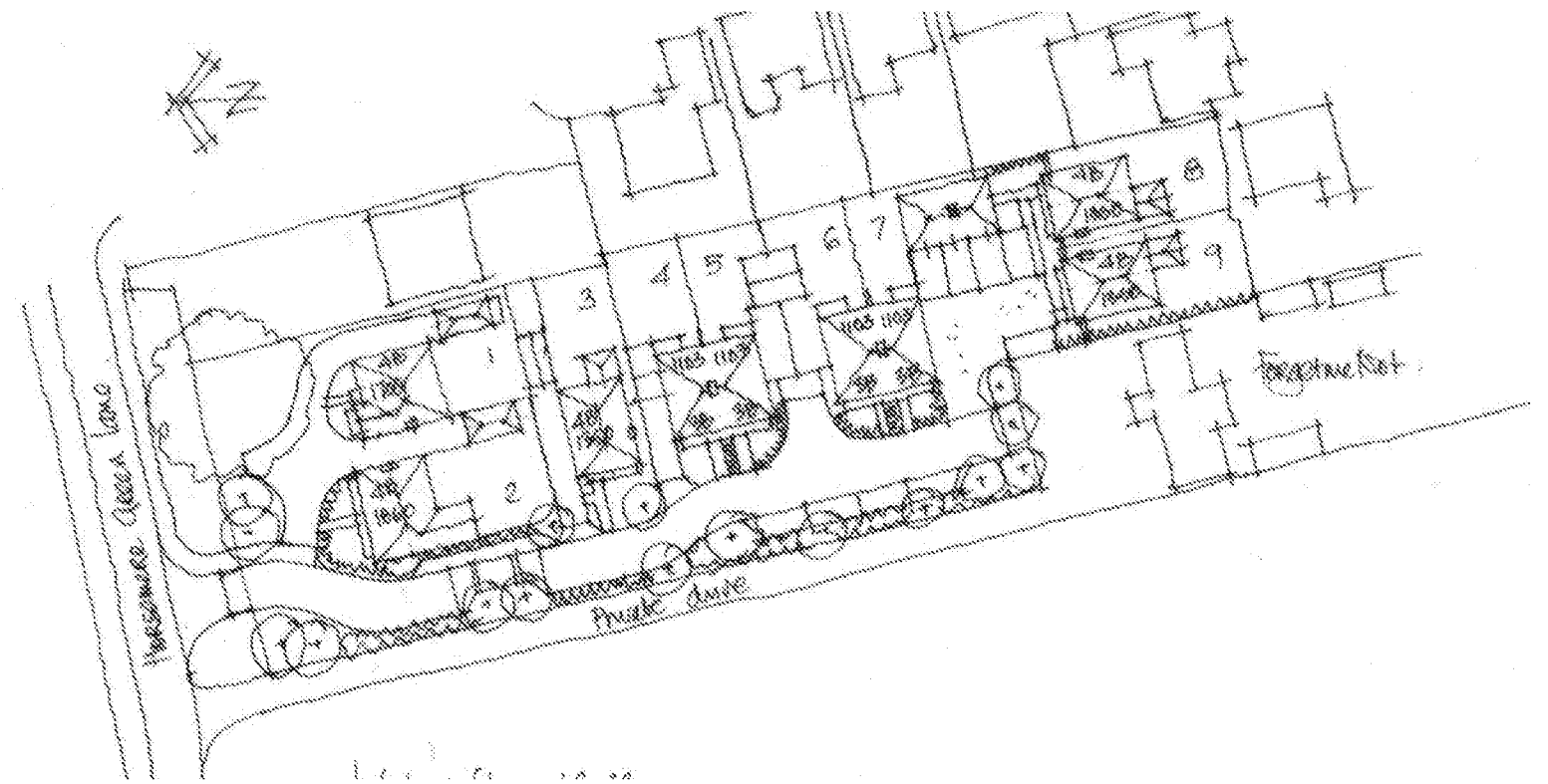
The proposal accommodates four detached 4 bedroom units, two 3 bedroom semi detached houses and a 3 bedroom bungalow and, two 2 bedroom semi detached houses.

The recently adopted (2018) local plan calls for new development to be in accordance with National Space Standards (NSS) and the development is designed to exceed these requirements and as well as statutory regulations contained in Part M of the Building Regulations.

The proposed layout draws on the existing pattern of development along Horsemere Green Lane and seeks to adopt positive relationships with the neighbouring properties either side and to the rear. Early and indeed subsequent layouts consist of frontage properties set back behind the tree line with the existing driveway providing access to an informal lane running the length of the eastern site edge, with further properties located in the former garden and wooded area at the back of the site. Although this principle is little changed since, the design has progressed to account for both ecological, drainage and arboricultural factors affecting the site. This is covered in more detail later but as an example, the need to provide an interrupted route for wildlife rather than be locked in by development has meant maintaining a connecting green corridor between the front and rear of the site.

Surface water drainage has had to be discharged to a SW ditch at the front of the site as there are no existing SW drains and the ground is likely unsuitable for filtration methods alone meaning a swale system will be required to accommodate and attenuate storm water flows into the ditch. As well as the tree lined frontage, the garden and woodland element of the site has meant there is a large area of young trees and shrubs, a lot of which will be removed for the development however following surveys and advice, the higher quality trees have been identified and incorporated as part of the proposals rather than removed.

Whilst the building line of Horsemere Green Lane is somewhat irregular, the proposed dwellings are no further forward than a line between Number 1, Appletree Walk and the properties at Mistletoe Farm providing an equally generous frontage



Early sketch Layout Plans

Ctd.

as the neighbouring plots while it also allows for additional landscaping within the driveway area - further softening the appearance of the development in its setting.

The plots are intended to make efficient use of the land and have been orientated East West to respect privacy and maintain security between neighbouring plots ie maintaining active frontage overlooking the driveway/approach with back to back gardens with the properties on Appletree Walk. This approach avoids rear garden fences exposed/backing onto driveways and public areas, thereby maintaining clear definition between public and private ownership and ensuring good legibility.

The position of the new dwellings has also been designed to maximise the rear gardens distances and limit overlooking to and from, Appletree Walk and 'ForgetmeNot' and further landscaping is proposed on the boundary to limit any impact. Furthermore, dwellings are located to avoid overshadowing (from trees or neighbours) and to ensure windows and their amenity, are not unduly compromised.

Gardens are a minimum of 10m deep but generally longer and certainly in excess of any minimum standards.....

3. Design Proposals

Layout Plan



LANGFORD, HORSEMER GREEN LANE				
PRIVATE	DESCRIPTION	No.	Sq/Ft	Tot. Sq/Ft
A	3 BED BUNGALOW	1	1248	1248
B	3 BED HOUSE	2	1002	2004
C	2 BED HOUSE	2	857	1714
D	4 BED HOUSE	2	1500	3000
E	4 BED HOUSE	2	1496	2992
		9	10958	
AFFORDABLE		No.		
		9		10958

SITE AREA (HA)	0.43
SITE AREA (A)	1.06
NETT SITE AREA (HA)	0.274
NETT SITE AREA (A)	0.68
DENSITY 1 (SQ.FT/A)	16185
DENSITY 2 (U/HA)	21

3. Design Proposals

3.2 Indicative Scale, Massing & Appearance

The immediate adjacent estates as well as individual homes typical of the area, particularly their characteristics ,scale, layout and density have all influenced the development of the design solution. The houses proposed for the frontage draw their cue from existing houses found along Horsemere Green Lane such as the hipped and cropped hip dwellings or the numerous single storey/bungalow dwellings including the Langford (existing) bungalow itself .

The principal design objectives were to create a high quality development of 2, 3 and 4 bedroom family properties in good sized plots with decent sized frontages, generously space and, arranged to ensure privacy and avoid overlooking all in accordance with Policy D DM1.

The nature of Horsemere Green Lane with its individual estates spawning from it, each of its own character, is in itself an element of the character of the area. For this reason, it was felt the appearance of the new development should also be relatively homogenous and the prevalence for hipped roofs/half hipped roofs in the district, -possibly because of the historical use of thatch but also due to windy coastal location, was identified as a suitable form of massing that could help define the style of development. Furthermore, coherent elements such as bays are proposed (elements that frequently repeat in neighbouring estates) that not only establish a rhythm but tie the whole development together.

Although not all fully hipped or fully two storey, the hipped roof treatment/device is used across the development to tie the appearance e together. Indeed, the use of such roofs for each property was important to emphasise the sense of 'skyline gaps' evident between neighbouring houses and adding to the sense of separation between the plots, avoiding the typical estate like appearance of neighbouring developments, while also respecting the character of the more traditional existing dwellings.

It was also important, to keep the ridge lines compatible with neighbouring houses and to minimise overshadowing so the roof angles are set at similar angles to the predominant angles in the adjacent streets.

The new plots contain a mix of 2,3 and four bed houses not only to satisfy local/potential demand but to offer a range of occupation options that should deliver a mixed neighbourhood and also reflects the broader mix and size of properties in the local area.

Both gables and hips have been incorporated as a common form/feature between the plots albeit with slightly different materials treatment.

Locally brick and brick with flint, and tiled upper storeys are common elevational treatments and these are repeated across the units potentially using different colours to add variety and maintain the individual nature of the dwellings.

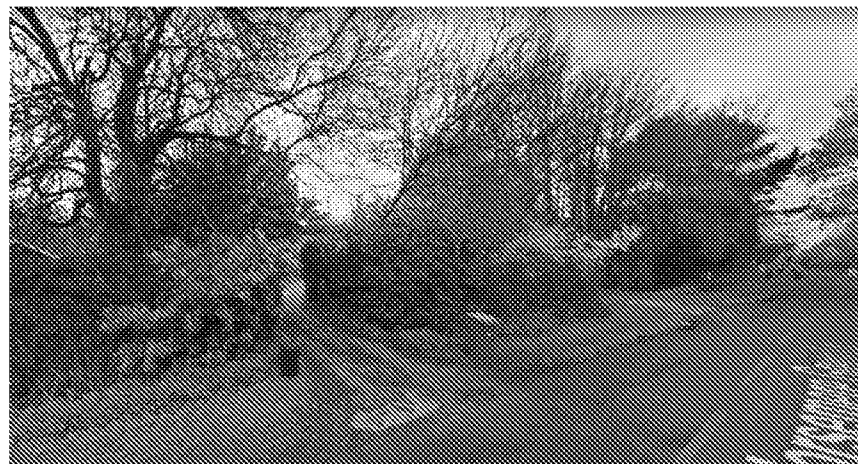
Windows too are based on local proportions with narrower module three and two light/bay openings , in a cottage style along frontages, reminiscent of older windows when glass sizes were more limited. Detailing includes brick quoins, arches, horizontal brick bands or plinths and brick/tile or stone cills and vertical tiling. All of which is found locally in the area.



Illustrative Street scene

3. Design Proposals

3.3 Parking & Access



Access point

Access to the site is provided off Horsemere Green Lane via the existing access to Langford rather than the provision of any new access and consists of a widened entrance with sufficiently improved visibility splays leading to a 4.8m lane serving the 6 dwellings behind the three dwellings along entrance/frontage to the site. The scheme would provide adequate turning and parking provision for each house and a turning head at the southern end in order that refuse or emergency vehicles have sufficient space to access/egress the site in a forward gear. Pedestrian access is via the same access drive on a separate public footway.

Given the scale of development proposed it is considered that it would not generate levels of additional traffic sufficient to overburden the highway network. It is therefore reasonable to conclude that the development will not cause harm or affect the safety on the adjacent highway.

Residential parking standards are in accordance with the Arun District Council July 2018 adopted local plan policy TSP1, which incorporates appropriate levels of parking in line with the West Sussex County Council "Guidance on Parking at New Developments" August 2019. They also would be un accordance with the emerging Arun Parking Standards SPD once adopted. Similarly secured cycle parking will be provided to meet standards through a combination of space in garages (6mx 3m minimum) and secured external storage to be secured by condition.



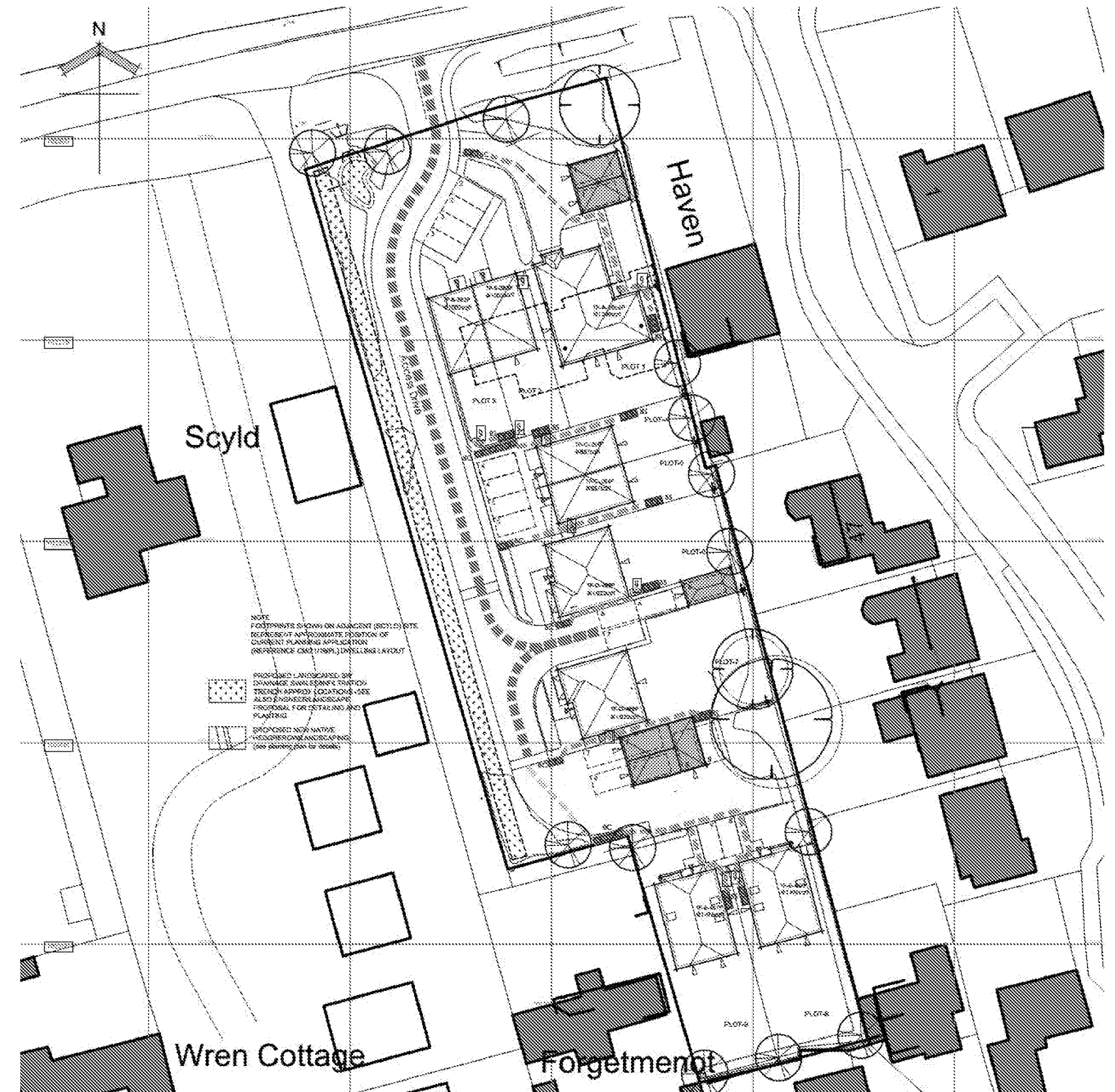
3. Design Proposals

3.4 Refuse & Access

The layout has been tracked for refuse vehicles and amended where required to ensure the operative carry distances remain within 12m and that residents only have short carry distances too. Bin storage is provided at the back of the units and it is expected residents to move their bins to the back of the carriageway at the front of the property on bin collection day for emptying by refuse operatives.

Legend

	Bin Storage Location
	Bin Collection Point
	Communal Bin Store
	Route of Refuse Collection Vehicle
	Resident Carry Distance
	Operative Carry Distance



3. Design Proposals

3.4 Landscape & Ecology

The boundaries of the site and the location of the existing access is to remain relatively unchanged in order to preserve the existing mature trees located both on the verge outside the site and those just inside the boundary, which all contribute to the visually sensitive character of the street scene as well as providing screening.

Additional planting will be provided along boundary fences in rear gardens in the form of native hedgerows to improve privacy and add biodiversity which is hardy and requires little maintenance. Some existing trees in the rear gardens can be retained ensuring minimum disruption to neighbouring garden aspects. New replacement tree planting will be added along the proposed swale/infiltration pit/trench length, in this way trees require little or no irrigation and often grow more quickly. Careful selection of tree species and locations can result in the creation of valuable linkages and feeding areas for bats and other species (Policy ENV DM5). Other measures proposed will include the creation of wild flower and grassed areas with high diversity values to encourage insects and birds, with potential for further bird and bat boxes provided to trees or gables if deemed appropriate (Policy ENV DM3). An ecological survey will accompany the application together with any recommendations for further measures and reports.

3.5 Crime Prevention

The proposed development is and will be further designed at the detail stage to accord with the principles of Secure by Design (in accordance with Policy D DM1 –6) The access parking and circulation benefit from natural surveillance and there are no accessible through routes in the site. Boundaries are clearly defined to prevent unauthorized access and frontages are defined to distinguish between public and private property.

3.6 Energy Efficiency

As a replacement dwelling site, the simple act of re using a previously developed site saves unused land elsewhere and contributes to the preservation of habitats and resources. Nevertheless, the proposals will also adopt measures that actively reduce its carbon footprint and contribute to a more sustainable development where feasible (in accordance with Policy ECC SP1 and ECC SP2) through energy efficiency measures and maximising the benefits from passive solar gain and will also accord with Part L1A of the Buildings Regulations reducing waste and emissions. This will be achieved using high levels of insulation in the different elements of construction together with the selective choice in appliances, fittings and ventilation and the design of the buildings to make best use of orientation and setting which all contribute to reduce energy and demand for resources.

Correct ventilation will also be key to achieving comfort levels and at the appropriate time decisions will be made on the use of Passive ventilation (with heat recovery) systems (particularly as air tightness levels will be much higher) so as not to lose the benefits of the improved insulation. All homes will be fitted with dedicated low energy lighting fittings, with all supplied white goods being A+ and A rated. Used all together, the fabric first approach can mean the need for expensive renewables is not necessary.

A detailed report on the energy efficiency measures will be produced as part of the SAP assessment by a specialist energy assessor at the appropriate time.

3.7 Water Efficiency

Pressure on local water supply in the District means the economic use and conservation of water supply are key factors in assessing development. (Policy W DM3) It is proposed consumption will be reduced through Water reducing fittings to limit daily water consumption per person to less than 105 litres. Water meters will also be fitted to all homes to encourage efficient water use.

3.8 Drainage

There is 100mm dia. public foul sewer north of the proposed development in Horsemere Green Lane. It is proposed that there will be a gravity connection from the site into the public sewer system at a new manhole constructed on the sewer line. It is not clear where the existing surface water drainage from Langford is discharged to; however early/neighbouring drainage investigations suggest infiltration is not feasible except perhaps for limited areas. If tests prove infiltration unsuitable, the surface water ditch that runs along Horsemere Green Lane will be used for drainage instead. To limit potential of flooding and to reduce pressure on overall drainage infrastructure (in accordance with Policy W SP1), a system of swales or drainage crates will be proposed on site to collect and attenuate flows so that they are limited to no more than what would be acceptable.

Rainwater storage butts (water can then be recycled for use in landscape maintenance) are envisaged but relied upon to further reduce flows and encourage sustainable water re-use. This together with the trees that surround the site will also add to the attenuation.

All of the techniques proposed will be assessed and calculated at the appropriate stage for the purposes of statutory approval and a system of maintenance provided to ensure residents maintain their efficient future use.

5. Conclusion

Our proposal is to create a modest and attractive new development that integrates well within the surrounding environment while respecting the character and amenity of neighbouring development.

In particular we have addressed the following design objectives:

- A design proposal of the highest quality which provides a variety of housing types.
- A sensitive, appropriate well designed development which respects local urban form and vernacular surrounding the site.
- A small scale development that respects the height and density of existing development within the surrounding area.
- A small sustainable development making more efficient use of an existing (brownfield) rather than 'green field' housing site, .
- A well located infill development on the edge of settlement providing much needed homes without compromising agricultural/ employment land, open countryside or other valuable local resource.

In summary, the proposal will not cause demonstrable harm to residential amenity, protected species or any other interest of planning importance and will enhance the character and setting of the area. The accompanying Planning Statement demonstrates how the scheme accords with the policies of Arun District Council, Clymping Village Design Statement/Neighbourhood Plan and the National Planning Policy Framework and accordingly we believe this application for full planning permission should be approved.