

RICKMAN'S GREEN VILLAGE



Carter Jonas

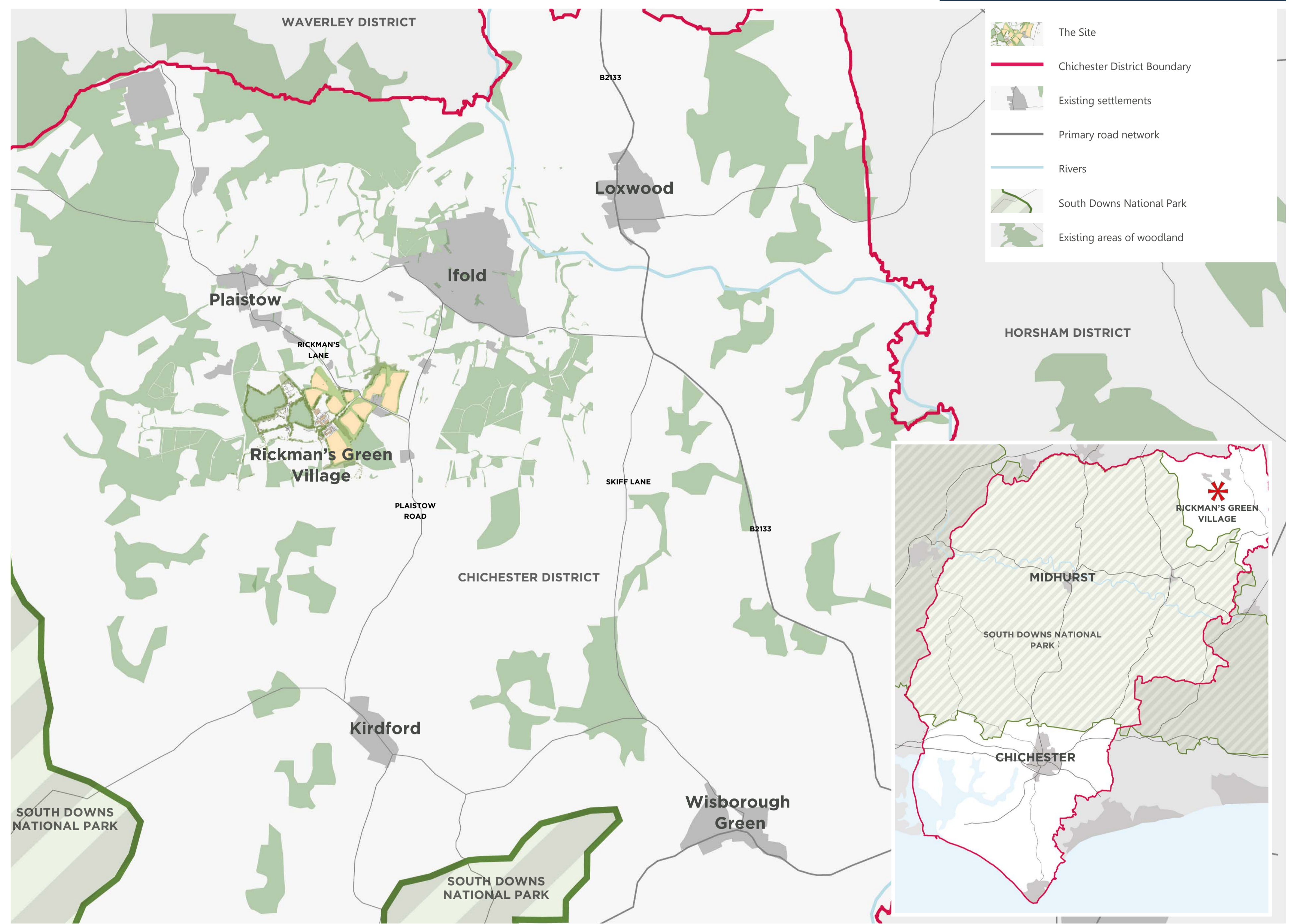


Rickman's Green Village will be a new high-quality, well-planned and sustainable village arranged around the Rural Enterprise Centre business units, education facilities, the farm shop, café, other small shops, and leisure facilities, alongside up to 600 homes, of which 180 will be sold or rented at lower than market value. There will also be a new primary school, constructed by West Sussex County Council, that will serve Rickman's Green Village and the wider area.

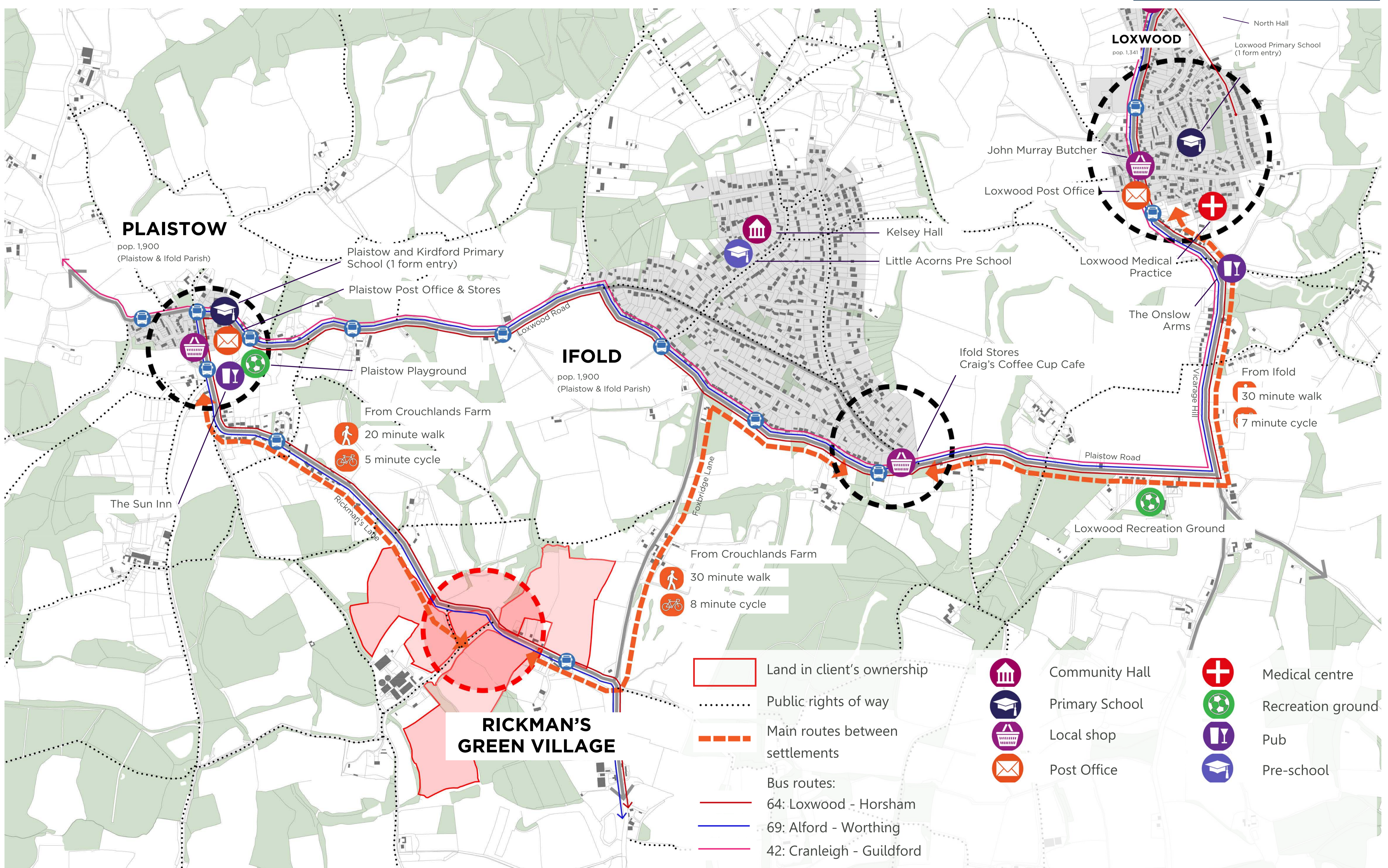
Rickman's Green Village will be situated on a small portion of Crouchlands Farm and the remainder of the Farm will continue in agricultural use, with the addition of much enhanced public access for walking and enjoyment of the countryside both for all residents at Rickman's Green Village and surrounding villages.



DISTRICT CONTEXT



COMMUNITY FACILITIES



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The layout will be landscape-led, with woodlands and groups of trees forming the backbone and backdrop to the buildings. Every home will benefit from gardens and village greens.

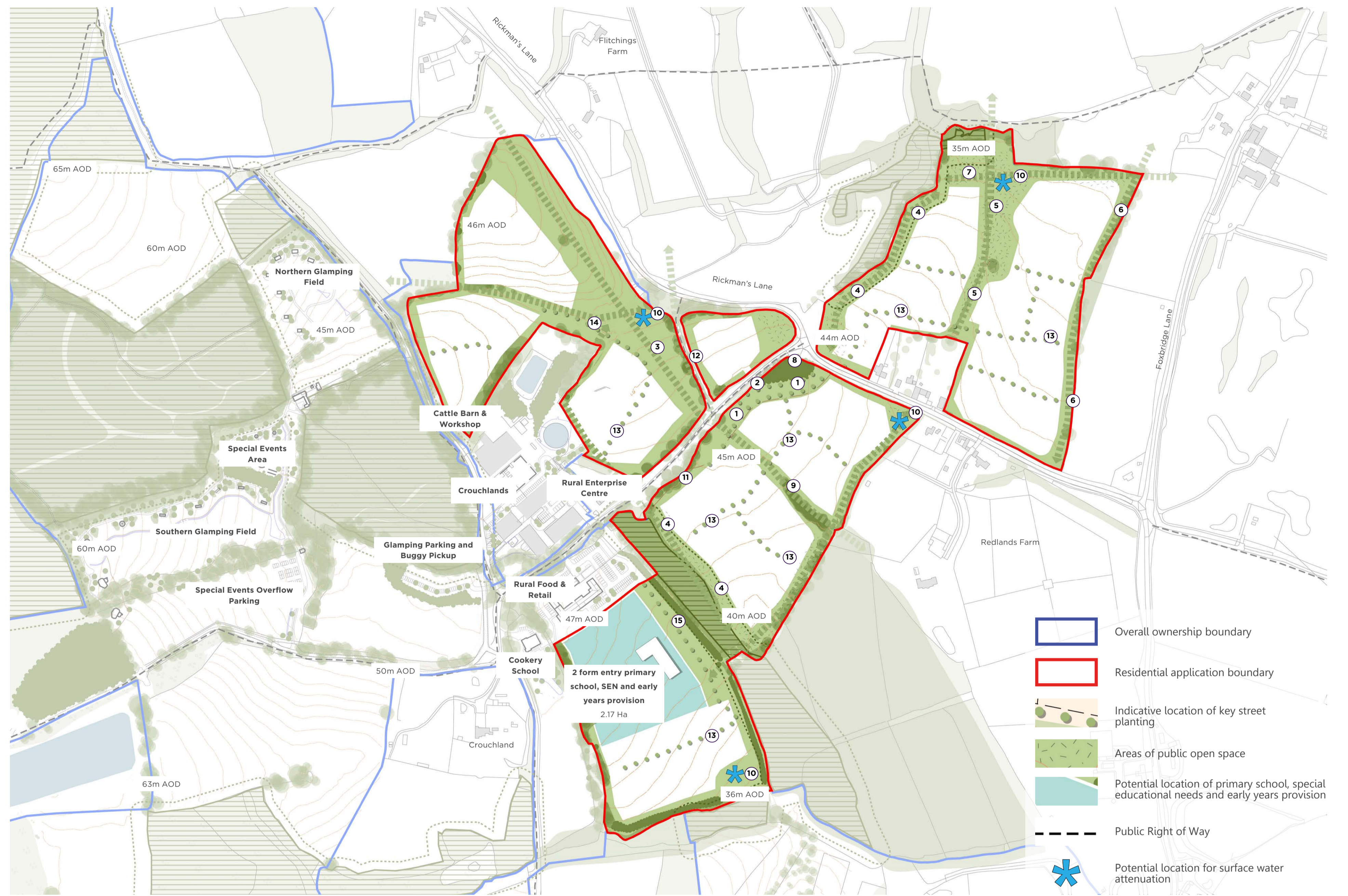
The Village will be designed around pedestrians and cyclists. The new homes will be set in generously sized plots. House types will vary across the development. In general, the homes consist of two storeys and a few dormer windows.

All homes will be sustainably designed to be resilient and adaptable to future climate change.

"Rickman's Green Village will form a new rural settlement, proportionate to its environment and set in the landscape, that focuses on encouraging and actively accommodating different types of walkers, cyclists and equestrians in and around the site whilst also enabling necessary car use and public transport for connections to and from the site.

A mix of employment, retail, leisure and education uses will form a ready-made centre of a traditional rural village. Up to 600 homes will also be provided alongside this village centre, to facilitate a sense of self-containment while providing reasons for people outside of the site to visit. The layout will prioritise sustainable travel to and within the new village, all in a landscaped setting."

DRAFT RICKMAN'S GREEN VILLAGE LANDSCAPE FRAMEWORK



DRAFT RICKMAN'S GREEN VILLAGE MASTERPLAN



RICKMAN'S GREEN VILLAGE CENTRE



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DRAFT WHOLE FARM PLAN

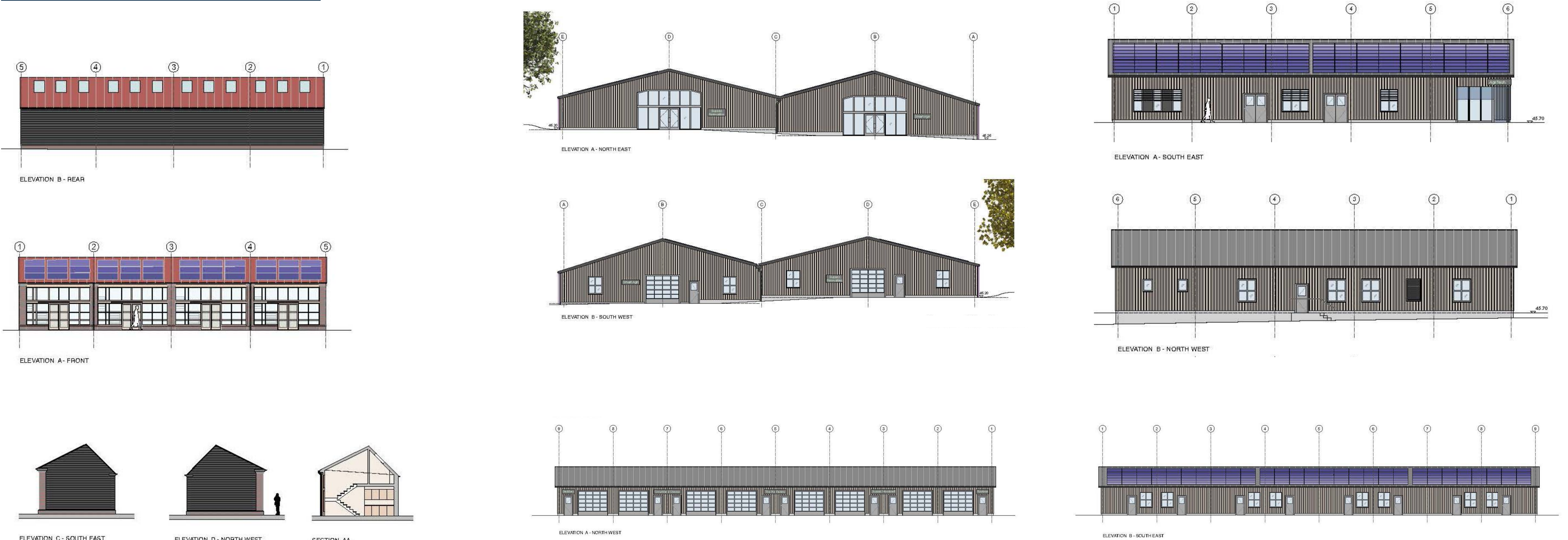


Rickman's Green Village will be centred around the mixed-use rural diversification proposal called the 'Whole Farm Plan' which provides:

- Rural Enterprise Centre, providing business units and adaptable workshops for artisanal manufacturers and food and drink producers. There are also flexible working spaces and offices for small businesses, as well as training spaces for educational purposes;
- a Farm shop, café and retail units;
- leisure facilities, such as a cookery school and high-end glamping accommodation; and
- a primary school, to be constructed by West Sussex County Council.

This ready-made centre makes Rickman's Green Village a sustainable and desirable place to live, work and enjoy West Sussex.

RURAL ENTERPRISE CENTRE



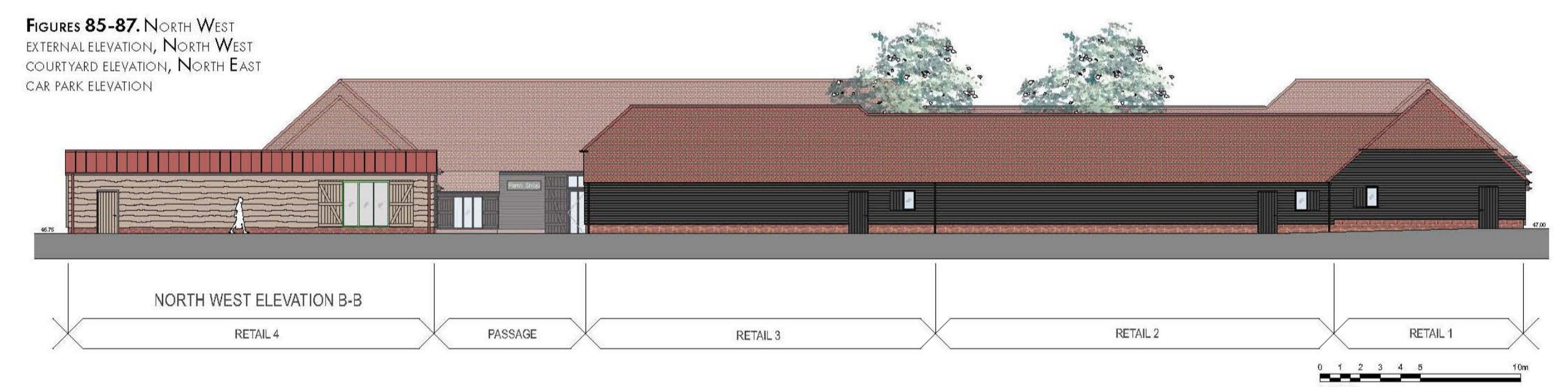
RICKMAN'S GREEN VILLAGE CENTRE



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RURAL FOOD & RETAIL



LEISURE FACILITIES: GLAMPING & COOKERY SCHOOL



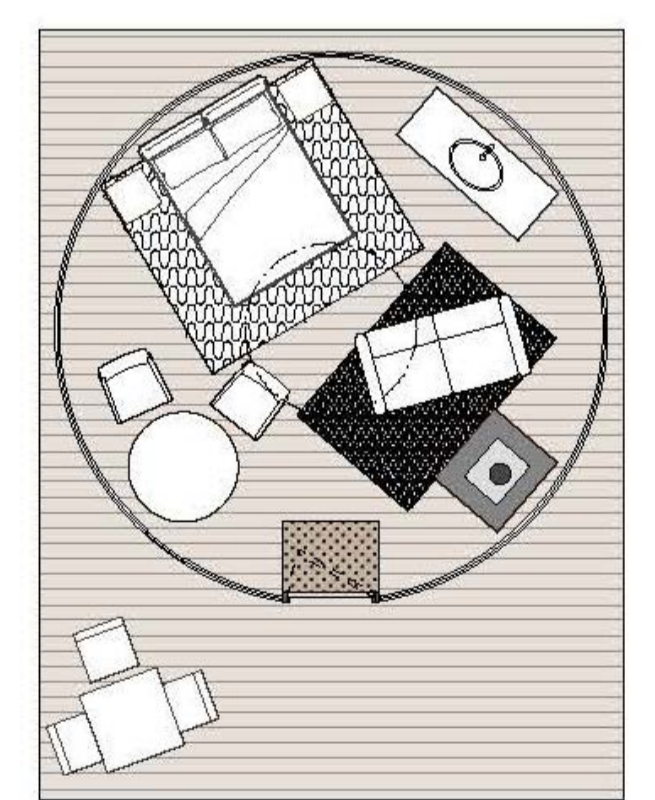
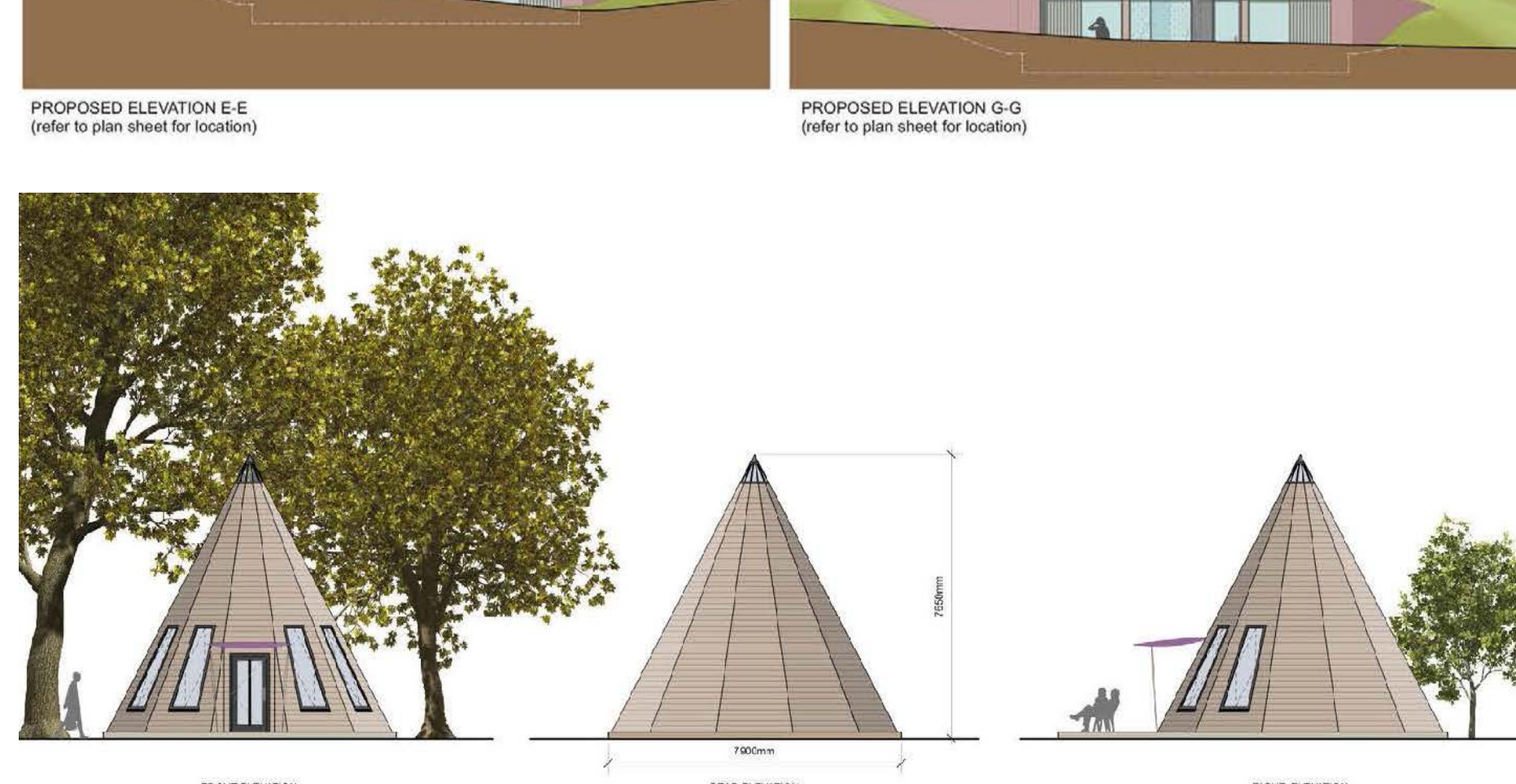
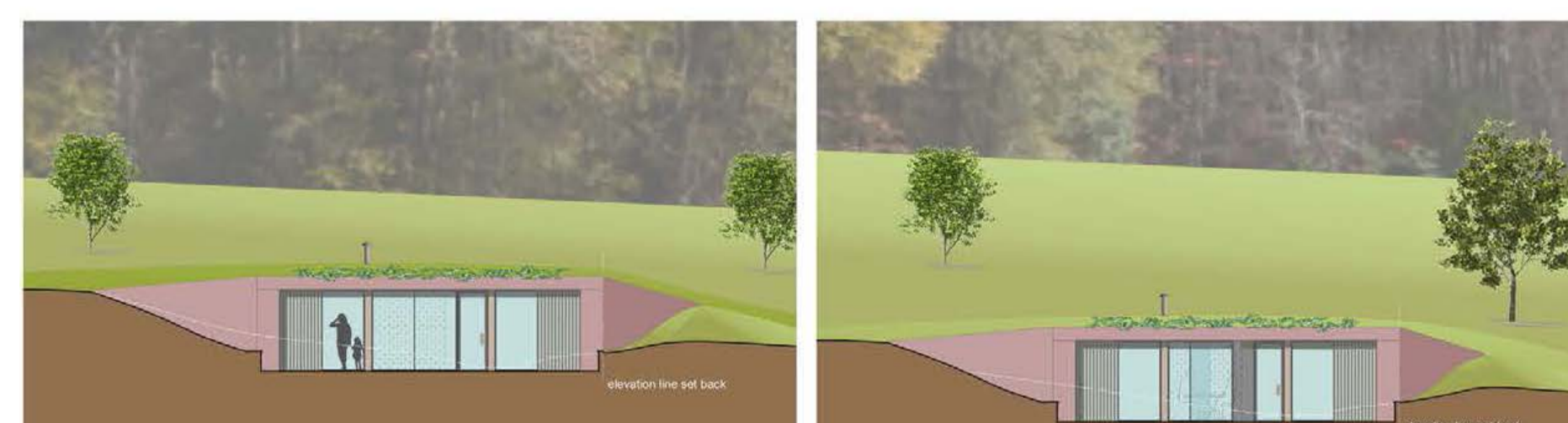
PROPOSED SOUTHWEST ELEVATION



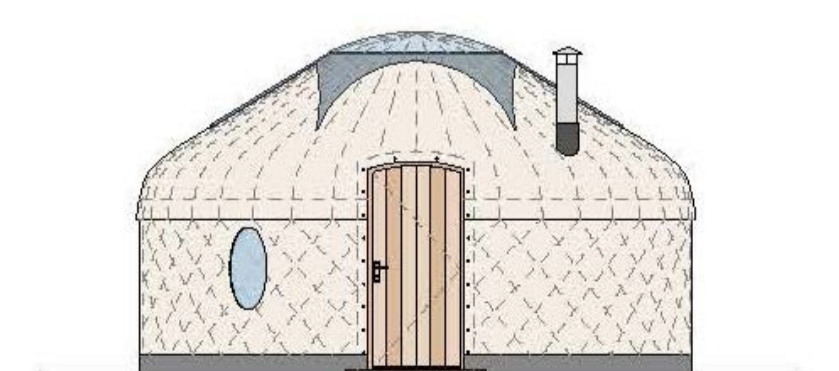
PROPOSED NORTHEAST ELEVATION



PROPOSED NORTHWEST ELEVATION



Ground Plan



Front Elevation

LOCAL CHARACTER

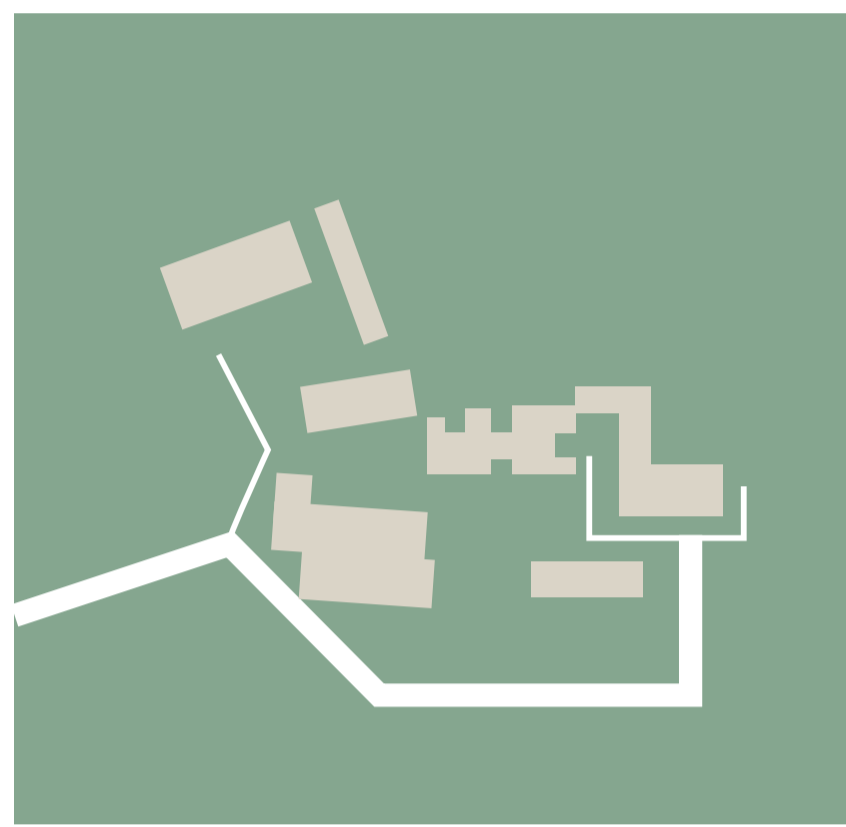
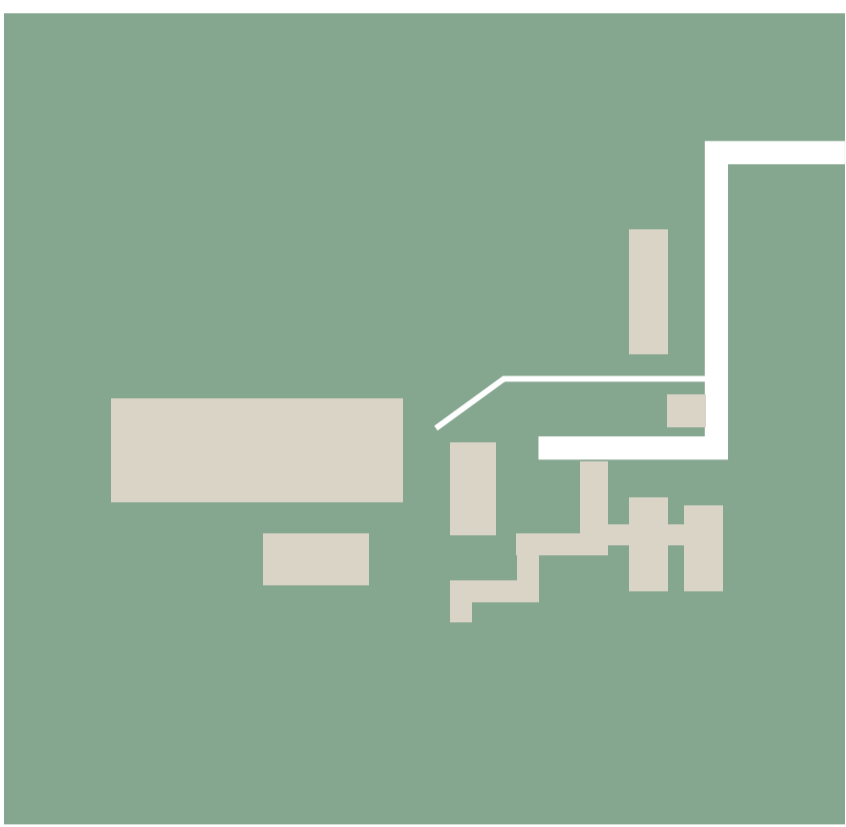


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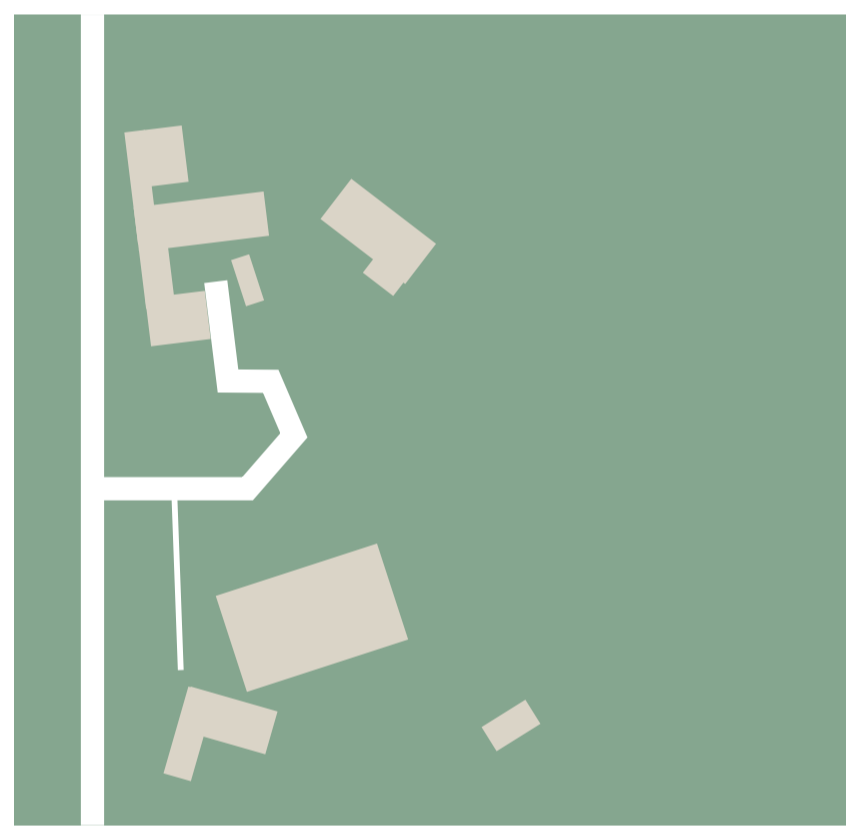
The new homes at Rickman's Green Village will be sensitively designed in response to the local context, taking cues from both the agricultural and rural character of the immediate surroundings as well as a traditional village aesthetic to reflect the villages elsewhere in this part of Sussex like Kirdford, Wisborough Green or Plaistow.

LOCAL FARMSTEAD EXAMPLES



Hope Farm, Billingshurst

Bobbolds Farm

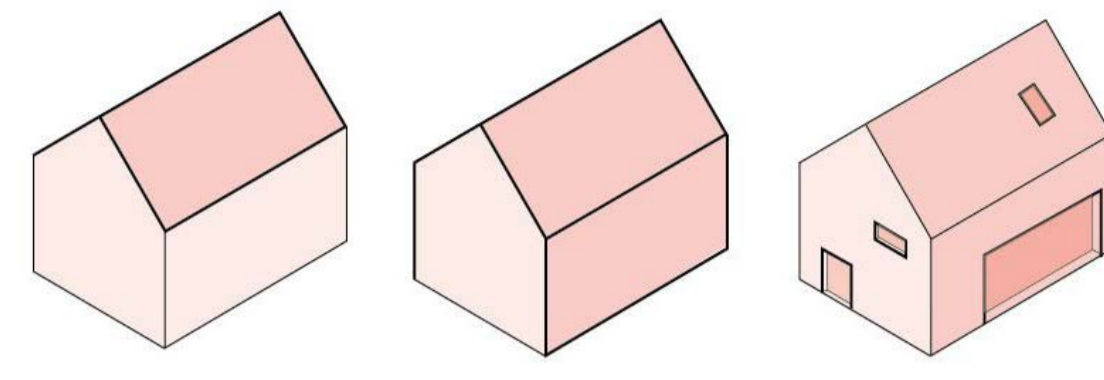


Coombes Farm

West Riddens Farm



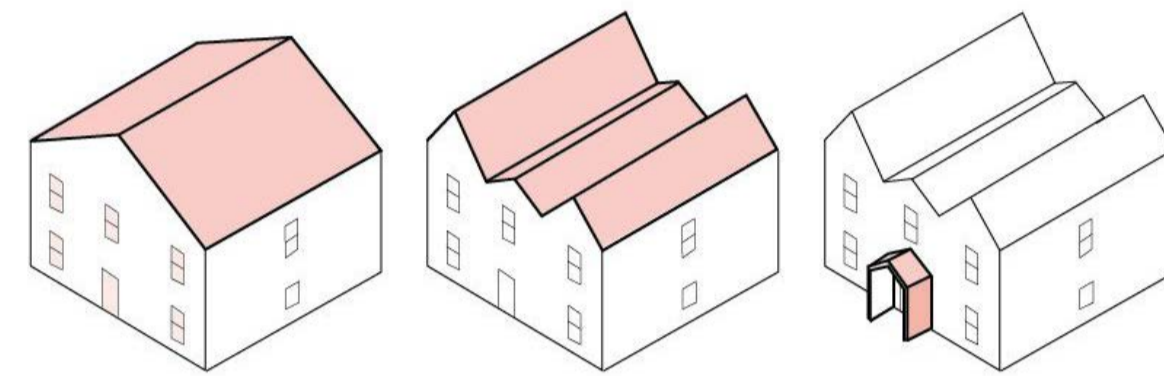
Barn Principles:



Feature gable end
Encompassing roof
Fenestration not aligned (large horizontal opening on long edge)



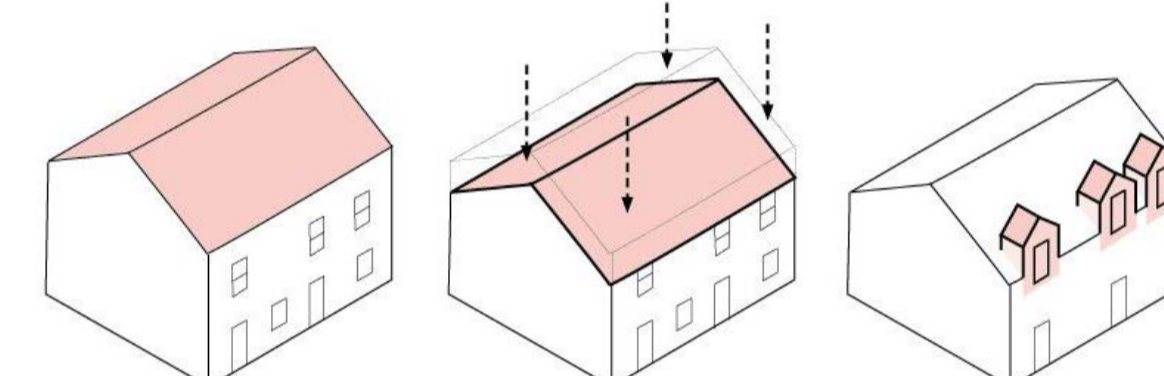
Farmhouse Principles:



Regimented fenestration
Varying Roofscape
Chimney / porch



Cottage Principles:



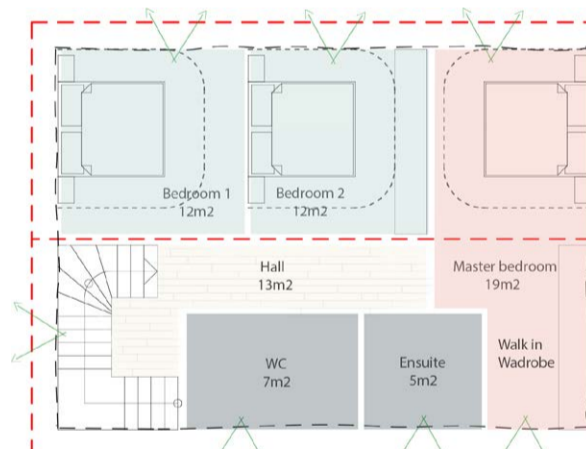
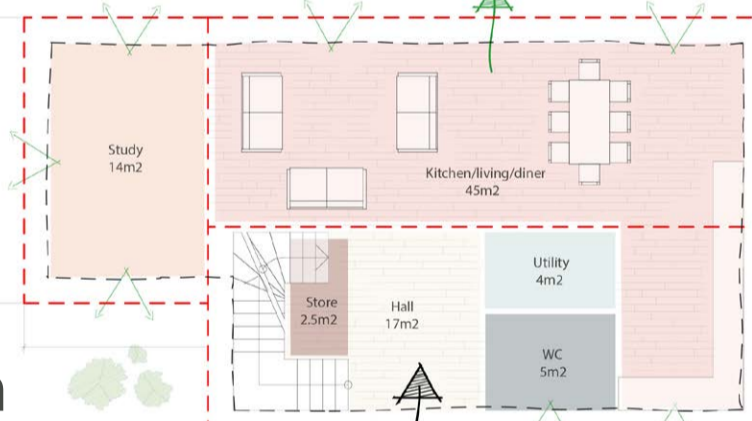
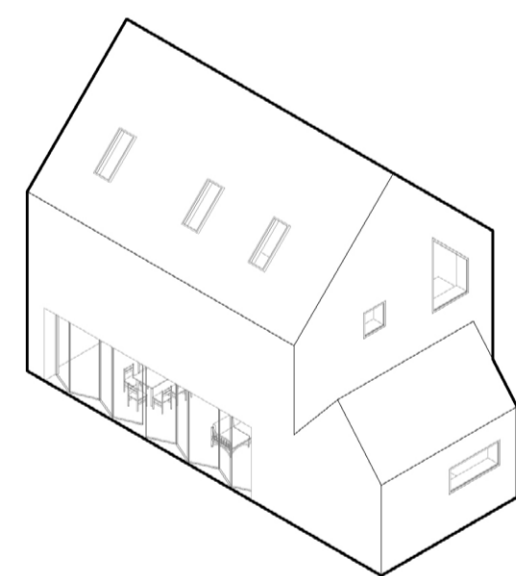
Regimented fenestration
Lower elevation
Dormer windows

Barn Typology

3 Bed 6 Person (GIA 161spm)
Private

Key:

- MMC Module
- View out / window location
- ➔ Access to garden
- ➔ Main Entrance

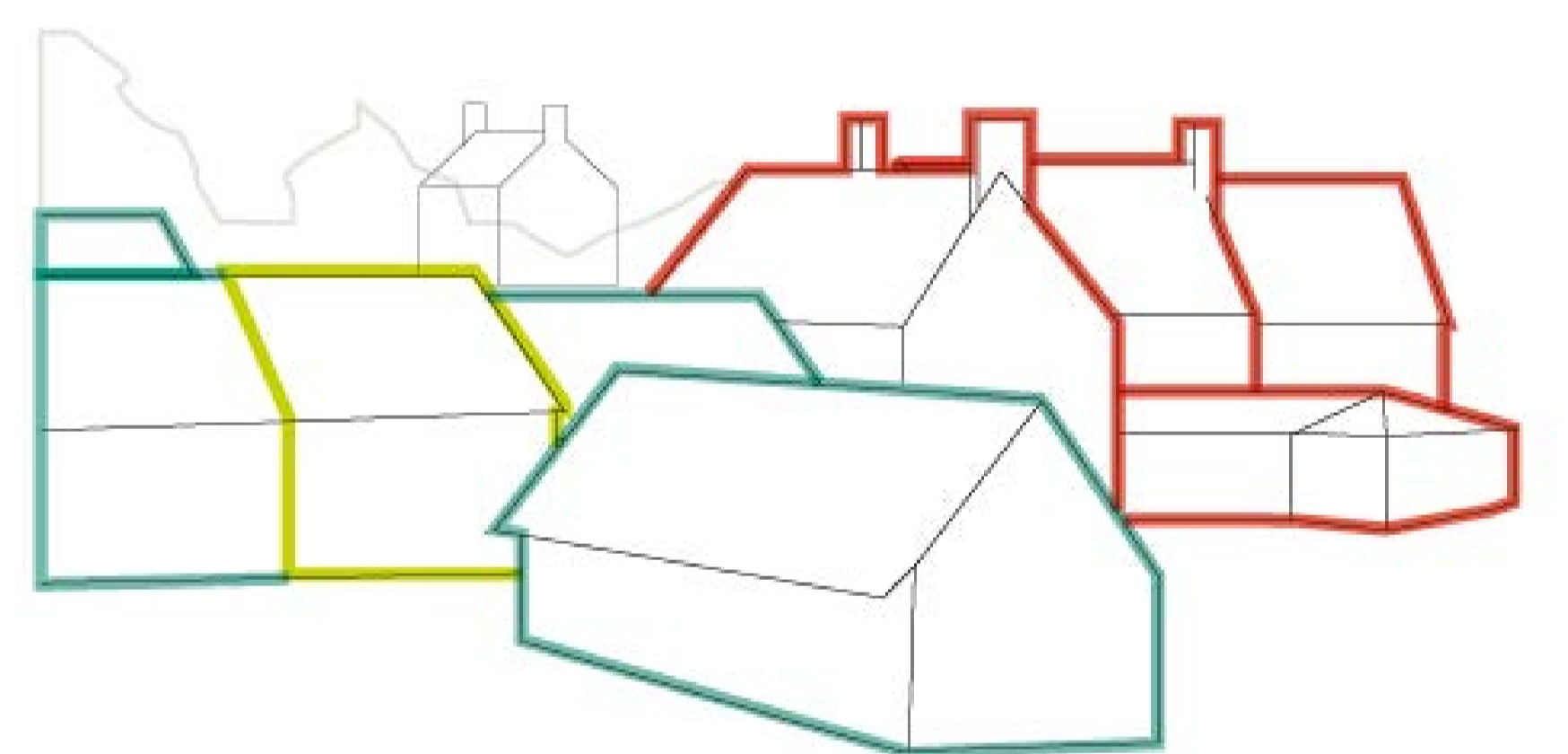
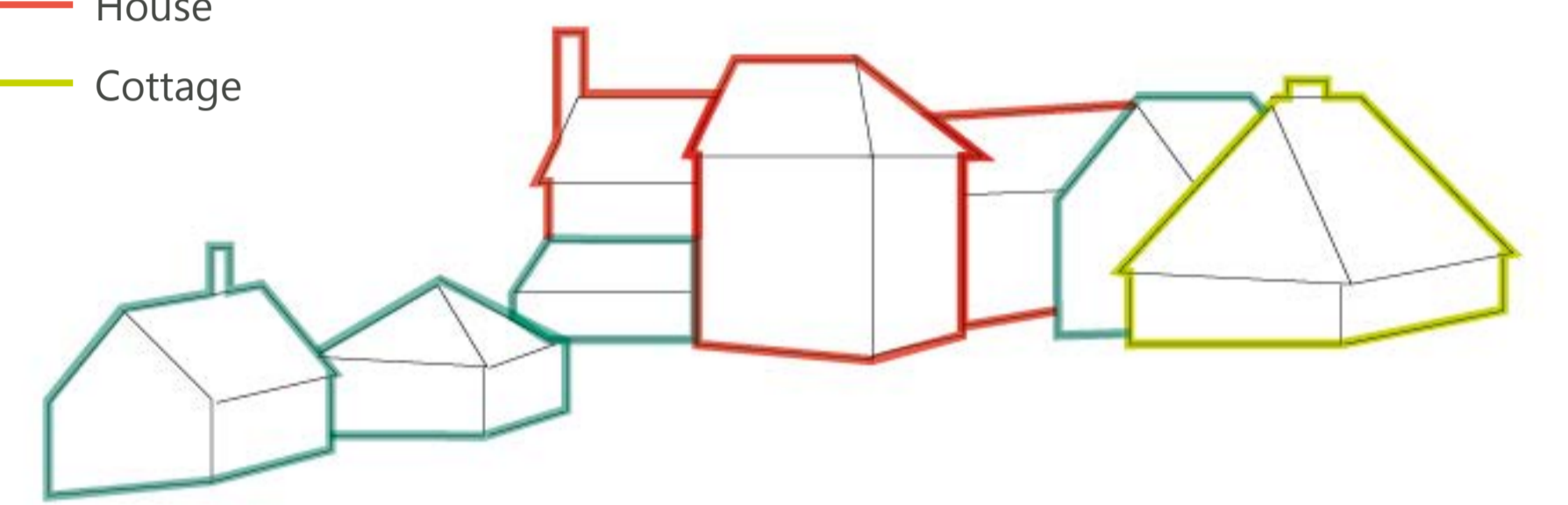


FARMSTEAD CLUSTER IDENTIFICATION STUDIES



Key:

- Barn
- House
- Cottage



AXONOMETRIC SKETCH



BENEFITS OF RICKMAN'S GREEN VILLAGE



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EDUCATION

2.17 ha of land will be made available for West Sussex County Council to provide a 420 place primary school (with special needs provision). This will use funds from both West Sussex County Council and the Community Infrastructure Levy payment associated with Rickman's Green Village. This will be a significant benefit to the existing and future community.



CIRCULAR COUNTRYSIDE WALKS

New pathways will be provided to enhance recreational opportunities and open up access to the countryside for the existing community. These walks will connect to the existing public rights of way to the north of the farm. Space will also be available for grazing of farm animals. This land will act as an outdoor classroom and provide well-being enhancements to local residents.



ECONOMIC BENEFITS

A significant number of construction jobs will be generated, and the future residents of Rickman's Green Village will increase expenditure in the local area, enhancing the local economy. There will also be enhanced job opportunities within the Whole Farm Plan centre that will add to the vitality of West Sussex and the rural economy.



BIODIVERSITY ENHANCEMENTS

The open space, recreational areas and woodland buffers will allow for extensive planting of native woodland, hedges and trees, wild flower meadows, and bee lawns, as well as the creation of ponds, streams, and wetlands, and the inclusion of log piles, and bird and bat boxes. Allotments are proposed for residents to enjoy.



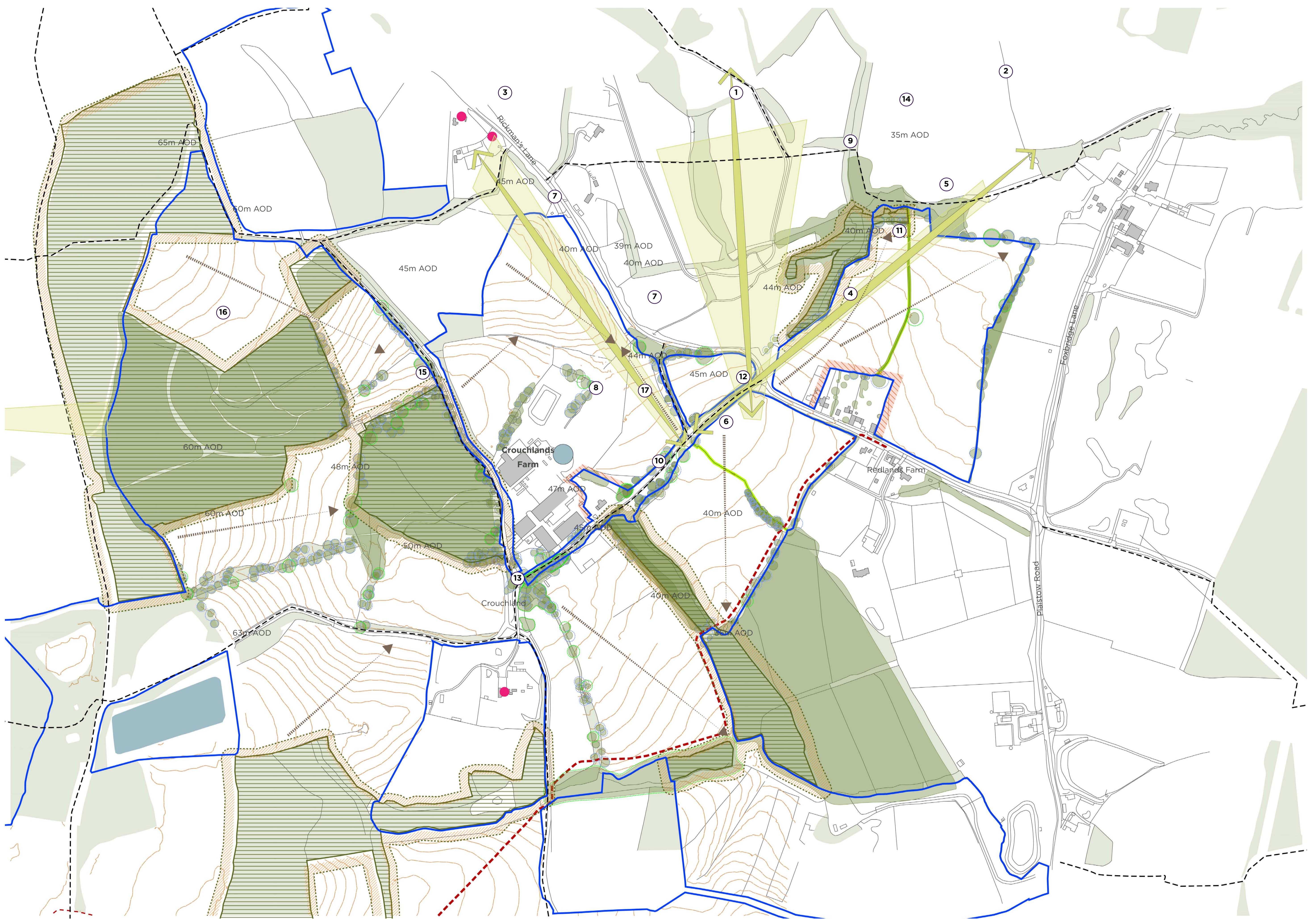
DELIVERY OF HOMES

Rickman's Green Village will provide up to 600 homes to help bridge the wide gap between the need for housing in Chichester District and current planning permissions and allocations. Chichester District faces significant constraints to providing adequate housing. There are a number of existing infrastructure problems in the south of the District, relating to highways (specifically the A27) and wastewater treatment. The north of the District, where Rickman's Green Village is located, can help to meet this need. Crouchlands Farm has been identified within the Council's Housing and Economic Land Availability Assessment as being suitable for the delivery of 600 homes (as well as commercial and tourism uses). 180 will be sold or rented at lower than market value for young local people and professionals, assisting them to get on the housing ladder.



TECHNICAL CONSIDERATIONS

The Considerations Plan below summarises all of the key technical constraints associated with the site which have needed to be considered through the masterplanning exercise. Our team of specialists have analysed the site to determine the constraints associated with trees, protected species and habitats, highways and access, drainage and flood risk, and landscaping and views. Further information regarding technical matters is included at Board 8.



- Overall ownership boundary
- Existing vegetation
- Ancient woodland (including replanted ancient woodland)
- Offset to Ancient Woodland (15m statutory requirement)
- Hedgerow / vegetation protection corridor (typically 10m wide)
- Indicative landfall towards site low points
- Public right of way
- Listed building
- Sensitive boundaries to existing residential properties
- ➔ Potential views out from the Site and in towards the Site from the surrounding landscape
- Category A tree (including root protection area)
- Category B tree (including root protection area)
- Category C tree (including root protection area)
- Existing underground power cable

TECHNICAL CONSIDERATIONS

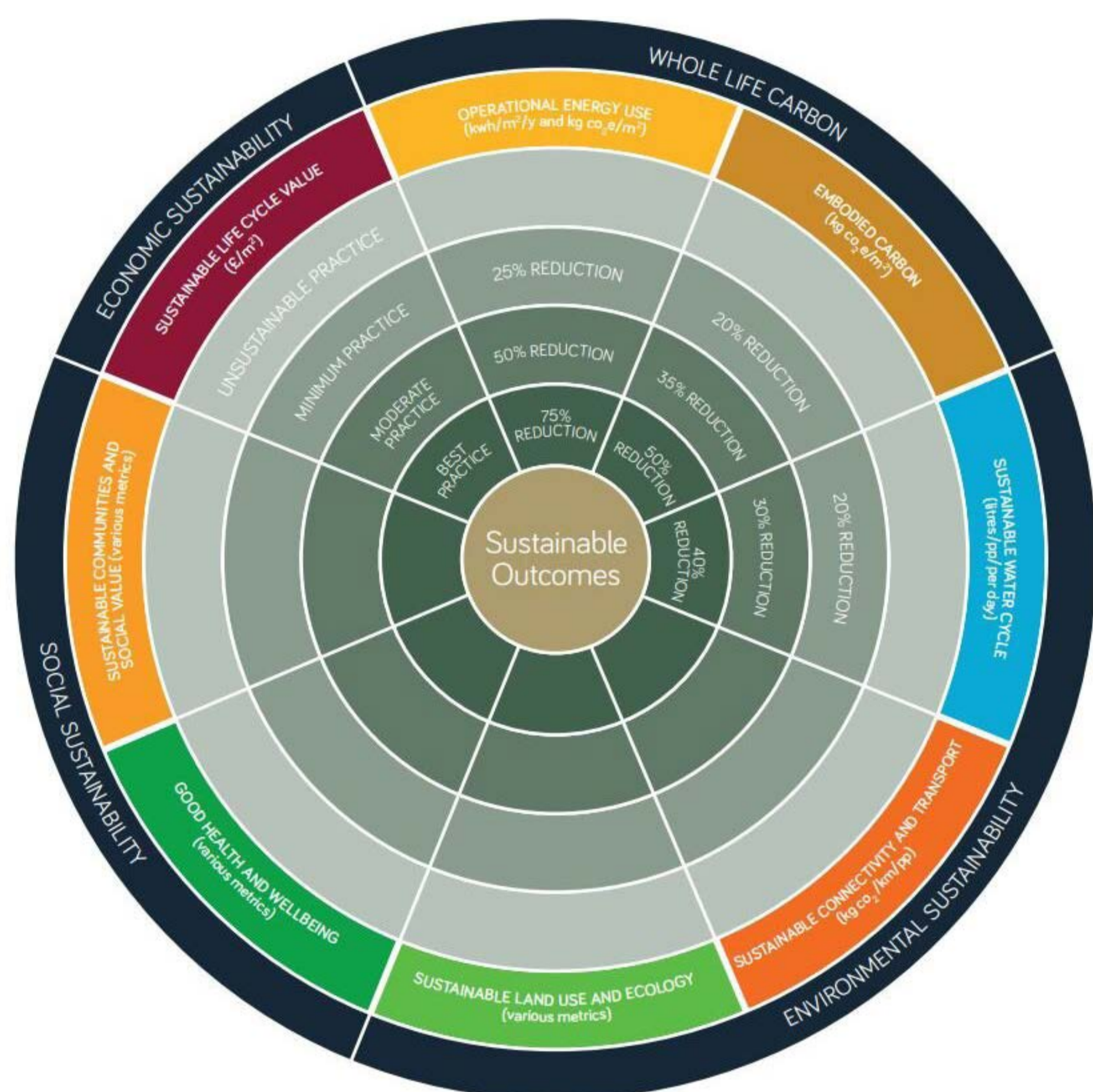


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SUSTAINABILITY

To ensure that the new homes have a limited impact on the natural environment, modern methods of construction and sustainable design standards (including a 'fabric first approach' and RIBA 2030 Sustainable Outcomes) are being incorporated from the outset. Rickman's Green Village will promote sustainable living, connectivity, biodiversity and good health and wellbeing. Work is ongoing to determine the most effective way to both reduce energy demands. Strategies such as maximising the use of insulation, optimising the orientation of homes as well as design of the façades to avoid overheating are being considered,



TRANSPORT

Rickman's Green Village encourages and actively accommodates different types of walkers, runners, cyclists and horse riders in and around the site whilst also enabling necessary car use and public transport for connections to and from the site.

The design team is looking closely at how improvements to existing roads can be made to provide more and better infrastructure for safe walking and cycling in the wider area.

The Rickman's Green Village Travel Plan will establish a long-term strategy for sustainable transport. Cycle parking and electric vehicle charging points will be standard, and other measures such as car clubs will be promoted.



ECOLOGY AND TREES

Comprehensive ecology surveys have been undertaken, including surveys of plants, birds, great crested newts, reptiles, invertebrates and bats. As a result, Rickman's Green Village is designed to ensure biodiversity net gain, including expansive buffer zones around woodlands. These areas will conserve and restore biodiversity, providing networks of high-quality habitat that enable nature to thrive at Rickman's Green Village. A 10 year management plan is being prepared to protect these areas.

A variety of biodiversity enhancements will be incorporated into Rickman's Green Village, including (but not limited to) the planting of native woodlands, trees and shrubs, pond creation and the provision of bat and bird boxes.

A management plan is being prepared to limit adverse impacts of increased public access to the woodland - measures are likely to include having defined routes which direct the public to the new, attractive circular countryside walking routes and the existing Public Rights of Way network, and displaying information boards providing education to local people and future residents.



WATER NEUTRALITY

Southern Water has recently published its report which confirms that it is looking at water neutrality solutions to accommodate over 1,800 new homes in the north of the District (up to 2037).

Regardless of this, further innovative solutions will be incorporated into Rickman's Green Village to ensure that the scheme is water neutral. Such methods include rainwater harvesting, smart metering, fitting of water efficient fittings, water butts in gardens, and education on water saving culture.



CONSTRUCTION MANAGEMENT

A Construction and Environmental Management Plan will be developed with Chichester District Council to mitigate potential impacts to nearby properties associated with the construction of Rickman's Green Village. This will include information about noise and dust reduction, working hours, and keeping construction vehicle movements at a minimum.



OTHER TECHNICAL MATTERS

The planning applications for Rickman's Green Village will also be supported by a number of other technical reports on matters such as drainage, noise, air quality and odour, lighting, flood risk and drainage, land contamination, and minerals.

