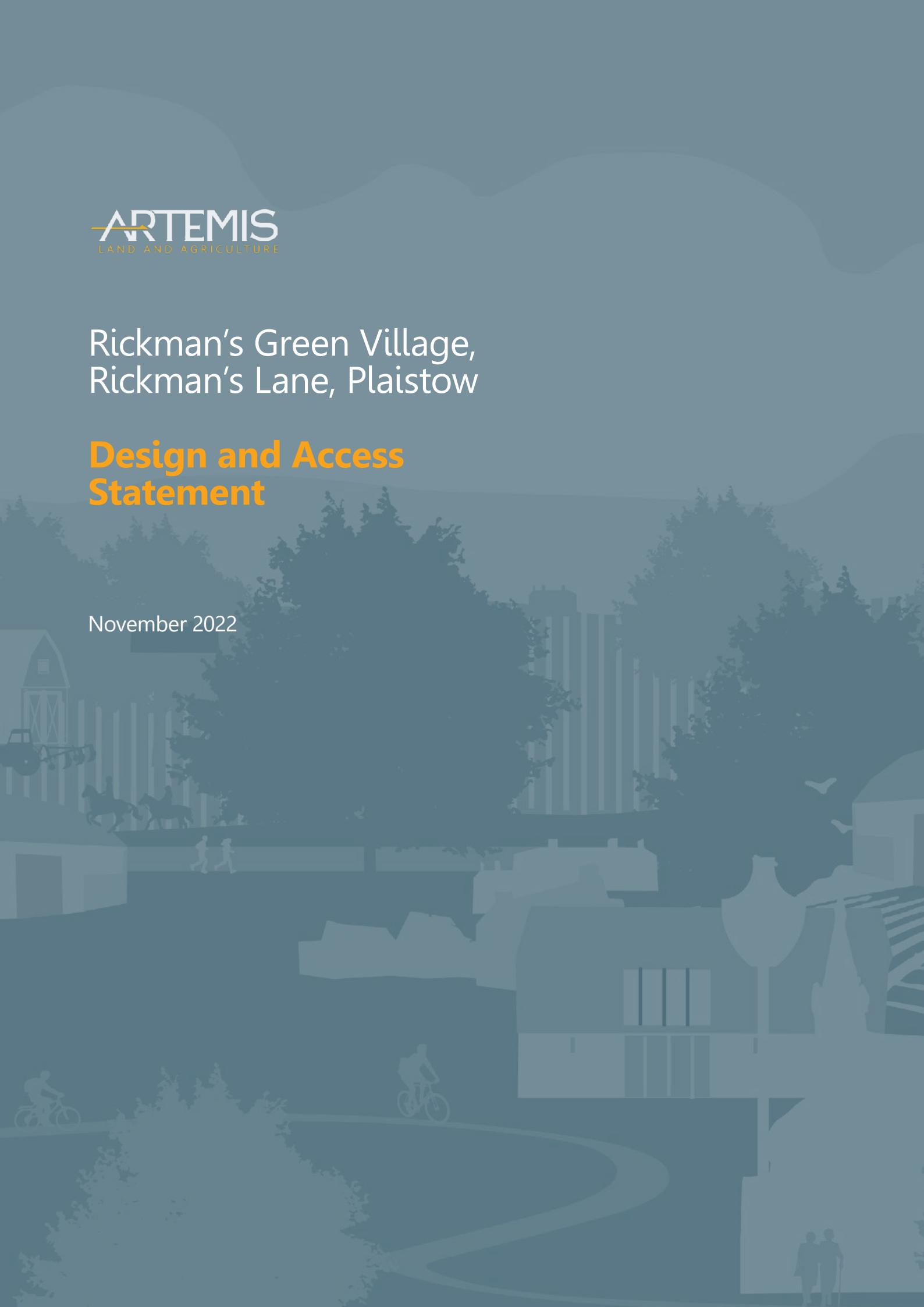
ARTEMIS
LAND AND AGRICULTURE

Rickman's Green Village, Rickman's Lane, Plaistow

Design and Access Statement

November 2022



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Our Vision

Rickman's Green 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 village hub. 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.

Key Benefits

Access to 15.95 hectares of new public open space

20% of energy consumed generated through sustainable sources on Site

Reduced car usage, due to the highly walkable nature of the development, including use of shared parking hubs

Creation of local jobs throughout the construction process

A diverse range of up to 600 new homes catering for all and helping Chichester District Council to meet its housing need

30% of all new homes will be affordable

New community sports facilities

Creation of new habitats to achieve biodiversity net gain

Childrens play areas within a natural green setting

Potential for a new Two-Form-Entry Primary School, Special Educational Needs, and an Early Years Centre - catering for new residents and the existing wider community *

Access to supporting community facilities within the neighbouring Whole Farm Plan, including a Farm Shop, Rural Enterprise Centre, Cookery School and Employment Space - all served by a new bus connection

Protection and on-going conservation of Ancient Woodland and mature trees

* Subject to confirmation by West Sussex County Council

1.0 Introduction

1.0 Introduction

1.1 Foreword

This Design and Access Statement (DAS) has been prepared by Carter Jonas on behalf of Artemis Land and Agriculture Ltd ('The Applicant') in support of an outline planning application which is described as follows:

Outline planning application for the erection of up to 492 dwellings (Use Class C3), education provision including primary school (Use Class F1) and associated access, footpaths, open spaces, landscaping and site infrastructure. All matters reserved other than access.

The outline application relates to land at Crouchlands Farm, Rickman's Lane, Plaistow. Throughout this document the Site is referred to either as **Rickman's Green Village,** or **the Site.**

The Site comprises four separate areas of land, as set out in Section 2.0 of this report.

In addition to this application, a detailed planning application is being submitted for part of the Rickman's Green Village development which is comprised of 108 homes and associated roads, infrastructure and open space. This is Phase 1 of the overall masterplan. Phase 1 is located off Rickman's Lane at the corner of the access road leading to Crouchlands Farm.

1.2 Document Structure

Section 1.0: Introduction
Describes the purpose of the document, content and scope.

Section 2.0: Context
Characteristics of the Site and description of the development and its context including an assessment of the area's history, character, transport links and facilities that inform the design process.

Section 3.0: Site & Considerations
Review of technical information available for the Site, culminating in a combined opportunities and constraints plan, including the results of local consultation.

Section 4.0: Design Development
Setting out the vision process and explaining the concept and design principles before introducing the masterplan.

Section 5.0: Masterplan & Illustrations
This section sets out the masterplan concept for the entire development, including the Phase 1 site, the subject of a detailed planning application.

Section 6.0: Parameters
This section presents the plans which form part of the outline planning application.

Section 7.0: Conclusions
This section sums up all the material presented in this document.

Fig 01: Photograph looking east showing the entrance to Crouchlands Farm

1.3 Purpose of the Document

The purpose of this Document is to explain the process that has led to the outline masterplan proposals and associated development parameters. In particular the extent to which the local context, site conditions, stakeholder and public engagement and wider landscape have collectively informed the masterplan.

The key roles of the Document are as follows:

- To illustrate the process that has led to the development proposals and explain the design principles and concepts;
- To introduce the masterplan; and
- To provide information on the Site masterplan to be read alongside the full suite of submission documents which comprise the application for outline planning permission.

1.4 Planning Timeline

The key dates in the promotion of the Site that have led to the submission of this outline planning application are as follows:

- **May 2022** - Request for pre-application advice
- **July 2022** - Pre-application site visit
- **July 2022** - Pre-application meeting, seperate meeting with Policy Officers, and first public exhibition
- **September 2022** - Pre-application written advice received
- **October 2022** - Second public exhibition
- **November 2022** - Submission of outline (and full) planning applications

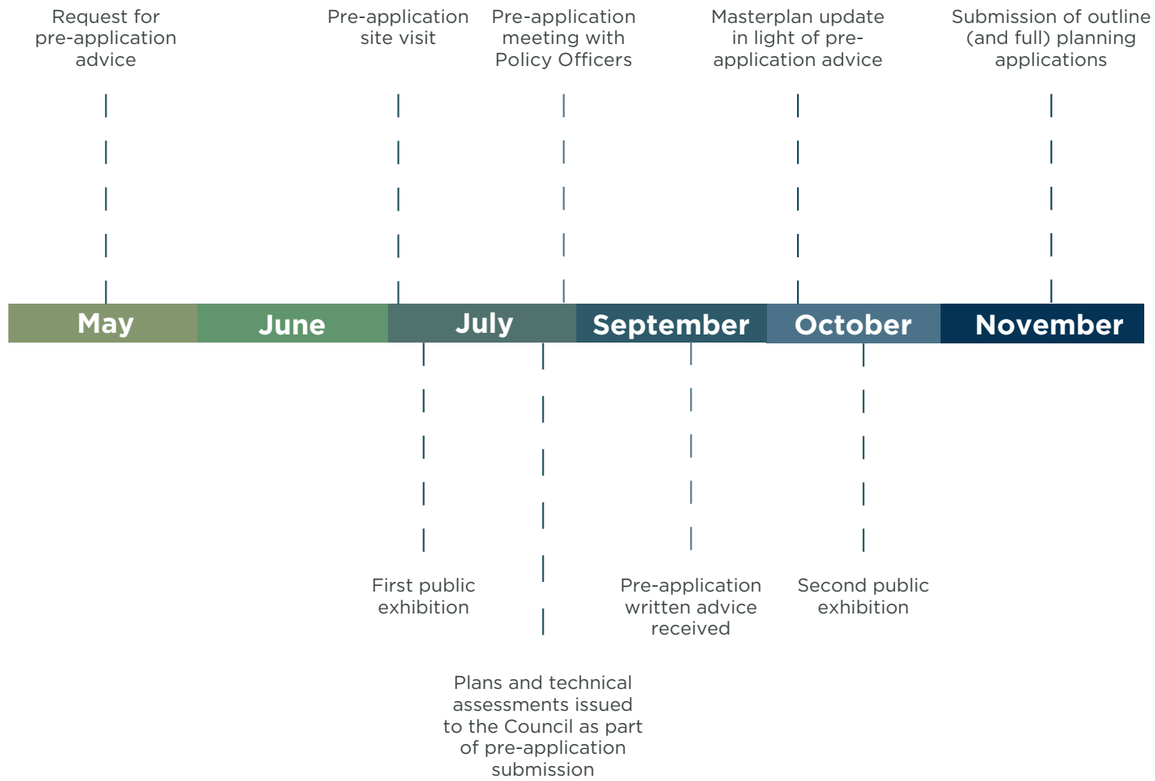


Fig 02: Key dates planning timeline

2.0 Context

2.1 District Context

Chichester District Council is currently undertaking a Local Plan Review which will shape where new development will go in the Chichester District up to 2035. The Preferred Approach version of the plan was published in December 2018 and consulted on between 13 December 2018 and 7 February 2019. It is understood that the updated Local Plan Review will be published in winter 2022, with adoption to follow in 2023. The emerging Local Plan can therefore be afforded limited weight, but it is still a material consideration.

The potential for developable Housing and Economic Land Availability Assessment sites, including land at Crouchlands Farm, to deliver housing is being considered as part of this process and as part of the Sustainability Appraisal of reasonable alternatives. The applicant, Artemis Land and Agriculture Ltd, has presented details of Rickman's Green Village to the Council's Planning Policy Officers with the view to include the site as an allocated site within the emerging Local Plan.

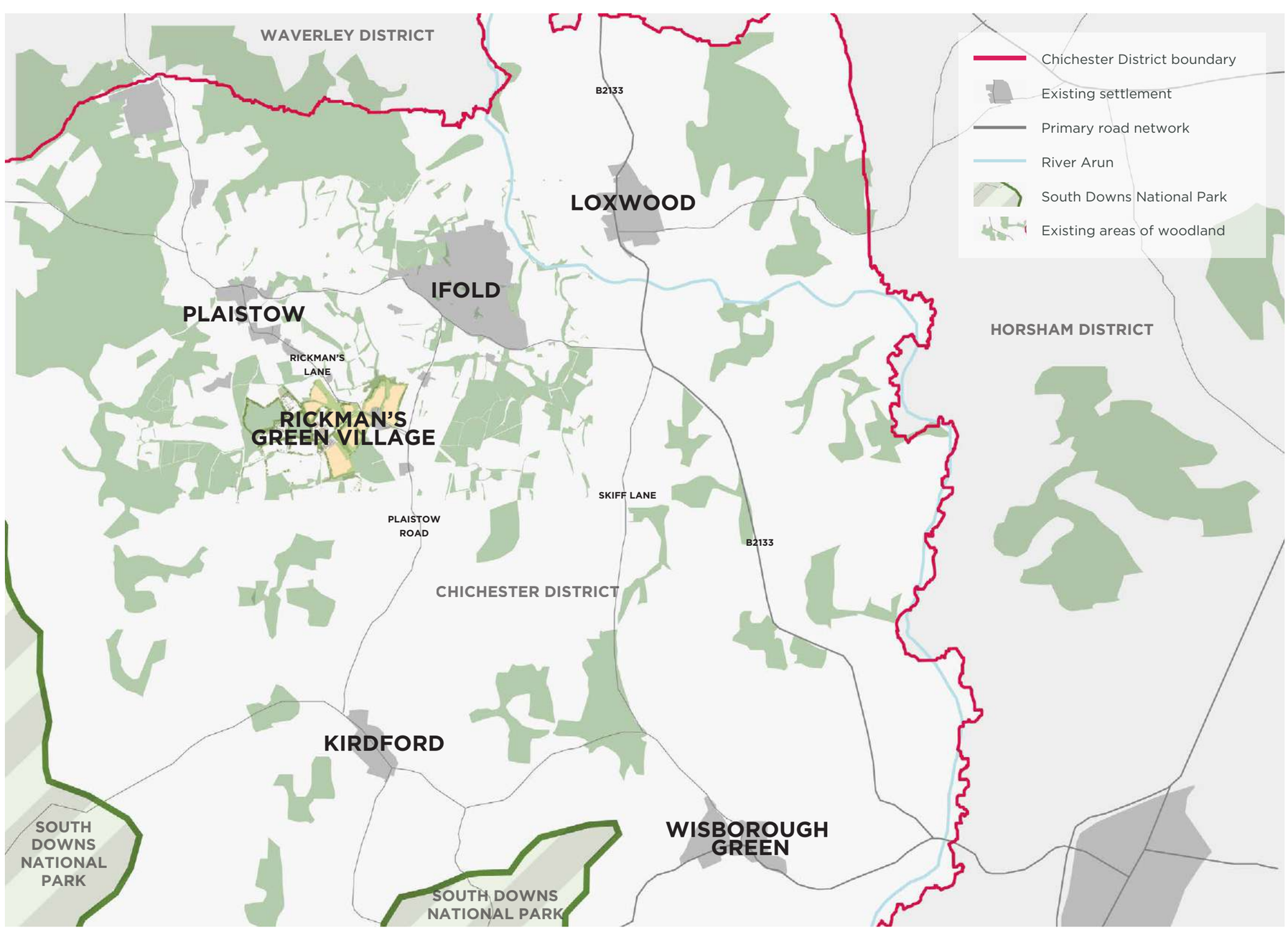


Fig 03: Rickman's Green Village position within the district

2.2 Planning Strategy

The applicant is promoting the Site through Chichester District Council's emerging Local Plan to seek an allocation for up to 600 homes, plus the commercial, retail and leisure facilities that would form the village hub.

It is envisaged that the development could come forward in one of two possible ways (subject to ongoing discussions with West Sussex County Council):

- if the education provision were to come forward, then there would be up to 520 homes on the entire site;
- if the education provision is not required, there would be up to 600 homes. Promotion of the Site has been ongoing through the provision of plans and technical assessments informing discussions with the Council's Planning Policy Officers.

Following on from these informal discussions, the applicant is now submitting two planning applications for the residential aspects of Rickman's Green Village. The plans and technical assessments that form part of this document have led to the preparation of two planning applications:

- Full planning application for the erection of 108 dwellings (Use Class C3), and associated access and street network, footpaths, open spaces, plant, landscaping and site infrastructure.
- Outline planning application for the erection of up to 492 dwellings (Use Class C3), education provision including primary school (Use Class F1) and associated access, footpaths, open spaces, landscaping and site infrastructure. All matters reserved other than access.

Together, both applications form the proposed new village which will be a high-quality, well-planned, sustainable form of development. The development will provide up to 600 homes (including 30% affordable homes) to the east and west of Rickman's Lane, focused around a new village hub. This includes the opportunity for education provision.

This report is dealing **only with the outline planning application for upto 492 homes**, however given the interrelated nature of the two we have presented information on all lands forming part of the outline and full planning applications.

As mentioned previously, It is envisaged that the development could come forward in one of two possible ways:

- If the education provision were to come forward, then there would be up to 412 homes for the outline application;
- If the education provision is not required, there would be up to 492 homes.

A separate planning application has been submitted for the Whole Farm Plan that will form the Rickman's Green Village hub:

- 22/01735/FULEIA - The regeneration of Crouchlands Farm, comprising demolition of selected buildings, extension, refurbishment and remodelling of selected buildings and the erection of new buildings to provide up to a total of 17,169 sq m (including retained / refurbished existing buildings) comprising the existing farm hub (sui generis), a rural enterprise centre (Use Classes E, C1 and F1), a rural food and retail centre (Use Class E and F1), an equestrian centre (Use Class F2 and C1) and a glamping site (Use Class E and sui generis); provision of new hardstanding, pedestrian, cycle and vehicular access, circulation and parking, landscaping including new tree planting, maintenance and improvements to the Public Rights of Way, site infrastructure and ground remodelling.

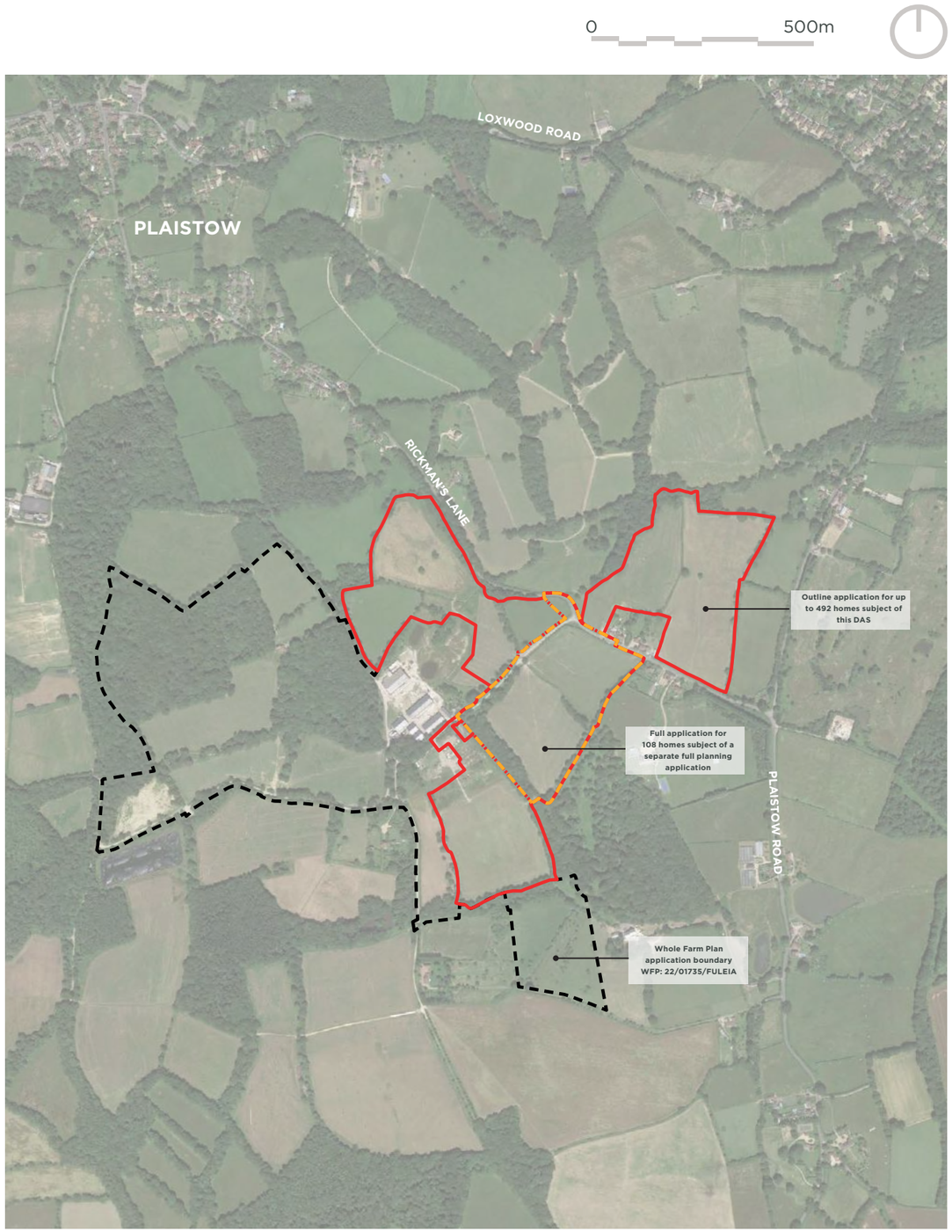


Fig 04: Site location plan

2.3 Planning Background & Policy Context

Development Plan

The Site falls within the jurisdiction of Chichester District Council. The Development Plan for Chichester District currently comprises of the Adopted Chichester Local Plan (2014 – 2029); West Sussex Waste Local Plan (2014); and West Sussex and South Downs Joint Minerals Plan (2018).

Crouchlands Farm, as a whole, spans across Kirdford Parish and Plaistow and Ifold Parish, but the application boundary for Rickman's Green Village falls solely within the Parish of Plaistow and Ifold. The Plaistow and Ifold Neighbourhood Plan has been withdrawn.

Planning Policy

The Local Plan policies relevant to the proposal are considered to be:

- **Policy 1:** Presumption in Favour of Sustainable Development;
- **Policy 2:** Development Strategy and Settlement Hierarchy;
- **Policy 3:** The Economy and Employment Provision;
- **Policy 4:** Housing Provision;
- **Policy 8:** Transport and Accessibility;
- **Policy 25**: Development in the North of the Plan Area;
- **Policy 33:** New Residential Development;
- **Policy 34**: Affordable Housing;
- **Policy 39**: Transport, Accessibility and Parking;
- **Policy 40**: Sustainable Design and Construction;
- **Policy 42:** Flood Risk and Management;
- **Policy 45:** Development in the Countryside;
- **Policy 47:** Heritage and Design;
- **Policy 48:** Natural Environment;
- **Policy 49:** Biodiversity;
- **Policy 52:** Green Infrastructure; and
- **Policy 54:** Open Space, Sport and Recreation

Policy M9 of the West Sussex and South Downs Joint Minerals Plan is also relevant to the proposal.

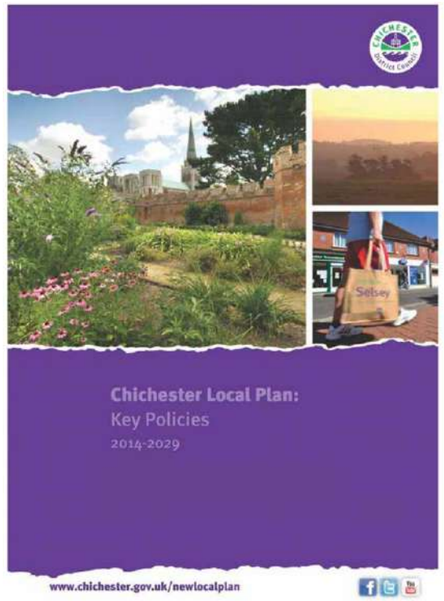


Fig 05: Chichester Adopted Local Plan, 2014 - 2029

Material consideration – National Planning Policy Framework

The National Planning Policy Framework (2021) ("the Framework") is a material consideration of significant weight.

Material consideration – Interim Position Statement

The Council introduced an Interim Position Statement for Housing Development in November 2020. The Statement is not part of the development plan, and carries very limited weight. A legal opinion by Jenny Wigley QC at Landmark Chambers regarding the Interim Position Statement supported a recent appeal at Earnley Concourse (APP L3815/W/20/3255383, 30 May 2022). The conclusion of this is that the document carries very limited weight, and that:

…the IPS has no status other than being a document drawing together some potentially relevant development plan policy criteria. To the extent it were relied on as introducing new development management criteria, it would be unlawful and liable to be quashed for the reasons set out above. Given its lack of status, it cannot and does not alter the exercise that has to be carried out in terms of assessing the weight to be accorded to development plan policies. Any conflict with its criteria cannot by itself elevate any adverse effect to being one which significantly and demonstrably outweighs the benefits of the proposal.

The legal opinion has not been challenged by the Council. An Inspector concluded in appeal decision APP/L3815/W/20/3255383, 30 May 2022 that the Interim Position Statement is (our emphasis added):

*At best, **a material consideration of very limited weight** meaning that any conflict also carries very limited weight.*

Similarly, an Inspector concluded in appeal decision APP/L3815/W/22/3291160, 19 August 2022 that:

I have given it [the Interim Position Statement] limited weight in terms of any new policy that it introduces, as relevant regulations and procedures relating to new policy formulation were not followed.

Any conflict with the Interim Position Statement therefore carries very limited weight. Any conflict with the criteria would not result in planning permission being refused, as there are numerous and compelling public benefits which outweigh this conflict.

Regardless of this, the application is supported by an Interim Position Statement Briefing, which is a validation requirement of the Council, and this sets out how the proposal complies with the criteria.

Emerging Local Plan

Chichester District Council is currently undertaking a Local Plan Review which will shape where new development will go in the Chichester District up to 2035. The Preferred Approach version of the plan was published in December 2018 and consulted on between 13 December 2018 and 7 February 2019.

It is understood that the updated Local Plan Review will be published in winter 2022, with adoption to follow in 2023. The emerging Local Plan can therefore be afforded limited weight, but it is still a material consideration.

The potential for developable Housing and Economic Land Availability Assessment sites, including land at Crouchlands Farm, to deliver housing is being considered as part of this process and as part of the Sustainability Appraisal of reasonable alternatives. The applicant, Artemis Land and Agriculture Ltd, has presented details of Rickman's Green Village to the Council's Planning Policy Officers with the view to include the Site as an allocated site within the emerging Local Plan.

2.4 Engagement

Public consultation

At the core of the applicant's values and standards is a belief that any development plans at the Site must be subject to public consultation.

Fig 06: Images taken at the first public consultation event (July 2022)

The applicant also sought advice through pre-application discussions with West Sussex County Council regarding highways and education, through discussions with senior members of the Chichester District Council Planning Policy Team, an Environmental Impact Assessment Scoping Request (ref 22/01754/EIA) and pre-application discussion with Chichester District Council (ref 22/01224/PRELM).

In addition to this, there has been extensive public consultation undertaken with regards to the Whole Farm Plan (application ref 22/01735/FULEIA), and further details of this can be found in the Statement of Community Involvement for that application.

As a result of extensive public consultation, the masterplan has evolved throughout this process, responding to both local residents feedback and feedback provided from District Council councillors and local ward councillors.

As such, the following consultation activity has been undertaken with regards to Rickman's Green Village:

- notification letters to West Sussex County Council councillors, Chichester District, Council councillors, local ward councillors;
- two public consultation events with local residents at Crouchlands Farm on 12 July, and 4 October 2022;
- an informative Rickman's Green Village website which was first launched on 12 July and updated with new information prior to both consultation events; and
- presentation to Plaistow and Ifold Parish Council and residents on 13 July.

Fig 07: Images taken at the second public consultation event (October 2022)

2.5 Crouchlands Context

There are a good range of facilities in the villages surrounding Rickman's Green Village, some within a 20 minute walk.

The village of Plaistow is located within a 20-minute walk and a 5-minute cycle ride north-west of the Site. Within Plaistow facilities include: Plaistow and Kirdford Primary School, Plaistow Post Office & Stores, Plaistow playground and The Sun Inn Public House.

The village of Ifold is located within a 30 minute walk or an 8 minute cycle ride to the north-east of the Site. Within the village facilities include: Kelsey Hall, Little Acorns Preschool, Ifold Stores and Craig's Coffee Cup Cafe.

The village of Loxwood is located within a 15 minute cycle ride to the north-east of the Site. Within the village facilities include: Loxwood Post Office, Loxwood Medical Centre, Loxwood Primary School, North Hall, John Murray Butcher, The Onslow Arms public house and Loxwood Recreation Ground.

The facilities within Plaistow and Ifold lie within a 1.5 km radius of the Site, and include food / stores, a post office, a village hall, a playground and a primary school. Loxwood lies within a 3 km radius of the Site and includes a GP surgery and recreation ground.

The Site is therefore well served by facilities typically used on a day-to-day or weekly basis by future residents.

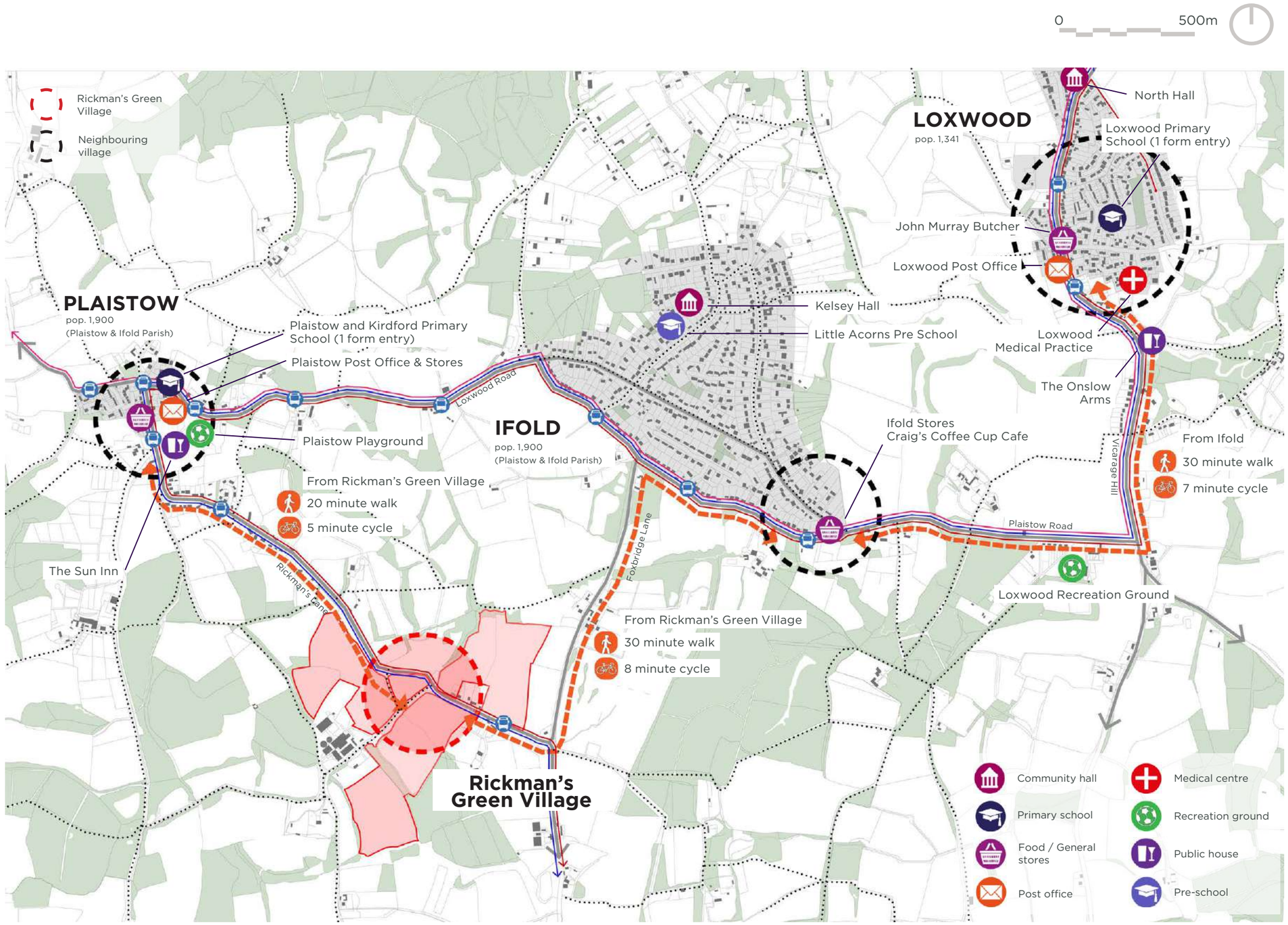


Fig 08: Rickman's Green Village context plan

2.6 Crouchlands Characteristics

Landscape Character in this part of Chichester District

The Site at Crouchlands Farm sits in the northern part of Chichester District, within the Parish of Plaistow and Ifold. The settlement pattern in this area has evolved over many centuries though most villages in this part of the district remain relatively small. The villages surrounding Crouchlands Farm include Plaistow, Ifold, and Loxwood to the north/north-east, and Kirdford to the south.

The Site is located in a rural setting between Plaistow and Kirdford and close to the boundary of Chichester District with Surrey. There are few major roads in the area which means the area has quiet, rural character which is reinforced by the countryside setting and the largely agricultural uses of the area.

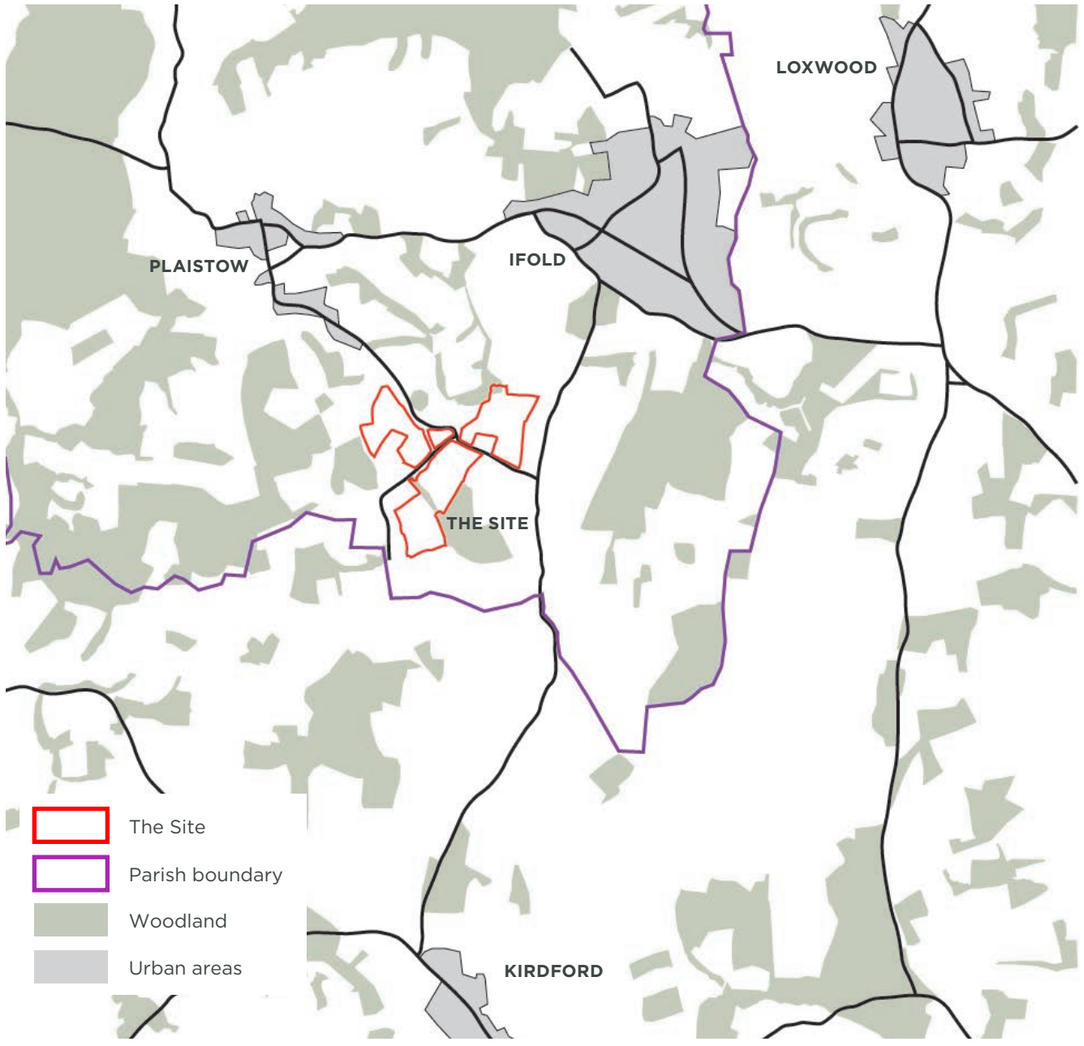


Fig 09: Site in relation to surrounding villages (NTS).

The Site lies within a rural setting with fields which are mainly used for grazing animals close by. There are several very large areas of deciduous woodland. Further away from the Site there are several very large woods: Ashpark and Kingspark Woods to the west, Weald Barkfold Wood to the north; and Hog Wood to the north-east.

In 2003, West Sussex County Council produced a West Sussex Landscape Character Assessment (WSLCA) which divided the county into 43 areas of distinct character areas, with the Site located within the 'North Western Low Weald' Character Area (LW2). This area extends from the Arun valley in the east to Petworth and Northchapel in the west, and represents the western extend of the Low Weald. This Character Area is described as forming part of a scenic, undulating landscape of mixed geology, with gentle, enclosed rural landscapes with a sense of unity conferred by strong patterns of woodland, streams, and rolling pasture interspersed with more arable fields. Overall, the area has a remote and tranquil character.

Of note are the remains of hammerponds in the valleys and other remains relating to the medieval iron industry, namely iron workings and lime kilns. The remains of twelve separate glassworks are also recorded in the area, including at Wephurst, Plaistow and to the north-west of Upper Ifold.

In relation to the overall character of the North Western Low Weald Area (LW2) the Land Management Guidelines contained in the WSLCA state the following about the area:

Overall Character

A scenic, undulating pastoral landscape of mixed geology, extending from the Arun Valley in the east and Petworth and Northchapel in the west and represents the western extent of the Low Weald. It comprises a gentle, rolling, enclosed rural landscape, with a sense of unity conferred by strong patterns of woodland, streams and rolling pasture interspersed with more open arable fields. Natural colours and textures of mature semi-natural woodland and pasture predominate. Many pastures contain field oak trees and are enclosed by sometimes dense networks of hedgerows, hedgerow trees, shaws, and frequent small and medium sized woodlands. Overall, the area has a remote and tranquil character.

The key features of this Character Area are as follows:

- Gently undulating pastoral landscape
- Dense network of medium sized woodlands, shaws and hedges with mature hedgerow trees
- Mature and over-mature oak trees
- Woodlands often following winding streams
- Ancient semi-natural woodland and old woodland pasture
- Oak - hazel coppice
- Small and medium sized fields of predominantly pasture with some larger arable fields
- Wealden villages, some centred on village greens, scattered farmsteads and cottages
- Varied local building materials of stone, brick, weatherboard and half- timber;
- Dominant east-west pylon line; and
- Winding narrow lanes linking scattered hamlets and farms.

The management of this landscape is covered in a further document produced by the County Council in 2005, A Strategy for the West Sussex Landscape, which identifies the areas of distinctive character and provides guidance on their future management.

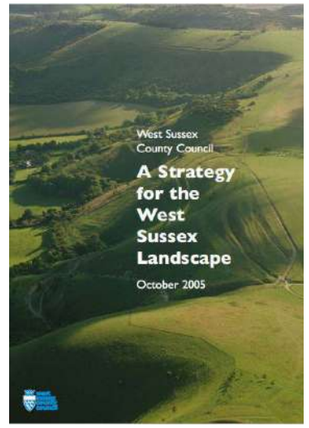


Fig 10: A strategy for the West Sussex landscape

Pattern of Settlement

In terms of the wider area, Sussex is a county characterised by an historically dispersed settlement pattern which is essentially medieval in origin. However, this historic pattern of development has since been changed in the post-medieval period by modern development concentrated along the Coastal Plain and inland in the railway towns of Burgess Hill, Horsham, Haywards Heath and Crowborough.

The Site is located in a landscape of gently undulating hills and vales. Settlement is scattered and a network of lanes links the farms and small hamlets together. The underlying geology comprises for the most part Weald Clay with beds of Wealden limestone and sandstone.

The Site is located in the Parish of Plaistow and Ifold. The Parish is situated in the North-East of Chichester District in a rural setting and falls within the wider setting of the South Downs National Park. It borders to the North with Dunsfold Parish, Surrey; to the West with the South Downs National Park and Northchapel Parish; to the South with Kirdford Parish and to the East with Loxwood Parish.

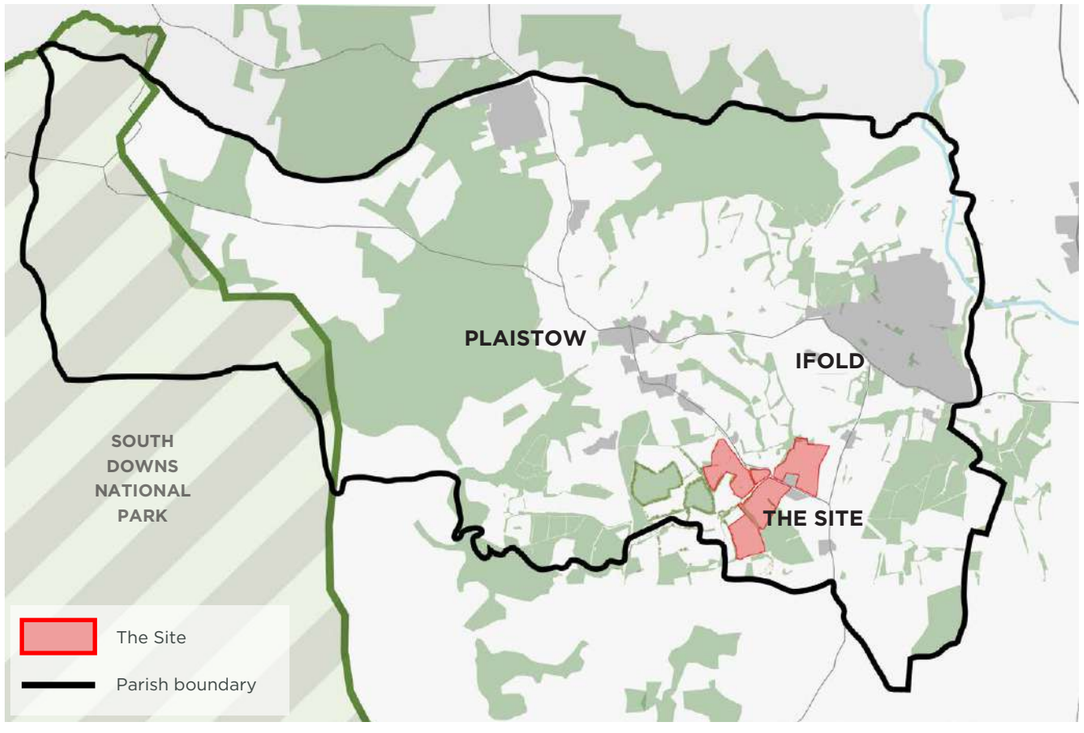


Fig 11: Plaistow and Ifold Parish boundary plan (NTS)

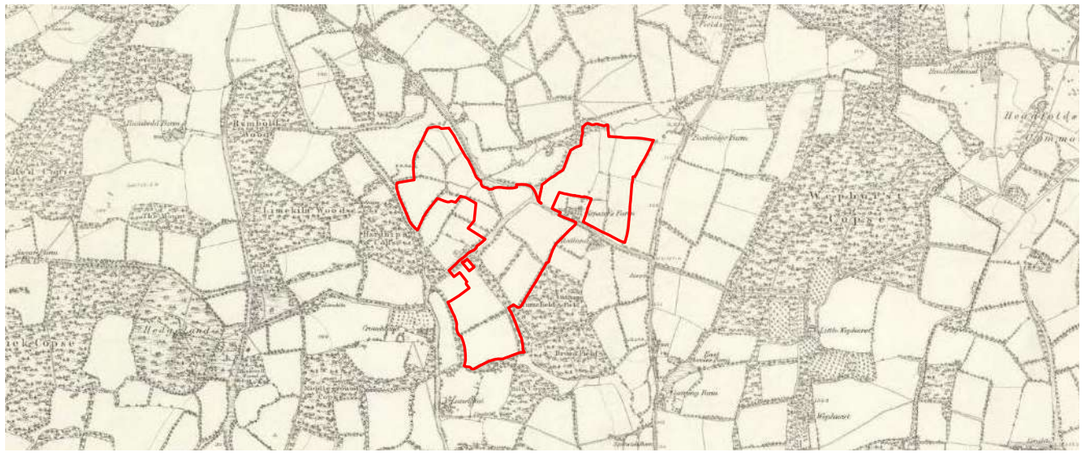


Fig 12: Historic map 1879 (NTS)

On a map from 1879, the village of Ifold has not been established, the villages of Plaistow and Loxwood are already established in the local area. A number of woods are present as was, and in many areas remain, characteristic of the district and wider part of the county. These include South Wood, Rumbold Wood, Limekiln Wood, Wephurst Copse and many others. Enclosures have since occurred in much of the country and are evident in the field patterns in the local area. The name of “Rickman’s Lane”, the road that runs through the Site, does not yet appear on maps. Part of the Site is labelled as “Streeter’s Farm” by this date. The village of Ifold has not yet been established, and does not occur until later, however Ifold House (built in 1802 and demolished in 1936) does appear. The map above shows the site as it fitted into the surrounding landscape in 1879.

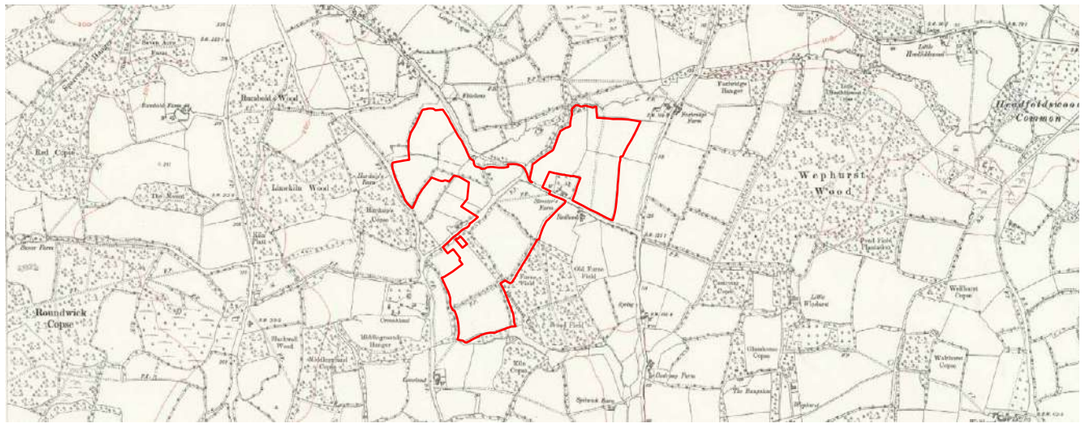


Fig 13: Historic map 1914 (NTS)

By 1914, the name Rickman’s Lane does appear. At the same time, most woods in the area remain relatively intact. Very little development has occurred outside of existing settlements of the time. Unfortunately, the Site and surrounding area is located at the confluence of several map sheets, hence just the Site and immediate surroundings are visible in this extract from 1914.

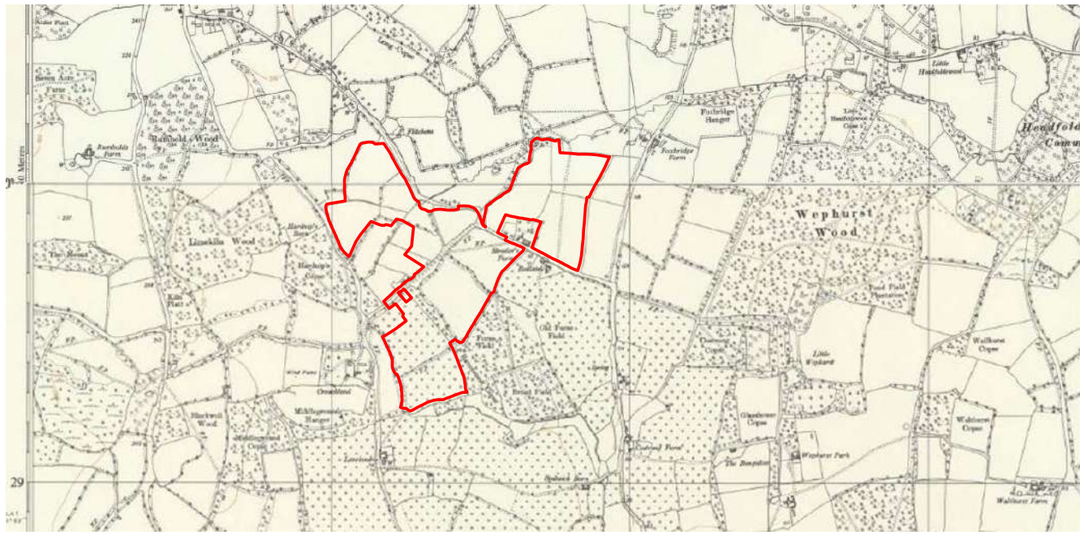


Fig 14: Historic map 1961 (NTS).

Finally, by 1961, the village of Ifold does appear as lineal streets with houses built within South Wood. Plaistow remains more or less a similar size as it was in the 19th C. However, Loxwood has expanded slightly more along the Guildford Road.

Overall then, the area surrounding the Site has seen a slow rate of growth over the past 140 years with little substantial growth other than the development of the hamlet of Ifold. Ifold as it is today arose from the historic Ifold Estate with its manor house. While many of the previous Woods are either much smaller or no longer present, many still exist and help define the landscape character of the area.

Of all the villages in the area, Plaistow has the more interesting history. There are over thirty Grade II listed buildings in the village including the Sun Inn which was purchased by the Pullen family in 1807 and the Holy Trinity Church (a Chapel of Ease) which was once a wooden structure but was destroyed by fire and later rebuilt in 1859. Plaistow and Kirdford Primary School was built in 1869. A plaque on the front of the school's original Victorian building acknowledges the significant funding from John Napper, Esquire of Ifold House, who then owned much of the land in the civil parish.

Loxwood was once one of the settlements greatly influenced by a small Christian sect, the Society of Dependants, also known as Cokelers who left London in the mid-1800s. They built their first chapel in the village and the sect evolved to run a Combination Store in the village, the building for which houses the village shop today.

Village Design Features

The following section will examine a variety of elements that help underpin the character and appearance of villages surrounding the Site. The analysis will examine Plaistow and Ifold but in some cases will also make reference to Loxwood and Kirdford.

Routes And Movement

As the first example of patterns of movement locally, Plaistow is centred on a junction of three roads, one from the west which leads to Shillinglee, Dunsfold and Chiddingfold (Dunsfold Road/Nell Ball), one from the southeast which leads to Kirdford (Rickmans Lane), and one from the east which leads to Ifold and Loxwood (Loxwood Road). In the quadrant of land formed by Loxwood Road and The Street is a triangular-shaped area of land, half of which is public open space. This comprises the core of the village and a narrow lane connects the two roads, creating the third side of the road network.

Fig 15: Routes through Plaistow (NTS).

Ifold has evolved in the latter part of the 20th C and comprises a simpler, more geometric series of routes. There are three main routes through the village: Plaistow Road, The Drive and Chalk Road. A number of intersecting cul-de-sac routes run perpendicular to these three routes, creating a relatively lineal and somewhat disconnected place.

Loxwood is very much a village focused on a north-south, lineal High Street which runs over the Wey and Arun Canal and dates back several centuries. The historic character of the village is focused on this High Street (as well as the continuation of the High Street in the north part of the village comprising the Guildford Road) and development mostly occurred east of this key route after the 19th C. Much of the village development is focused within a triangular area of land located between Guildford Road, Spy Lane and Station Road and comprise a series of cul-de-sacs of low-rise housing (as is the case with lands south of Station Road). This does, however, give the village a compact form.
In summary, Plaistow and Loxwood exhibit

Fig 16: Routes through Ifold (NTS).

a more lineal form of movement focused on 1-2 routes that have historically acted as the through-routes to adjacent villages but which also include infill development focused on cul-de-sacs off these main routes. Ifold is not considered typical of traditional villages in the area given it was a planned village within South Wood which took place in the later half of the 20th C.

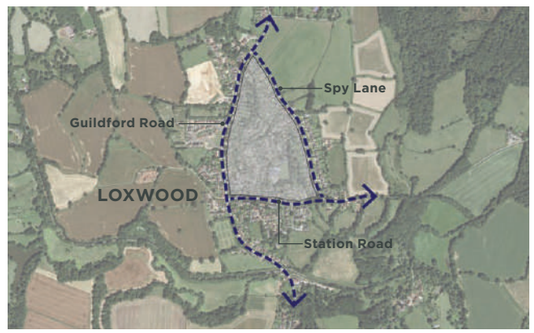


Fig 17: Routes through Loxwood (NTS).

Streets and Public Spaces

Most streets within adjacent villages comprise local roads or B-roads which are between 5-6m in width and often include narrow footpaths on one or both sides. The irregular alignment of routes within some of the villages will help slow vehicles as will on-street parking.

Plaistow has a large play/recreation ground in the southeastern part of the village which creates an open, green character in this part of the village. There is no similar space in Ifold, however Loxwood does have the benefit of a playpark, event building and primary school fields in addition to walking routes along the Wey and Arun Canal. The roads in the Conservation Area retain a rural quality including grass verges (particularly along The Street), and soft front boundaries and are supplemented by tracks, footpaths and public rights of way radiating out from, and surrounding, the village.

Fig 18: Holy Trinity Church, Plaistow

Fig 19: The Street, Plaistow

Fig 20: Green public space and playground in Plaistow

Landscape and Trees

Starting with Plaistow, there are the three open green spaces of note - the wild flower meadow in front of Todhurst; the Children's Playground and football area on the east side of The Street, known as the Common; and the further area of open green space, known as the Lower Common, which backs onto Loxwood Road and which is owned and managed by the National Trust. There are many individual or groups of trees in the village particularly in Back Lane, around the two Commons; and to the north of Holy Trinity Church. Most of these trees are deciduous, rather than conifers.

In the case of Ifold, The origin of the landscape is derived almost entirely by the retention of parts of South Wood which includes mature trees along streets, to the rear of gardens and in retained stands within the village. There are no open recreation/play grounds as seen in Plaistow or Loxwood, or indeed Kirdford.

Finally, Loxwood includes a number of mature trees on most streets, especially mature trees planted in rear gardens to properties fronting Guildford Road. In addition, two stands of ancient woodlands remain; one west of the Guildford Road, and one east of Loxwood Primary School.

Fig 21: Landscape features in Plaistow (NTS).

Fig 22: Landscape features in Ifold (NTS).

Fig 23: Landscape features in Loxwood (NTS).

Development Pattern

The villages located close to the Site at Rickman's Lane vary in relation to their pattern of development. Plaistow and Loxwood, for example, are relatively compact and characterised by development that has occurred on traditional High Street routes together with minor infill cul-de-sacs intersecting main roads. Ifold is predominantly a series of plots on the main roads with many minor cul-de-sacs creating the bulk of development within the village.

Plaistow and Loxwood are more representative of historic development patterns within the district. A brief examination of other local villages, including Kirdford, Northchapel, and Wisborough Green reveal a similar evolution of built form along routes connecting villages where shops, pubs and other commercial premises can be found, and behind which cul-de-sacs provide quiet residential streets.

Land Use

Local villages are predominantly residential in nature and character, with small amounts of retail, service and community use as well. Plaistow, for example, has a pub, church, village store and primary school. Ifold has a shop/café and community hall. Finally, Loxwood has a village store and a cafe as well as a community hall. Loxwood has a pub, post office, primary school, community hall, two churches, a doctor's surgery and various small businesses.

Fig 24: The development pattern of Plaistow highlighting the original main street (NTS).

Fig 25: The development pattern of Loxwood highlighting the original main street (NTS).

Fig 26: Ifold Community Hall.

Fig 27: Loxwood Primary School

Building & Plot Types

In most local villages, buildings are built for residential uses together with some agricultural barns or outbuildings. The villages listed are notable for the high number of mainly historic cottages and small village houses which remain.

Buildings in surrounding villages can be detached, paired or arranged in short terraces. It is worth noting too that several of the larger houses in villages, such as Plaistow for example, originally comprised groups of smaller cottages that have now been combined to form a larger property. Many homes have what are know as "jerkinhead" roofs, also known as clipped gables or snub gables, which is a gable roof with the two peaked ends clipped off. The advantage of this design is the clipped ends reduce potential wind damage to the home, making the roof more stable as well as providing more headroom in the loft than a traditional hip roof.

Plot sizes for houses are both regularly and irregularly sized and shaped, evidencing the incremental growth of the settlement over several centuries. In respect of later development, more regular, rectangular plot patterns are evident and accord with modern forms of house design and the layout of estate roads and infrastructure. These characteristics are found in parts of Plaistow, Loxwood and Kirdford where infill development has occurred behind more historic building forms.

Fig 29: Plaistow local 'vernacular' design

Fig 28: Plot types in Loxwood, yellow highlighting the traditional plot patterns (NTS).

Architecture and Materials

Plaistow

Most of the historic buildings in Plaistow, for example, comprise houses or cottages usually with a timber frame and red brick or tile hanging. Roofs are generally steeply pitched and covered in handmade clay tiles. These buildings are therefore considered "vernacular" in terms of their shape, roof form and overall scale. Most of the historic buildings in the Plaistow Conservation Area are built using local materials and details which can be seen across many parts of surrounding counties in Hampshire, Sussex, Surrey and Kent. Materials include handmade clay tiles, red or blue brick, exposed timber framing, plastered infill panels (usually painted white), and tile hanging (often with decorative tiles). There are also a number of smaller buildings depicting the village as an agricultural settlement, most notably large barns and smaller weather-boarded barns of outbuildings. Weather-boarding is also used on residential properties, and is either stained black or even tarred.

Ifold

Most of homes and buildings in Ifold have little architectural merit with most constructed in the late 20th C. Many are bungalows and comprise simple design and use of brick and render, as would be typical of the past 60+ years.

Loxwood

Loxwood, on the other hand, has several fine historic buildings and interesting architecture not unlike what has been described above in the case of Plaistow. Most of these buildings can be found in the southern end of the village just north of the Wey and Arun Canal.

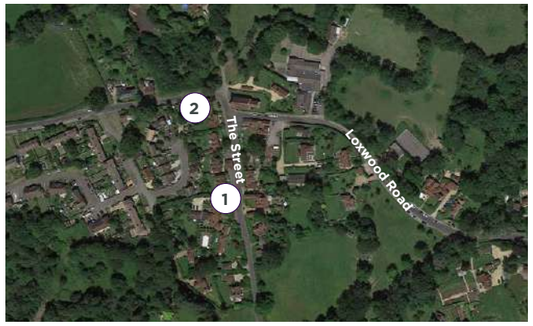


Fig 30: Aerial of Plaistow village

Fig 31: Aerial of Ifold village

Fig 32: Aerial of Loxwood village

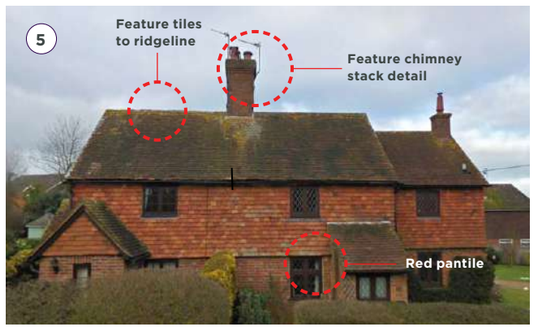


Fig 33: Key building features in Plaistow, Ifold and Loxwood

Photo Descriptions

1. Red brick and tile hanging with steeply pitched roofs using local materials on The Street
2. Timber framing, red tiles with pitched roofs
3. Bungalow on Plaistow Road showing the use of brick, typical of the past 60+ years
4. Bungalow on the eastern end of Plaistow Road, showing the use of brick and a steeply sloped pantile roof
5. Dwelling on Station Road, which exhibits red pantiles and a feature chimney stack detail
6. Traditional dwelling on Guildford Road with decorative barge board and feature bonding, set back from the road

Density and Building Heights

The villages surrounding the Site are all relatively low-rise and low-density settlements. The only tall buildings comprise church buildings such as in Plaistow or Loxwood where churches include spires, though even these are relatively modest in height. The predominant building height in the local area is therefore two residential storeys.

Given the historic development of most villages like Plaistow, Loxwood and Kirdford, the density of villages surrounding the Site is relatively low. The central part of Plaistow, for example, has a density of between 10-20 dwellings per hectare. Loxwood has a similar level of density. Kirdford, however, is one example where later development has pushed densities slightly higher to around 25dph (on a road called New Barn on the western side of the village).

Heritage

Villages surrounding the Site have considerable heritage as has already been noted. This relates in particular to Plaistow, but similarly Loxwood and Kirdford have a number of historic/ Listed Buildings. Conservation Areas have been designated in Plaistow and Kirdford, and each village has several highly characterful, vernacular buildings which show off construction methods and details of the area. Rickman's Green Village does not fall within any Conservation Areas.

Conservation Area appraisals undertaken for Plaistow and Kirdford reveal a rich history of buildings alongside local social history which underpins existing character. While Loxwood does not have a designated Conservation Area, it nonetheless has many Listed Buildings and the area around the Wey and Arun Canal has an attractive, green canal-side character.

Fig 34: Holy Trinity Church Plaistow

Fig 35: Historic street in Plaistow

Fig 36: Historic building in Plaistow

Details – Parking, Boundary Treatment, Street Trees, Utilities

Details of both the public and private realm in surrounding villages is very much like what might be expected in relatively low-density, mostly historic villages with modern additions thereto and include the following:

- Parking is mostly on-plot for houses, with parking on-street in some cases
- Parking is provided in drives or courts along the sides of front parts of plots
- There is a variety of front boundary conditions to properties, from low and tall hedges to brick, stone and timber and other materials used for boundary walls
- Local villages have well established street trees in most cases, with a wide variety of mostly deciduous trees in front gardens and in many cases combined with front hedges
- Overhead powerlines on timber poles are a common site in most villages as are telephone cabinets and other standard utility infrastructure within streets

Fig 37: On-street parking in Plaistow

Fig 38: On-plot parking in Loxwood

Key Findings

Common Elements

While this study has revealed differences of character across the four villages examined, there are several common features to them all. The one exception is Ifold, where there is a lack of historic character and where both development patterns and built form differ to the other, more historic places. Common elements amongst most of the villages include:

- A strong vernacular building style which sees frequent use of hanging tiles, red brick and timber
- A strong lineal form to streets and routes with in depth development frequently running at right angles to High Streets
- Generally compact settlement forms with later development sitting behind more historic built form
- Strong landscape character across all villages with many retained woods, including ancient woodland, and recreation/school/playgrounds
- A predominantly two-storey built form with some exceptions including bungalows and church spires/clocks
- Low densities of development with slightly higher densities evidenced by more recent development such as that in Kirdford (New Barn)

Unique Elements

There are few unique elements in surrounding villages with the exception perhaps of Ifold. Ifold, as noted earlier, has evolved in a very different fashion to other local villages and this is directly due to its later development carved, quite literally, into South Wood. This has given it a different look and feel when compared to other villages in that the retained trees, whether as individuals or groups, tend to dominate roads and properties in the village. This gives it a more secluded, intimate feel in many ways but at the same time means the village looks and feels somewhat dispersed and lacking in clear, identifiable street scenes.

Otherwise the form of buildings, layout of plots and spaces, and architectural styles have much in common between Plaistow, Loxwood and Kirdford.

Fig 39: Brick and hanging tiles to housing in Plaistow

Fig 40: Housing in Ifold

Strengths and Weaknesses

A number of strengths about local villages evolve from this study:

- Streets in the historic parts of local villages have considerable character as demonstrated by the many Listed Buildings, architecture and material as well as the mature landscape that exists
- Many streets have an intimate feel with low speeds and informal spaces and front aspects
- Some of the more recent developments have adapted the architectural style of modern design to include hanging tiles and traditional brick features

Some of the weaknesses might include:

- Some modern development includes streets with little tree planting and homes with very little character and influence from more historic buildings
- The lineal nature of some villages, Loxwood for example, has led to a less compact form of development and "spread" built form beyond a traditional compact form

Key lessons which have helped to inform the approach to Rickman's Green Village:

When considering how to approach the design and development of Rickman's Green Village, it has been helpful to consider the best aspects of what this study has revealed about local villages. This has included for example:

- Creating compact streets and spaces and adapting the "High Street" model which concentrates built form and mixed uses along key routes
- Adopting some of the building styles, forms and materials in new buildings
- Providing street designs and patterns which are low-speed, informal and where a variety of parking arrangements are provided including on-street parking
- Ensuring a strong treed landscape along streets and preserving existing good quality areas of landscape integrated into new development
- Providing mixed uses accessible to all homes including the potential for small shops and a café/pub or meeting places
- Replicating the clustering characteristics of traditional farmsteads in the local area

Fig 41: Historic buildings in Plaistow

2.7 Emerging Character

The character of the housing development has evolved. It originally took cues from the surrounding village aesthetic. In its current iteration, an agricultural look and feel is the key design driver.

The proposed development integrates the existing and historic agricultural use of Crouchlands Farm, whilst also reflecting local context (village character). We want to celebrate the farm and have used this as a focus for architectural development of some of our house types.

We are exploring ways to portray agricultural character through the house types, via a combination of architectural features and placement of the housing on site. We are looking at ways to achieve 'clusters' of housing that would essentially mimic a typical cluster of farm buildings, that will also reflect the rural locality of the Site.

Village character

There are many villages and hamlets in close proximity to the Site. Many of these villages have recently been expanded which can help to create an understanding of the characteristics which create a successful village.

The key findings of this study were:

1. Most homes in these villages are generously size, most are detached or semi-detached with two storeys.

2. Many are a mix between historic and new build. The newly built homes take architectural inspiration from the historic, vernacular homes located in the village.

3. All villages and hamlets are surrounded by various areas of green space including fields, farmland and woods.

4. The main vehicular trajectories typically link the village from north to south and east to west with the local centre being located at the convergence of routes.

5. Larger amenity spaces, such as parks, are typically located within the residential areas of the settlement. Although, many are closely related to the peripheries of the local centre.

Agricultural character

West Sussex houses many rural communities with agricultural ties. These settlements, in the form of farms, are spread across the countryside and can be used as a precedent for the creation of successful rural community clustering.

The key findings of this study were:

1. Buildings are found in clusters rather than streets. Accessed via one connecting road.

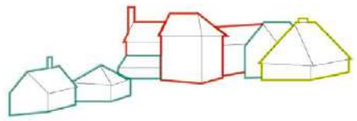
2. Each cluster is made up of a variety of building types which change in height, roof pitch, orientation and material application.

3. The land is only segregated for rural living, which can encompass produce farming and animal rearing, amongst other things.

4. An emphasis is placed on green space, limiting space for vehicles. Therefore, most roads enter the middle of the cluster only.

5. Some buildings were historically purpose built for residential use, whereas others were not. Some have been converted for residential use later in their life.

Crouchlands Farm and the agricultural character which it evokes, now plays a central role in the concept of the architectural development.



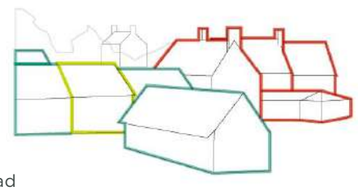


Fig 45: Farmstead cluster identification studies

Fig 42: Village Character - Vernacular - Plaistow

Fig 43: Village Character - New Build - Loxwood

Fig 44: Agricultural Character - Billingshurst

Fig 46: Agricultural Character - Bobbold's Farm

Local farm studies

Farmsteads in the vicinity of the Site were analysed to determine key characteristics which could be applied to the Site.

The most prominent aspects identified were:

1. A cluster of buildings surrounding a central courtyard
2. One entry point serving the entire farmstead
3. Access to the buildings is mainly from a central ‘courtyard’ which the access road through creates
4. Copious amounts of green space around the periphery of the buildings

Fig 47: Hope Farm, Billingshurst

Fig 48: Coombes Farm

Fig 49: Bobbolds Farm

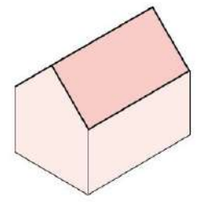
Fig 50: West Riddens Farm

Three house typologies

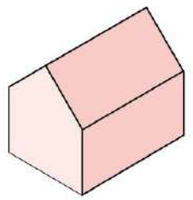
We have identified that the clusters are made up of constituent parts, these have been identified as: Barn, Farmhouse, and Farmworkers’ Cottage accommodation.

Each typology sets out principles for building form as summarised below.

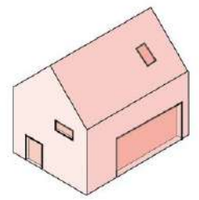
Barn Principles:



1. Feature gable end

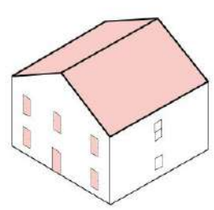


2. Encompassing roof

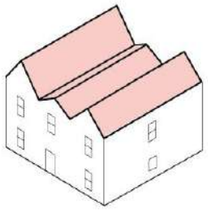


3. Fenestration not aligned (large horizontal opening on long edge)

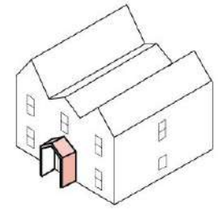
Farmhouse Principles:



1. Regimented fenestration centred on roof

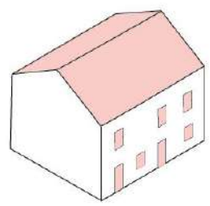


2. Varying Roofscape

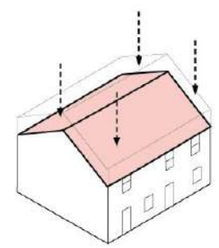


3. Chimney / porch

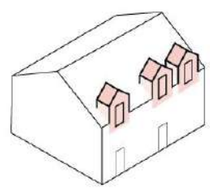
Cottage Principles:



1. Regimented fenestration of each cottage



2. Lower elevation



3. Dormer windows

Fig 51: House typologies

Fig 52: Barn conversion - Architype, England

Fig 53: Purpose built barn - Moxon, Scotland

Fig 54: Purpose built barn - Mary Arnold-Forster Architects, Scotland

Contemporary expression

Modern architectural intervention has found a niche in barn conversions. It has become a design typology in itself and there are a multitude of excellent examples.

A key feature of the barn is the roof which has a steep pitch, although, it is not our main design driver. We are aware of the local context that features a variety of roofscape and heights thus we have concluded that not all of our housing typologies require the same steep pitch.

Local guidance suggests the heights of house types to be no more than two storeys - the roofs therefore provide the opportunity to create the required variety amongst the three main typologies.

Fig 55: Barn conversion - England

Architectural expression

Architectural expression, identified in the local vernacular, which can be varied in application across the relevant typologies includes:

1. Roof - a varied roofscape creates the feeling of gradual development reminiscent of rural settlements.
2. Fenestration - mostly horizontal, but consisting of numerous vertical panes.
3. Chimney - vertical element to symbolise dwelling.
4. Shading elements, such as porches or shutters.

Fig 56: Varied roofscape

Fig 57: Horizontal windows

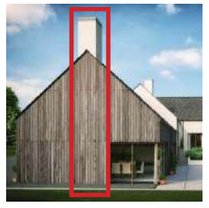


Fig 58: Vertical element

Fig 59: Entrance porch

Fig 60: Emerging vision sketch of a cluster showing a barn and farm house

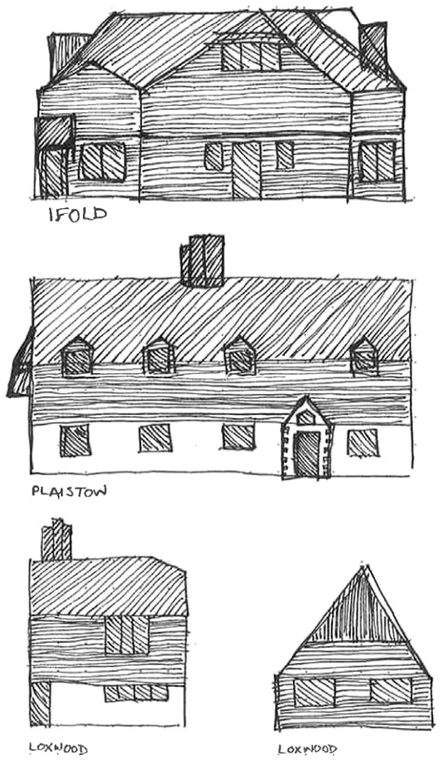


Fig 61: Sketches of local material application

Materiality

The material palette in the local villages includes timber cladding / weatherboard, wall tiles, brick, stone, and render. The farmstead buildings use an identical material palette.

The project's aspirations for a sustainable development requires a more selective material palette. We have chosen not to progress with brick, as the environmental impact is greater than timber or local stone (brick has a higher level of embodied carbon*). Materials such as timber and stone are able to absorb carbon even during the in-use phase of a building, making their embodied energy very low.

Furthermore, modern methods of construction (MMC) techniques move away from the use of stone or brick, as their weight can be detrimental - especially for transportation.

*Embodied carbon is the carbon that is emitted during the making of the building. This includes extraction of materials, transport, the building phase of the product or structure, and the deconstruction and disposal of materials at the end of life. The embodied energy of construction materials can vary a lot.

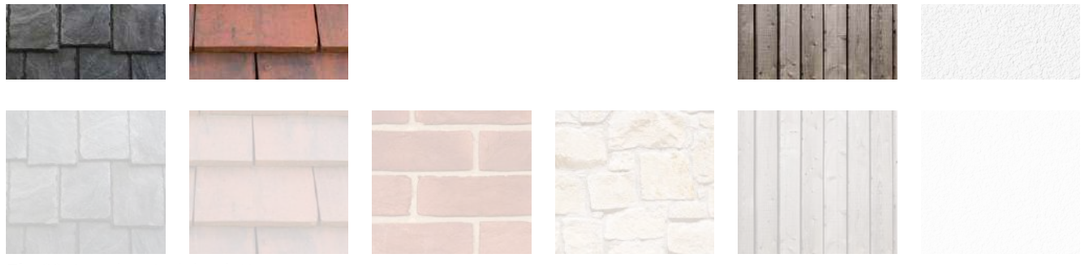
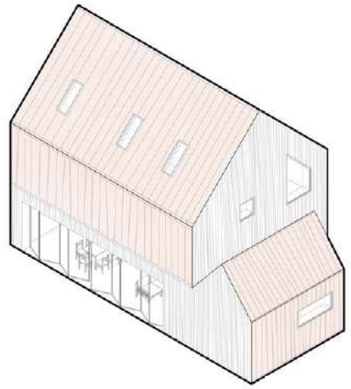


Fig 62: Local material palette

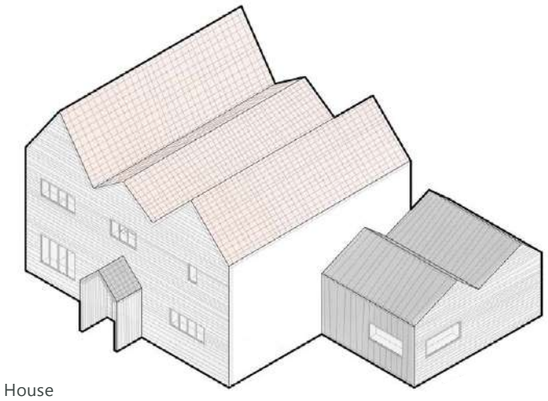
Material application

The form of the buildings is inspired by the agricultural character of the surrounding farms. However, material application can be influenced by both agricultural and village aesthetics, as they use the same material palette.

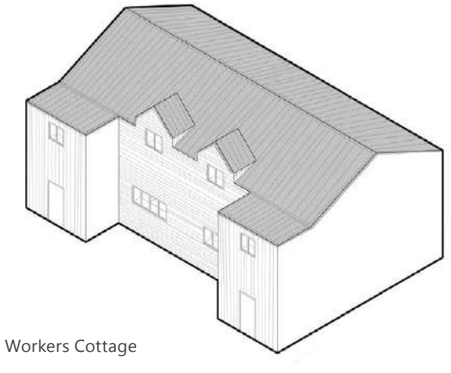
Fig 63: Possible material palette



Barn



Farm House



Farm Workers Cottage

Fig 64: Elevational treatment sketches

3.0 Site & Considerations

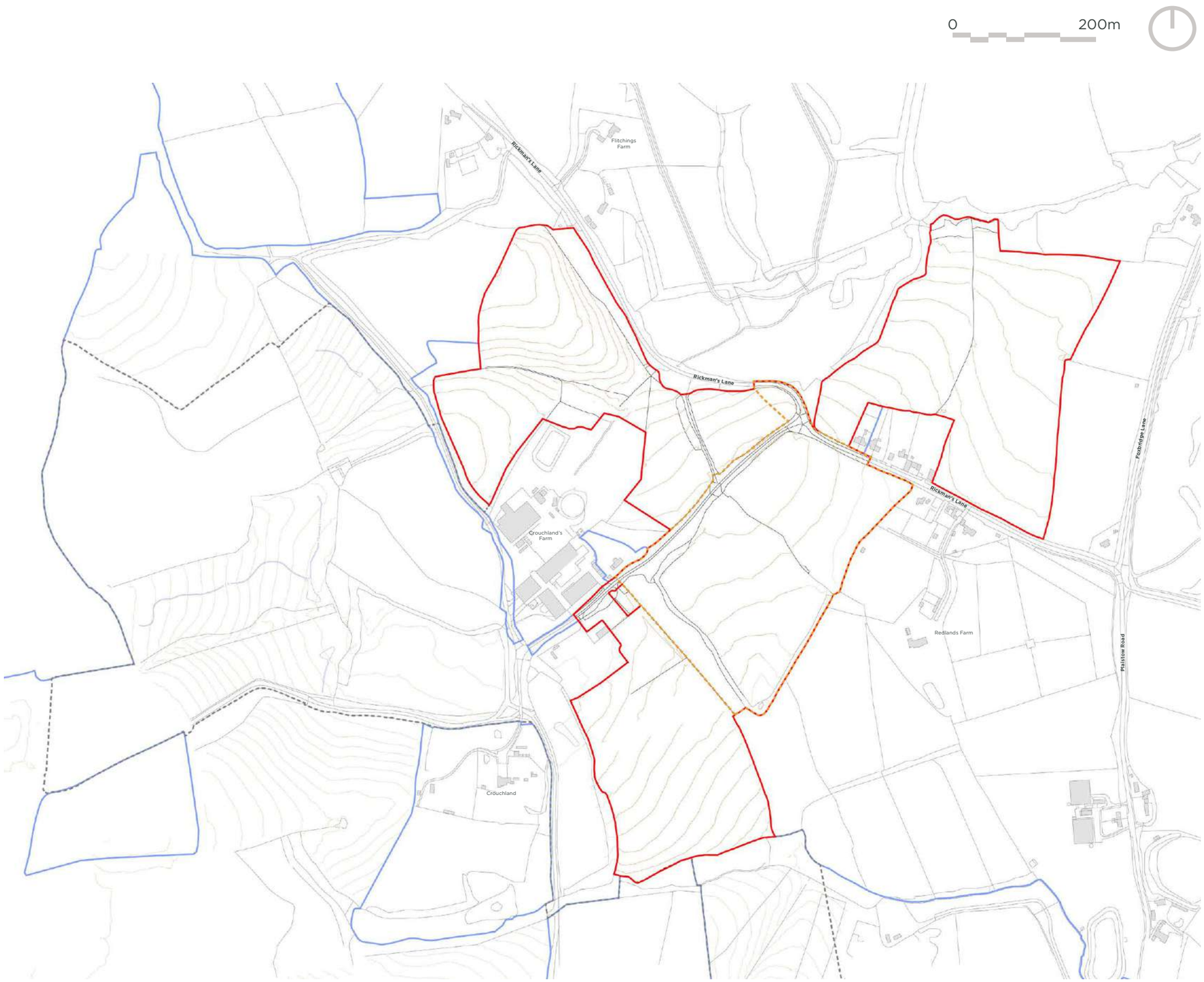
3.1 The Site

The Site is located to the south of Plaistow, in Billingshurst, and extends to 33.6 Ha (83.0 acres).

Rickman's Green Village is located on part of Crouchlands Farm. The Site is made up of agricultural fields, and incorporates the existing access point from Rickman's Lane. There is an area of woodland to the south of the Phase 1 land parcel.

Rickman's Green Village's new homes and the potential school land will take up just 17% of the overall Crouchlands Farm landholding.

The wider landholding at Crouchlands Farm, lawfully operating as a livestock farm, comprises 194 hectares of fields in agricultural use, an assortment of agricultural buildings and associated hardstanding, and areas of woodland. All existing farmland is categorised as Grade 3b (not best and most versatile land) agricultural land. The existing farm buildings (comprising the large cattle shed and workshop, existing barns and the portacabins currently accommodating Artemis's office and welfare facilities), Hardnips Barn to the west and the existing fields to the south and west of the existing farm buildings.



Residential application boundary (33.6 Ha)

Wider land ownership boundary

Phase 1 application boundary

Whole Farm Plan application boundary

Fig 65: Red line plan

3.2 Site Photographs

The following are a series of photographs taken in October 2022, which highlight the key characteristics of the Site and it's immediate context. Photograph descriptions are provided as follows:

1. View looking south onto an existing barn at Crouchlands Farm
2. View looking west over the hedgerow toawrds the farm buildings at Crouchlands Farm
3. View across the fields which surround Crouchlands Farm, showing the track which separates the fields
4. View north west of the Site, showing the surrounding vegetation; specifically the existing trees which border the fields
5. View looking south west along the existing track taken from Rickman's Lane
6. View looking south east onto the surrounding fields, showing the boundary trees which line the road / farm track serving Crouchlands Farm

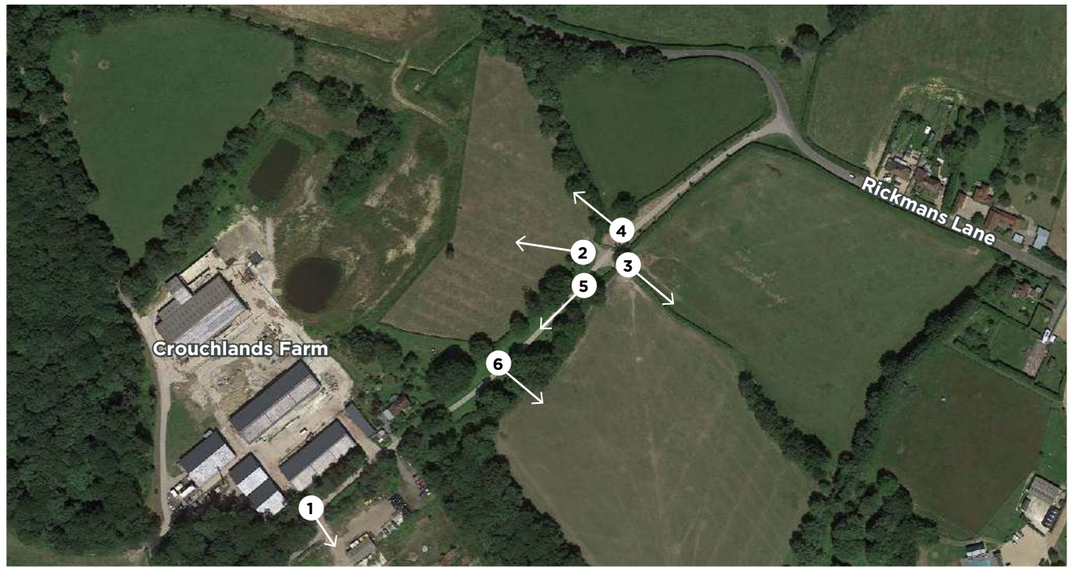
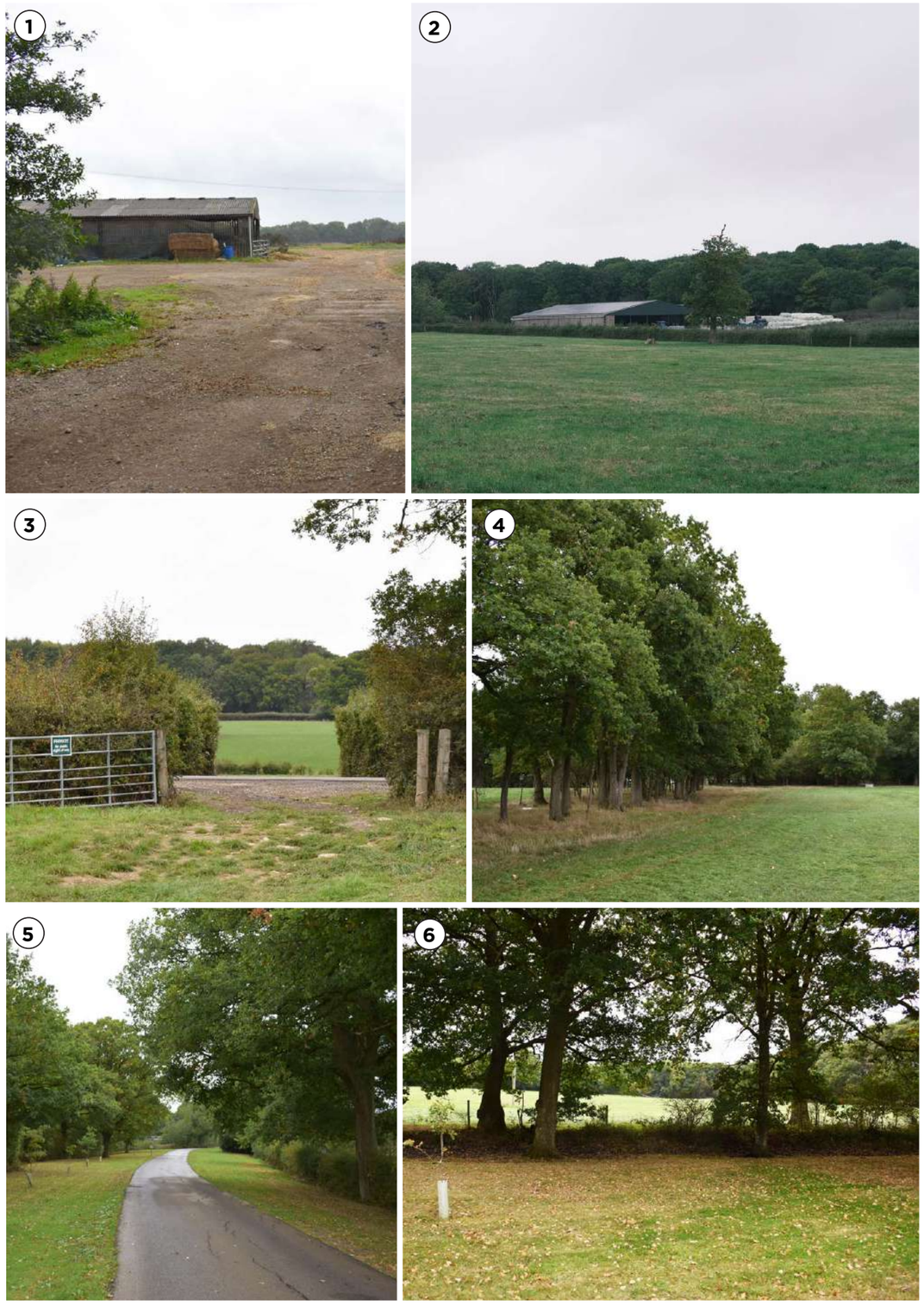


Fig 66: Photo locations of Crouchlands Farm context



3.3 Technical Summary

The project team is made up of a series of expert consultants who have provided design, planning and technical expertise to develop the final masterplan proposals.

The core team include:

DLBP provided Town Planning services

Carter Jonas provided Urban Design & Masterplanning services

HLM Architects provided Architecture services

Royal Haskoning provided technical Highways and Infrastructure services

Sheils Flynn provided Landscape Architecture services

The Ecology Co-op provided Ecology services

SJA Trees provided Arboriculture services

The proposal for a new village settlement at Crouchlands Farm has been informed by an extensive amount of technical work and resulting evidence. A summary of the research undertaken to inform the proposals, along with key findings, is provided below and overleaf.

Built Heritage

An archaeological assessment as well as an assessment of all nearby heritage assets has been undertaken to inform the proposed masterplan and position of access routes. The archaeological potential of the Site has been assessed in overall terms as Moderate to High with particular reference to encountering archaeological remains of medieval and post-medieval date (specifically glassmaking and lime-burning).

Archaeological work has been undertaken by Border Archaeology (BA). BA has noted that the likelihood of encountering prehistoric and Romano-British archaeology has been assessed as Low. BA considers the potential of the site does not present an impediment to development. However, given the Moderate to High potential of the Site in archaeological terms, with particular reference to encountering evidence of rural settlement and industrial activity of medieval/post-medieval date, it has been suggested that an appropriate programme of site investigation and recording, the details to be agreed with the planning archaeologist at Chichester District Council, will be necessary to determine the extent, depth and significance of buried features and deposits within the Site.

DLBP has also prepared two Heritage Statements which assess the impact of development on Plaistow Conservation Area and the setting of Grade II listed buildings.

Landscape

A landscape consultant has been instrumental to the preparation of the proposed masterplan, having consideration for the potential impacts of any future development on the existing and future natural and built landscape.

The approach to landscape in the masterplan – explained in the forthcoming sections of this document – include the creation of corridors and pockets of landscape, making use of established areas of trees and open landscape to help enhance the setting of new development as well as provide good recreation opportunities.

Ecology

Ecological surveys have been undertaken, with consideration for the areas of Ancient Woodland within the site, and adjacent Sites of Nature Conservation Importance and Special Areas of Conservation, to inform the proposed masterplan and access routes, and indicative landscaping plan.

Key responses that need to be considered through the masterplan are the need to create ecological “exclusion” zones around hedgerows and tree lines (including areas of ancient woodland) for both the purpose of protecting established trees species but specifically for retaining areas of habitat for existing and/or protected species.

Highways

A detailed review of existing traffic flows on Rickman’s Lane together with site lines and potential access points for new development has been undertaken.

As a result of this study it is concluded that the range of legal and physical constraints to the highway and land adjoining, results in very few possible locations to achieve access into the wider Crouchlands Farm land. Rickman’s Lane in the vicinity of the existing site access, as well as Foxbridge Lane, present the only viable means of permanent access. Given the current aspirations for development across the site, at least two points of access will be required to serve the site to both sides of Rickman’s Lane.

Arboriculture

A full arboriculture survey has been undertaken to list all existing trees and assess their quality, to inform the proposed masterplan and access routes, and indicative landscaping plan.

The key findings of this work is the need to retain and integrate the many hedge and tree rows found across the site, along with key grouping, to help create a mature setting for the new settlement from its earliest years.

3.4 Site Considerations

The following are a series of key technical constraints and opportunities which need to be considered through development of the Site masterplan.

1. Potential long distance views in and out of the Site to the north from the lane and Public Right of Way currently used as the access way to Crouchlands Farm
2. Potential long distance views along the alignment of the lane and Public Right of Way currently used as the access way to Crouchlands Farm, towards woodland in the northern extent of the Site, and beyond to higher ground
3. Potential long distance views to higher ground south of Plaistow from the lane and public right of way currently used as the access way to Crouchlands Farm
4. Existing properties on Rickman's Lane with sensitive rear boundaries looking out across the northern parcels
5. Predominant landform falling from a high point at Rickman's Lane to a lower point in the northern part of the northern parcel
6. Predominant landform falling from higher land along the public right of way currently used as the access way to Crouchlands Farm to lower land in the south western corner
7. Undulating landform in the areas north of the access way to Crouchlands Farm, rising up towards Plaistow
8. Existing dwelling outside of the site boundary with sensitive boundaries backing on to the Crouchlands Farm area and the wider proposed development Site to the north west
9. Ancient woodland running adjacent to the site's western boundary, with a 15m offset within the Site
10. Band of ancient woodland running south east through the Site from Crouchlands Farm to the boundary, with a 15m offset from development required on both sides
11. Hedgerow field boundary dividing the northern Site in to two parcels east and west
12. Hedgerow field boundary dividing the southern section into two parcels
13. Existing Grade II listed building, Crouchland, to the south west of the existing Crouchlands Farm buildings
14. Existing Public Right of Way running east-west close to the northern boundary of the northern site
15. Ancient Woodland in the western part of the site at Hardnip's Copse
16. Ancient Woodland in the western part of the site at Limekiln Wood
17. Existing Public Right of Way along the access route to Crouchlands Farm, running west from Rickman's Lane

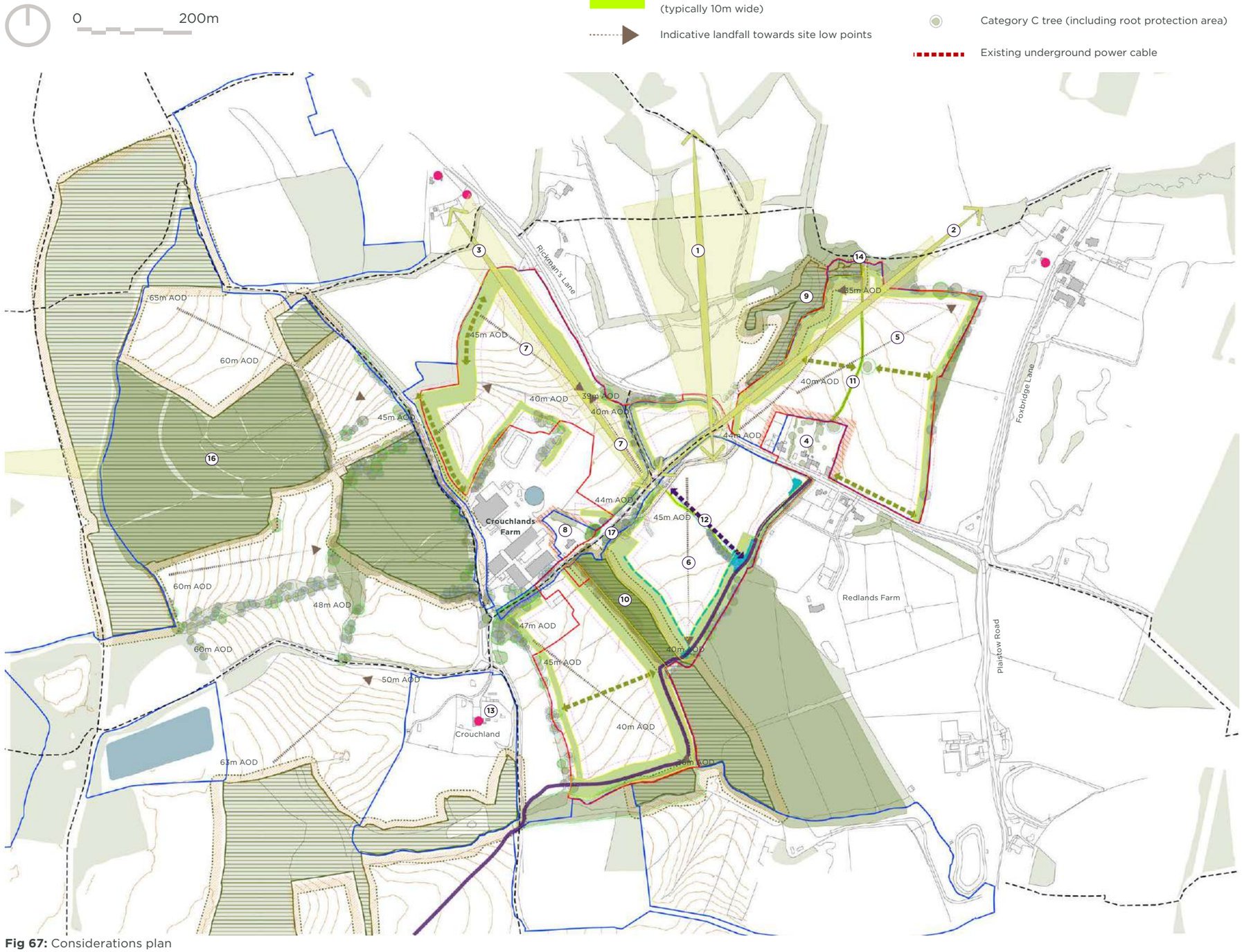


Fig 67: Considerations plan

4.0 Design Development

4.1 Existing Site Design Drivers

A series of design driver diagrams are shown below and overleaf which illustrate the existing Site features which have influenced the design of the masterplan. These are separated into:

1. Topography;
2. Existing green infrastructure;
3. Protecting the Public Rights of Way (PRoW);
4. Ecotones;
5. Sensitive boundaries; and
6. Viewing corridors.

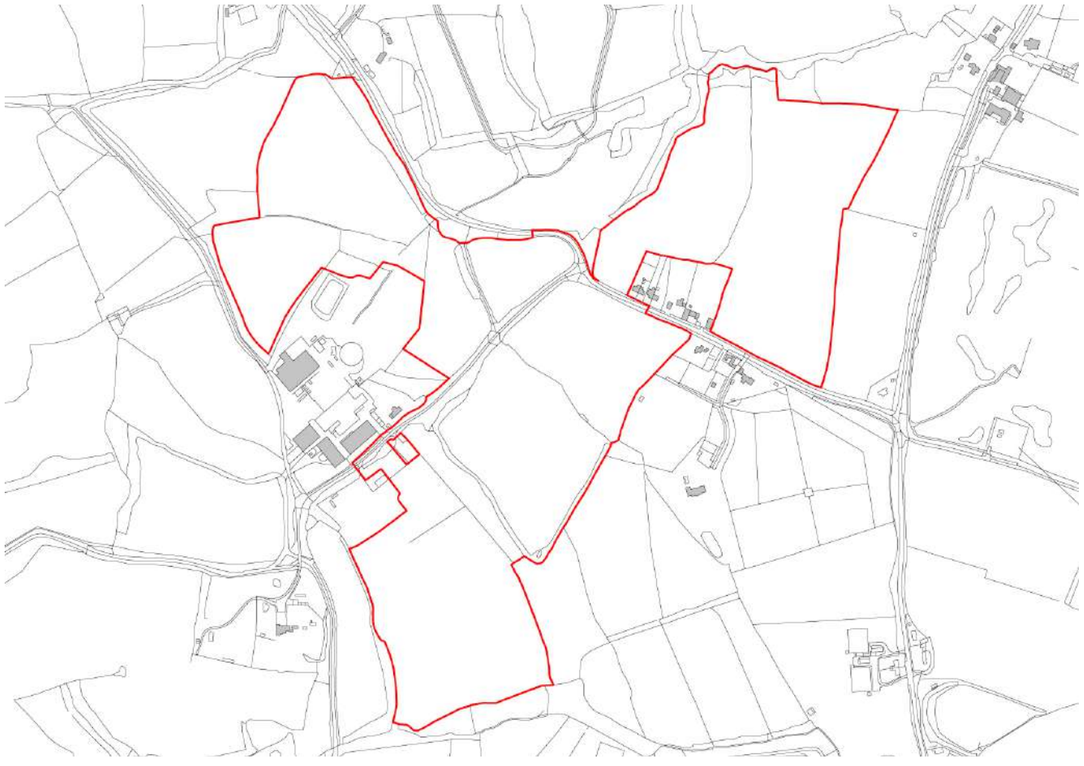


Fig 68: Red line plan

Topography

Identify the steeper areas of the Site and protect / emphasise the primary views into / out of the Site from the highest and lowest lying land.

Utilise the lower level areas of land for surface water storage and the steeper areas of land for conveyancing of surface water / open space, not for development.

Existing Green Infrastructure

Retain, where possible, existing trees and hedgerows, taking into account the importance of the Ancient Woodland around the Site edges.

Retain existing vegetation wherever possible, including the denser planted areas towards the boundaries of the Site.

Identify areas of Ancient Woodland and ensure that a 30 metre buffer is incorporated from the woodland edge, to reduce impact on this important habitat.

Fig 69: Existing site design drivers diagrams

Protecting Utility Corridors and Public Rights of Way (PRoW)

An existing powerline runs along the southern boundary of the Site from the east to the western corner. The easement has informed the siting of development areas within this part of the Site. Several PRoW's surround the Site, with one running east to west starting from Rickmans Lane (ref:643) which cuts through the Site on the eastern boundary (ref:628).

These routes require protection to ensure they remain usable access corridors. Whilst the character of the area surrounding each PRoW will change through the development of the Site, the routes can be upgraded and set within green corridors through the development.

Ecotones

Identify and define the ecotones and their boundaries as protected corridors for bats. These ecotones require restrictions from development to ensure that the important foraging and habitat is retained.

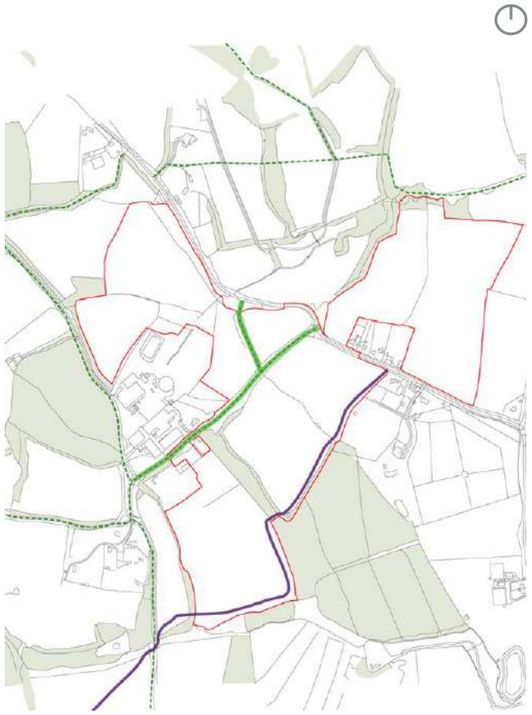
Sensitive Boundaries

To protect and enhance existing buildings around the Site, particularly agricultural buildings which will remain in agricultural use.

Boundaries which are close to existing residential and agricultural buildings have been taken into consideration when forming development areas. This will ensure that new development works with the existing built form and protects amenity / setting.

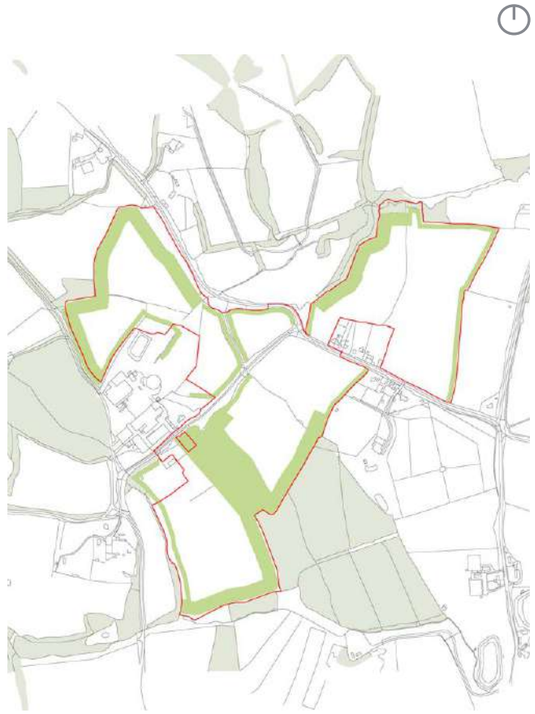
Viewing Corridors

Existing views towards the surrounding countryside have been considered as part of the application. These key views have been established through the visual impact assessment.



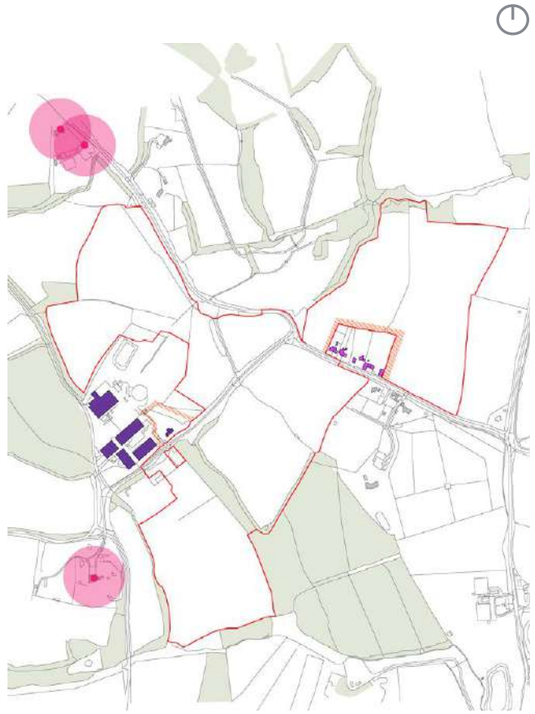
Key

- PRoW
- PRoW buffer
- Powerline / easement (below ground)



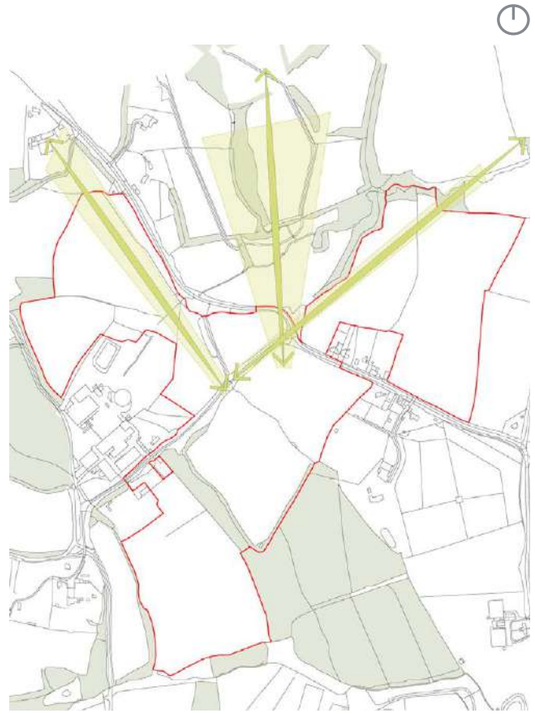
Key

- Ecotones



Key

- Listed Building
- Listed Building (setting)
- Sensitive boundary to residential development
- Existing agricultural buildings
- Existing residential buildings



Key

- Key view
- Key view buffer

Fig 70: Existing site design drivers diagrams

4.2 Masterplan Framework

Option A

In May of 2022, Artemis submitted a pre-application "Vision Document" which set out the key approach to the creation of Rickman's Green Village. This document presented an emerging masterplan at the time. Following feedback received from Chichester District Council (CDC) after a meeting held between CDC offices and the Artemis team in July 2022, we have made further refinements to the masterplan.

The framework masterplan presented opposite illustrates an arrangement of proposed development and open space across the Site. This has been produced in light of a thorough Site analysis, including desktop and on-site work. The proposed development parcels have been positioned to work around the existing vegetation (including Ancient Woodland) to create a connected network of open spaces and green links throughout the Site. Key connections for walking and cycling are proposed between the development areas, the proposed facilities at Rickman's Green Village and the wider PRoW routes to the north and east.

1. Proposed location of primary Site access from Rickman's Lane serving both the development areas at Streeter's Farm to the north and Crouchlands Farm
2. Proposed location of secondary access point to the wider masterplan
3. Area of open space accommodating existing retained trees and hedgerows within broad green corridors
4. Potential location for a Two Form Entry (2FE) primary school with provision for Special Education Needs (SEN) and an Early Years Centre
5. Alignment of Public Right of Way (PRoW) retained between development parcels
6. Potential link through to the PRoW to the north of the Site
7. Potential location of community uses / play

Total dwellings:
Up to 520 homes at an indicative average density of 39 dwellings-per-hectare based upon the total NDA figure of 13.50 hectares

Non Residential Uses:
Education Use - 2.47 hectare land parcel
- 2.40 Ha for 2-Form Entry Primary School (2FE)
- 0.07 Ha for Special Educational Needs (SEN) and Early Years (EY) centre provision

Fig 71: Emerging masterplan for 520 homes and a 2FE Primary School

Option B

Option B proposes residential development in place of the 2FE Primary School at option A, increasing the number of new homes that can be delivered on the Site.

1. Proposed location of primary Site access from Rickman's Lane serving both the development areas at Streeter's Farm to the north and Crouchlands Farm
2. Proposed location of secondary access point to the wider masterplan
3. Area of open space accommodating existing retained trees and hedgerows within broad green corridors
4. Alignment of Public Right of Way (PRoW) retained between development parcels
5. Potential link through to the PRoW to the north of the Site
6. Potential location of community uses / play

Total dwellings:
Up to 600 at an indicative average density of 38 dwellings-per-hectare based upon the total NDA figure of 16.00 Ha

Fig 72: Emerging masterplan for 600 homes

4.3 Design Rationale

Site Masterplanning Principles

The following are a series of key design principles for the masterplan:

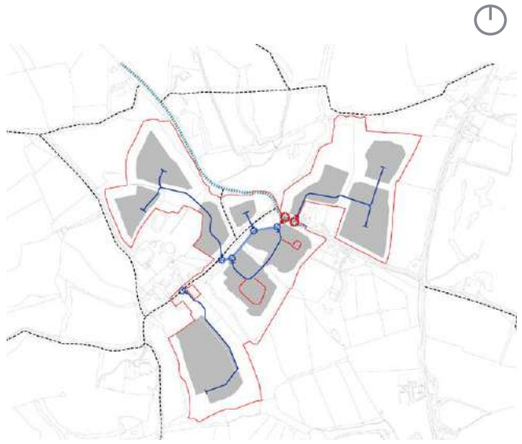
- A main vehicular point of access to the Site from Rickman's Lane;
- Well-connected internal road layouts comprising a network of village streets, lanes, paths and courts, which deliver areas of distinct character and allow good accessibility for pedestrians and cyclists together with bridleway connections through the Site to the wider area;
- A landscape-led masterplan where new trees, hedges and open space form a green network and setting for the new buildings, whilst reducing visual impact, enhacing biodiversity reducing impact on the setting of local heritage assets;
- New homes to be predominantly two storeys in height, with some two-and-a-half homes (two plus dormer);
- Every house to have a private garden space - some larger, some smaller - to suit different needs and desires;
- Utilisation of renewable, low carbon and decentralised energy schemes;
- Utilisation of modular or other modern methods of construction;
- Suitable SuDs and flood risk management;
- Appropriate habitat mitigation and creation; and
- The integration of existing historic and landscape features into the development.

Movement Network

A legible hierarchy of streets are proposed on the Site, including:

- A primary street linking the main access from Rickman's Lane to the development areas in the east and west;
- Secondary streets serving residential areas in the main parts of the Site;
- Tertiary streets / private drives serving a limited number of dwellings.

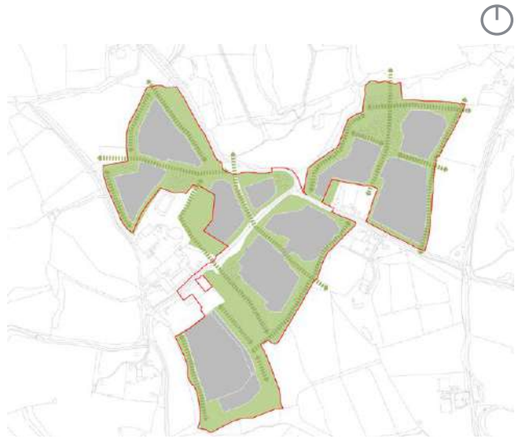
All streets will be designed to incorporate elements of street planting, as well as prioritising pedestrian and cycle movement.



Permeability & Open Space

The housing areas have been designed to create a permeable and well connected network of streets which are designed for pedestrians and cyclists.

The landscape led masterplan proposes a green network of publicly accessible open space, whilst preserving green boundaries with existing woodland to minimise the impact of development on the existing setting.



Green Space, Ecotones & Ancient Woodland

The development areas have been shaped by the existing ecotone bat corridors. Open space is proposed to wrap around the development areas, adjacent to the ecotones and the Ancient Woodland.

30 metre wide buffers are proposed adjacent to areas of Ancient Woodland.

Fig 73: Design rationale diagrams

4.4 Landscape Framework

The plan opposite demonstrates the proposed green network of open space and vegetation which has been shaped to ensure that new development is well intergrated within its broader landscape setting.

Key features include:

1. A tree lined access route to Rickman's Green Village, realigned from the existing route which includes a Public Right of Way
2. Retention of the existing rural lane approach into Rickman's Green Village, with wide verges, existing mature trees and hedgerows retained
3. Key viewing corridors to the north from Public Rights of Way retained
4. Root protection areas to existing trees and a significant 30 metre offset to existing Ancient Woodland, creating an edge landscape to support walking routes and biodiversity enhancements
5. Existing hedgerows retained with an offset from development areas to ensure continued growth and prosperity
6. Offset from existing boundary hedgerow to ensure retention and continued growth
7. Open space proposed in the northern part of the Site to allow for surface water attenuation features / new planting, and to create a transition between new built form and the wider landscape setting
8. Potential new feature planting close to the existing Site entrance to ensure the retention of the rural character of the existing rural lane into Rickman's Green Village
9. Existing hedgerow retained through the centre of Phase 1, with offsets to development to ensure continued growth
10. Potential areas for surface water attenuation
11. Existing mature trees along the Rickman's Green Village approach route to be retained - with development kept clear of root protection areas
12. Existing trees along the current Public Right of Way retained
13. Potential for street tree planting on all routes throughout the Site - key routes shown are indicative
14. Potential for a low-speed vehicle route through open space to connect residential areas, with generous tree planting and a potential change in surface material
15. Tree lined route leading to the proposed location of the primary school (option A) and/or residential uses (option B)

Fig 74: Landscape framework plan

4.5 Blue & Green Infrastructure

The arrangement of public open space and landscaped drainage basins links formal and informal spaces across Rickman's Green Village, while also allowing for biodiversity increases and children's play.

Tree-lined streets link areas of open space to primary routes, ensuring that open spaces are accessible to all in Rickman's Green Village.

1. Creating a positive interface between the edge of new housing and areas of open space, creating new areas of vegetation planting and trees
2. Utilising streets to plant new shrubs and vegetation to encourage biodiversity in residential areas
3. New areas for children's play
4. Creating areas for biodiversity with new native wildflower planting
5. Creating landscaped attenuation / wetland features
6. Housing overlooking a surface water attenuation feature
7. Green streets with tree planting to break up car parking and built form
8. A primary, tree lined route, is proposed from the access into Rickman's Green Village

Fig 75: Blue and green infrastructure plan

Fig 76: Landscape framework features

4.6 Sustainability & MMC

Sustainability

Given the rural setting of the Site, a sensitive approach to design is required, ensuring that the new homes can be delivered with minimum disruption, whilst limiting their impact on their natural environment when built. Therefore, the team at HLM looked at incorporating principles of both MMC methodologies and sustainable design standards (including a 'fabric first approach' and RIBA 2030 Sustainable Outcomes) from the outset of the design process, from the overall masterplan level down to the design of the house types. Incorporating sustainable design methodologies / MMC will not limit the deliverablility of the scheme but make sure certain principles are built in from the outset.

RIBA Sustainable Outcomes

In line with UN's Sustainable Development Goals, the RIBA has developed 8 Sustainable Outcomes (the "Outcomes") against which HLM measures all projects.

- Net zero operational carbon
- Net zero embodied carbon
- Sustainable water cycle
- Sustainable connectivity and transport
- Sustainable land use and biodiversity
- Good health and wellbeing
- Sustainable communities and social value
- Sustainable life cycle cost

Given the holistic nature of the RIBA Sustainable Outcomes 2030 framework, this would need to be considered by the whole design team through a future detailed Reserved Matters application.

Fig 77: Diagram from RIBA Sustainable Outcomes Guide (December 2019)

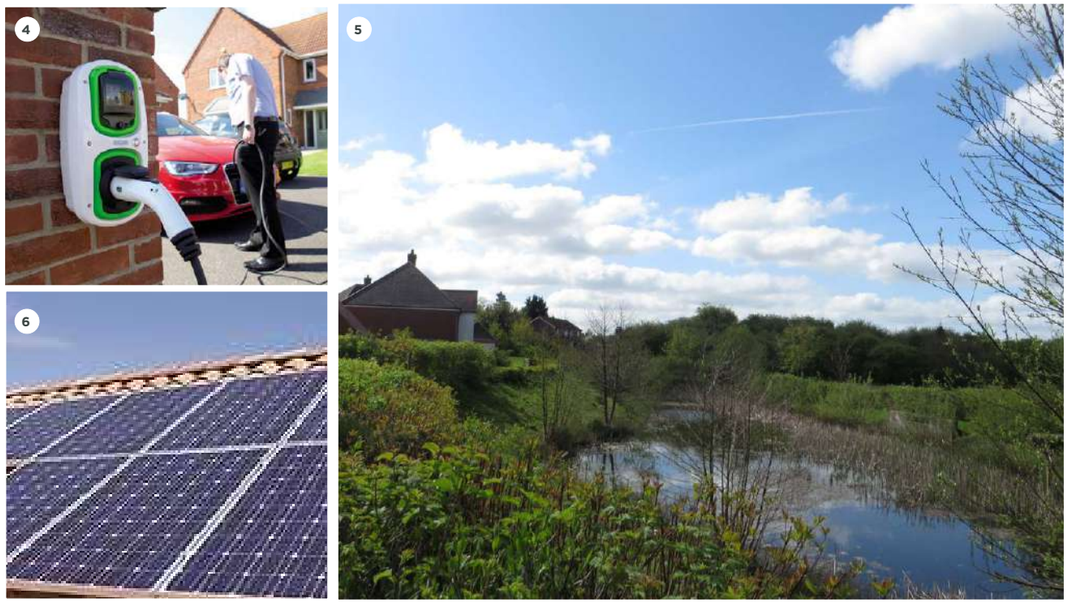


Fig 78: Environmental and Biodiversity Net Gain features

1. Biodiversity net gain
2. Native woodland
3. Sustainable Urban Drainage Systems
4. EV charging
5. Flood attenuation basins
6. Approach to energy generation/savings

Climate Emergency

The Built Environment contributes to approximately 30% of the UK's total carbon footprint. The UK Government is committed through the Climate Change Act to reduce CO^2 emissions to 80% of 1990 levels by the year 2050 through a programme of CO^2 emission reductions.

To achieve this we must design buildings to be:

- Zero energy / carbon in operation and materials
- Climate Adaptable

Sustainable design principles

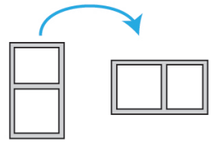
We are looking to apply sustainable design principles to the housing types developed from the outset. Such principles include a fabric first approach alongside carefully considering the orientation of the houses in order to minimise the heating and cooling demand. The diagrams on the right illustrate some of the sustainable design principles that we are looking to incorporate in our house types.

There are several sustainable design approaches that can be adopted, these include:

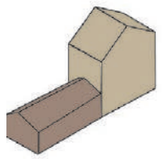
- Maximising the use of insulation
- Maximise heat in the winter months for increased solar gain from predominately south facing facades
- Minimise thermal bridges
- Airtight building fabric
- Basic building form that reduces exposed surface area and therefore heat loss
- Triple glazed windows sized appropriately depending on building orientation
- Encouraging natural ventilation through cross ventilation across the building

Further to a fabric first approach embodied energy for materials should be considered.

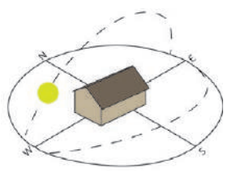
Maximise windows on the south facing façade for optimal daylight and solar gain in winter (can add shading devices to avoid overheating in summer)



Prioritise horizontal windows over vertical as these improve daylight distribution across the room and are generally easier to shade to reduce the risk of overheating



Keep building form compact to avoid large exposed surface areas that are vulnerable to heat loss



Prioritise south- facing homes, that are orientated no more than +/- 300 south. To avoid overshadowing allow at least 1-1.5m distance for every 1m of height

Modern methods of construction (MMC) principles

The house types have been designed with MMC principles in mind, providing the following opportunities:

- Greater efficiency
- Greater cost savings
- Improved build quality
- Reduced waste
- Reduced carbon footprint of development

We have designed to the principles of a 3D Volumetric system (MMC Category 1) as this establishes the most onerous design standards. Although the housing typologies are designed to 3D volumetric principles, they would still have the flexibility to be delivered through a panelised MMC system or through traditional construction techniques, should this be the preferred choice.

Principles around the adopted design principles (outline)

1. Utilising standard module sizes throughout
2. Module size linked to considerations around ease of transportation
3. Stacking of internal walls where possible
4. Working with increased floor to floor heights to accommodate structural zones for modules

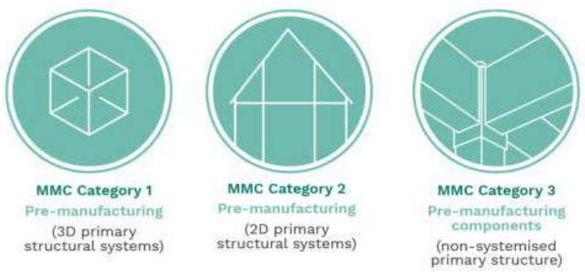


Fig 79: MMC typologies

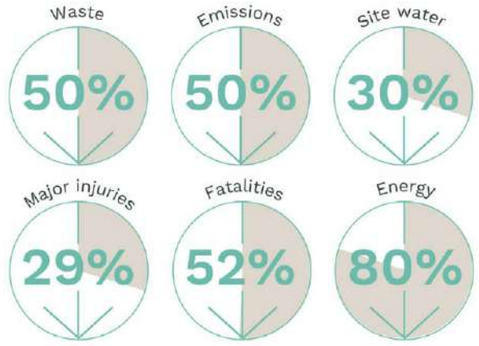


Fig 80: Advantages of utilising MMC

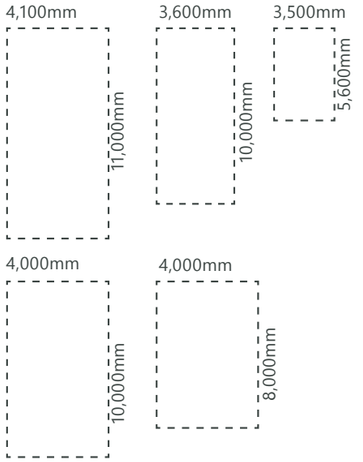


Fig 81: Module sizes applied to house types

Fig 82: Springfield Meadow is an example of a housing development in Oxfordshire delivered through the use of a panelised MMC system. The MMC system used to deliver the scheme is called the Biond System.

5.0 Masterplan & Illustrations

5.1 Illustrative Masterplan

The plan opposite illustrates a development of 520 homes (Option A) and a 2FE Primary School at Rickman's Green VIllage, which takes account of the parameters documented in Section 6.0.

Key

- Residential dwelling
- 2FE Primary School, SEN & EY provision
- Community use / play area
- Drainage basin location
- Access road
- Primary route
- Secondary route
- Shared drive / parking court
- Public Right of Way
- Proposed tree planting / buffer
- Proposed hedgerow buffer

Fig 83: Illustrative Masterplan

5.2 Phase 2 Housing Mix

The tables below represent the indicative housing mixes of phase 2 for Options A and B, which includes the breakdown of the affordable housing split (30%).

Option A (including school) - 412 Dwellings

	1 bed	2 bed	3 bed	4+ bed	Total
Affordable rented	33	33	12	4	**82**
Affordable home ownership	10	22	8	2	**42**
Market Housing (70% of total requirement)	29	115	101	43	**288**
Total	**72**	**170**	**121**	**49**	***412***

Table 1: Phase 2 housing mix, Option A

Option B (excluding school) - 492 Dwellings

	1 bed	2 bed	3 bed	4+ bed	Total
Affordable rented	39	39	15	5	**98**
Affordable home ownership	12	25	10	2	**49**
Market Housing (70% of total requirement)	34	138	121	52	**345**
Total	**85**	**202**	**146**	**59**	***492***

Table 2: Phase 2 housing mix, Option B

5.3 Illustrative Sections

The street sections opposite illustrate three different edge conditions of Rickman's Green Village set within its context.

0 20m

Fig 84: Illustrative Sections

5.4 Axonometric View

The view below shows an artist's impression of Rickman's Green Village set within its context.

1. 2FE Primary School, SEN & EY provision
2. Sports fields / provision
3. Ancient Woodland
4. Crouchlands Farm
5. Rural food and retail
6. Special event area
7. Attenuation ponds and surface water
8. Rickman's Lane
9. Glamping field
10. Special events overflow parking
11. Rural Enterprise Centre

Fig 85: Axonometric view

6.0 Parameters

6.1 Land Use - Option A

The land use parameter plan opposite sets out the proposed land uses for the Site. The primary use is Residential alongside the primary School, SEN & EY provision. Areas of open/green space include areas for drainage and childrens play areas.

Key

- Residential application boundary (33.6 Ha)
- Phase 1 application boundary
- Whole Farm Plan application boundary

- Residential Net Developable Area (NDA) including highways and other infrastructure (13.50 Ha)
- Non-residential developable area - 2FE Primary School, SEN & EY provision (2.47 Ha)

NB1: The Site has potential to deliver up to 520 homes at an average density of 39 dwellings-per-hectare based upon the above NDA figure

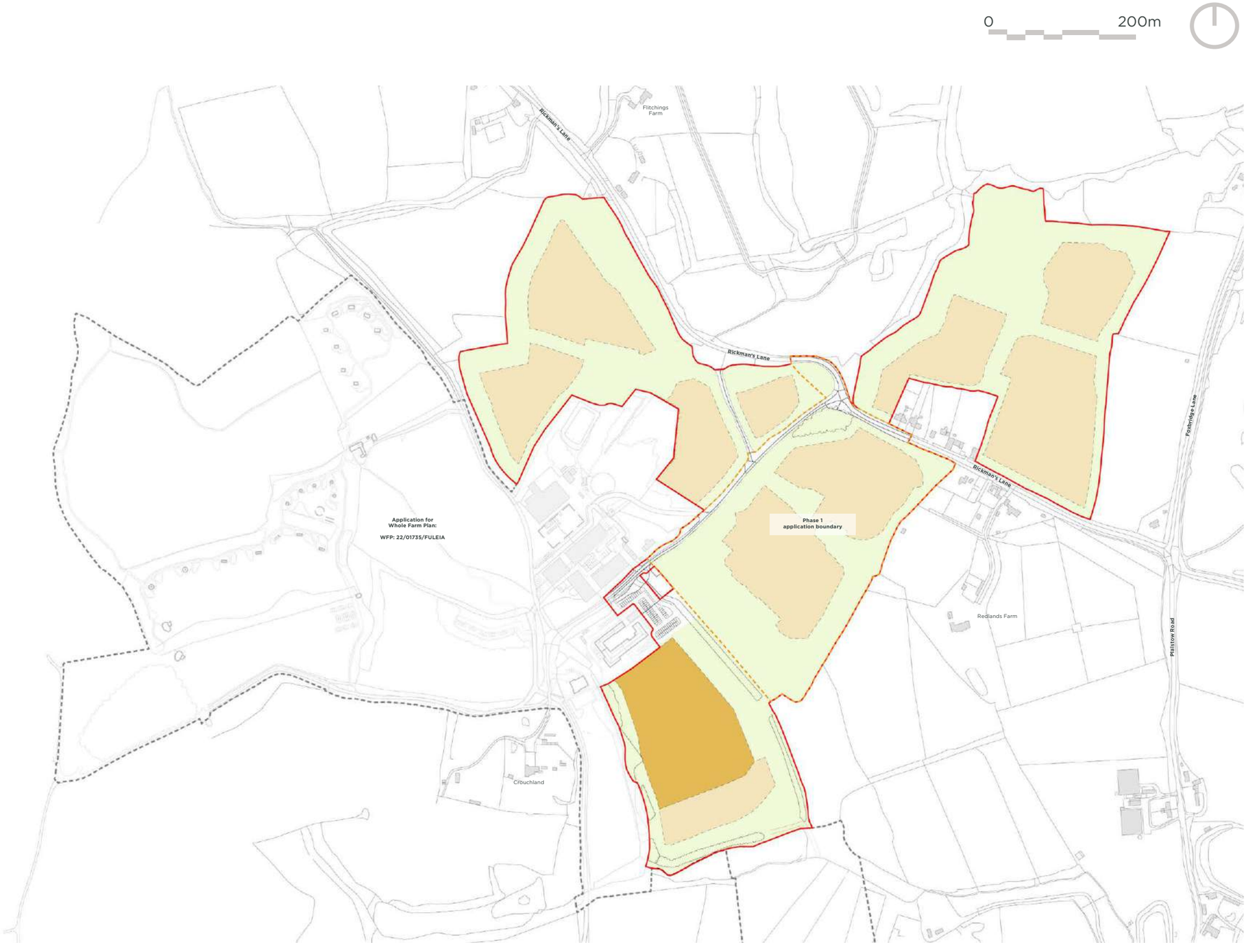


Fig 86: Land use parameter plan (Option A)

6.1 Land Use - Option B

The land use parameter plan opposite sets out the proposed land uses for the Site. The primary use is Residential. Areas of open/green space include areas for drainage and childrens play areas.

Key

Residential application boundary (33.6 Ha)

Phase 1 application boundary

Whole Farm Plan application boundary

Residential Net Developable Area (NDA) including highways and other infrastructure (16.00 Ha)

NB1: The Site has potential to deliver up to 600 homes at an average density of 38 dwellings-per-hectare based upon the above NDA figure

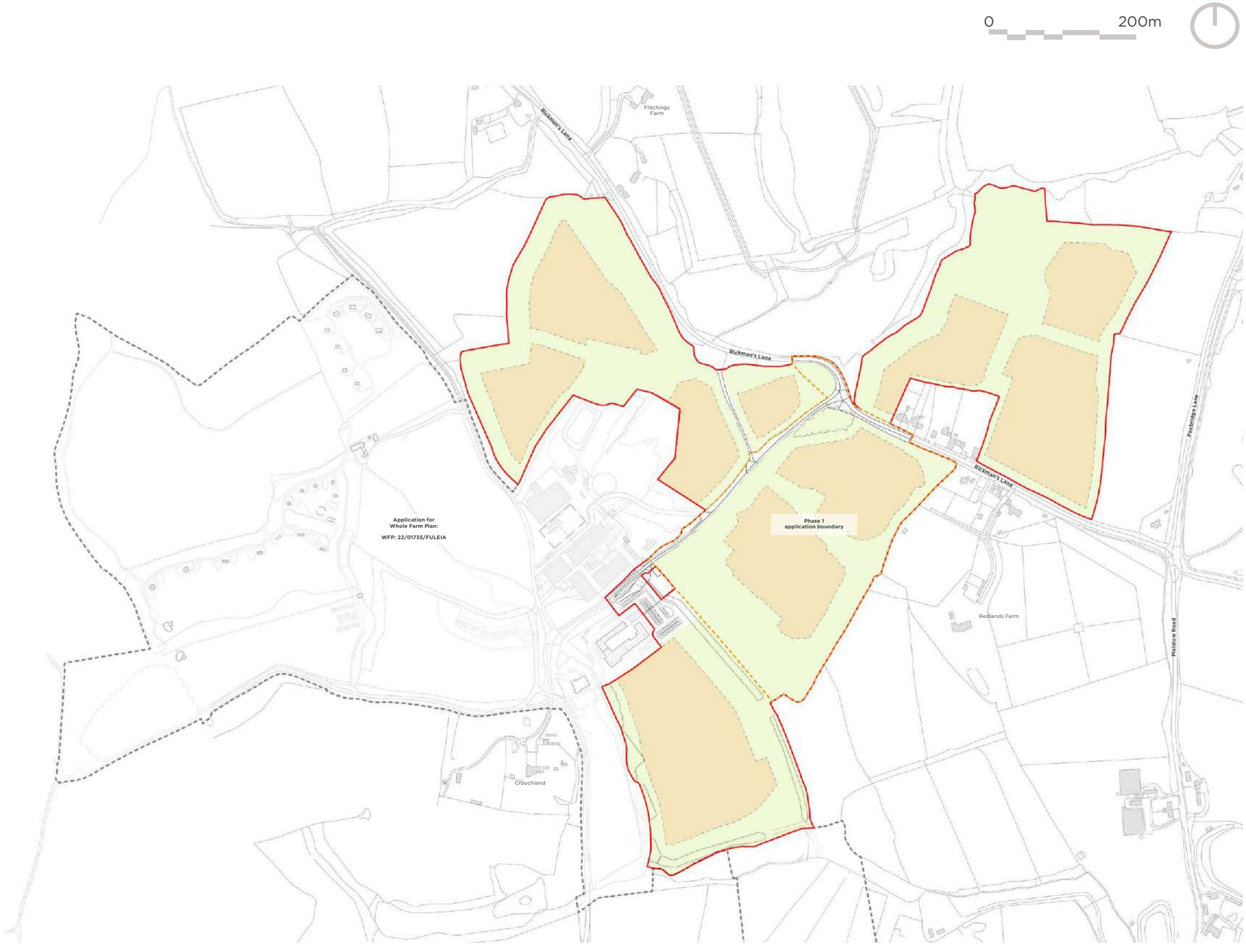


Fig 87: Land use parameter plan (Option B)

6.2 Access & Movement - Option A

The indicative road network shown works with the proposed development areas to create a permeable neighbourhood. The location of secondary streets at the periphery of the development area will allow dwellings to positively respond to areas of open space, providing passive surveillance.

All streets would encourage walking and cycling.

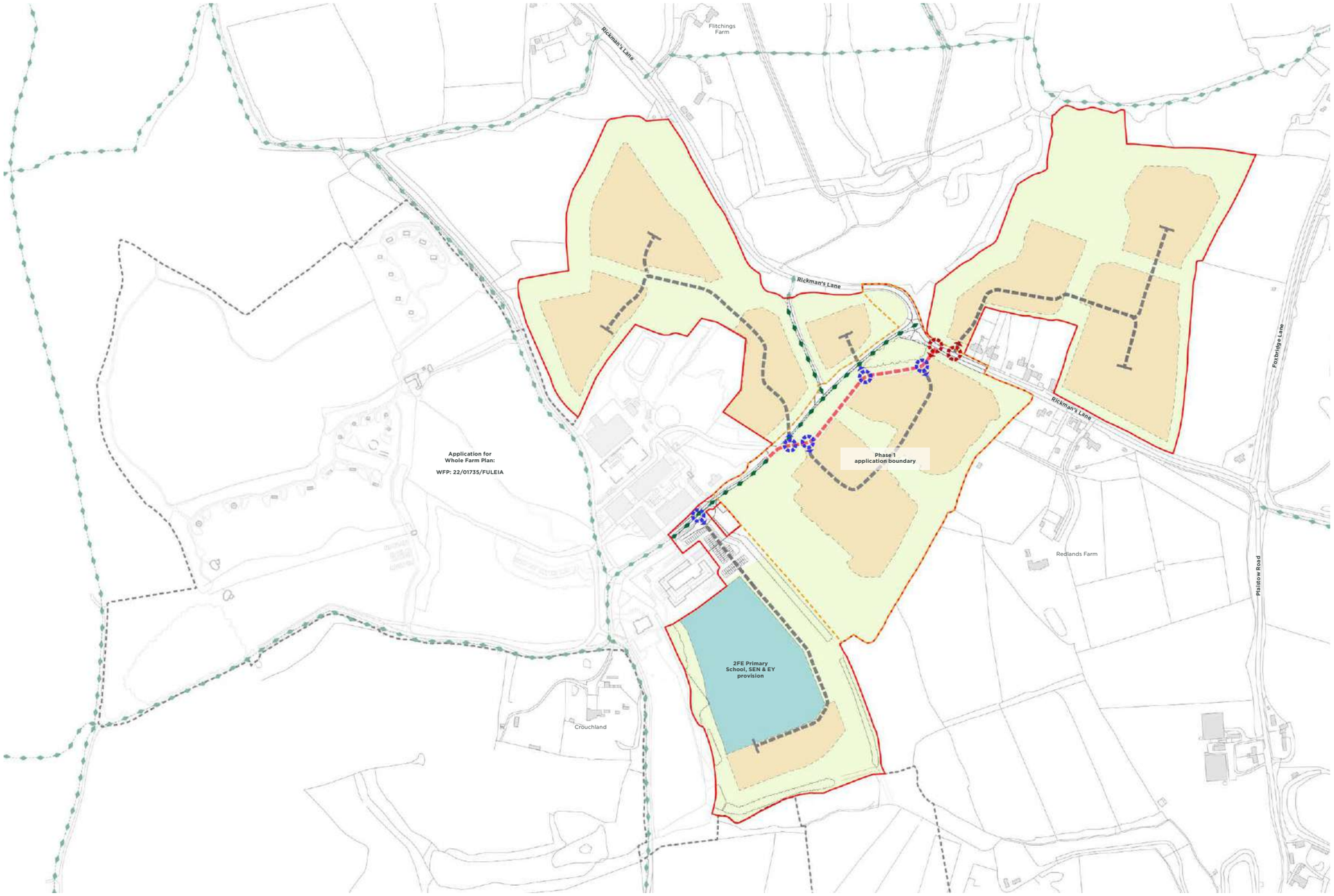


Fig 88: Access and movement parameter plan (Option A)

6.2 Access & Movement - Option B

The indicative road network shown works with the proposed development areas to create a permeable neighbourhood. The location of secondary streets at the periphery of the development area will allow dwellings to positively respond to areas of open space, providing passive surveillance.

All streets would encourage walking and cycling.

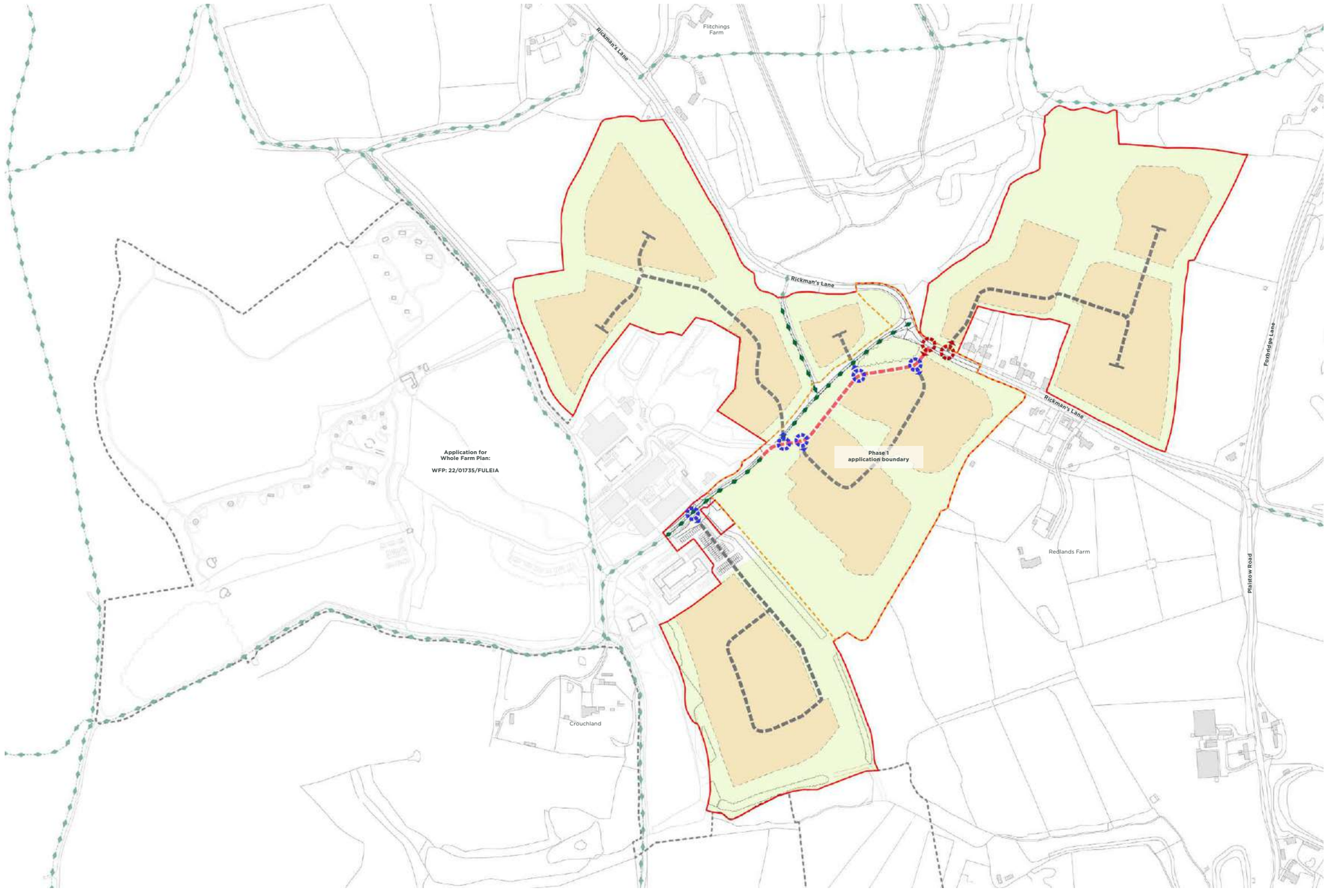


Fig 89: Access and movement parameter plan (Option B)

6.3 Building Heights - Option A

The building heights parameter plan opposite shows the proposed range of storey heights for dwellings across the Site.

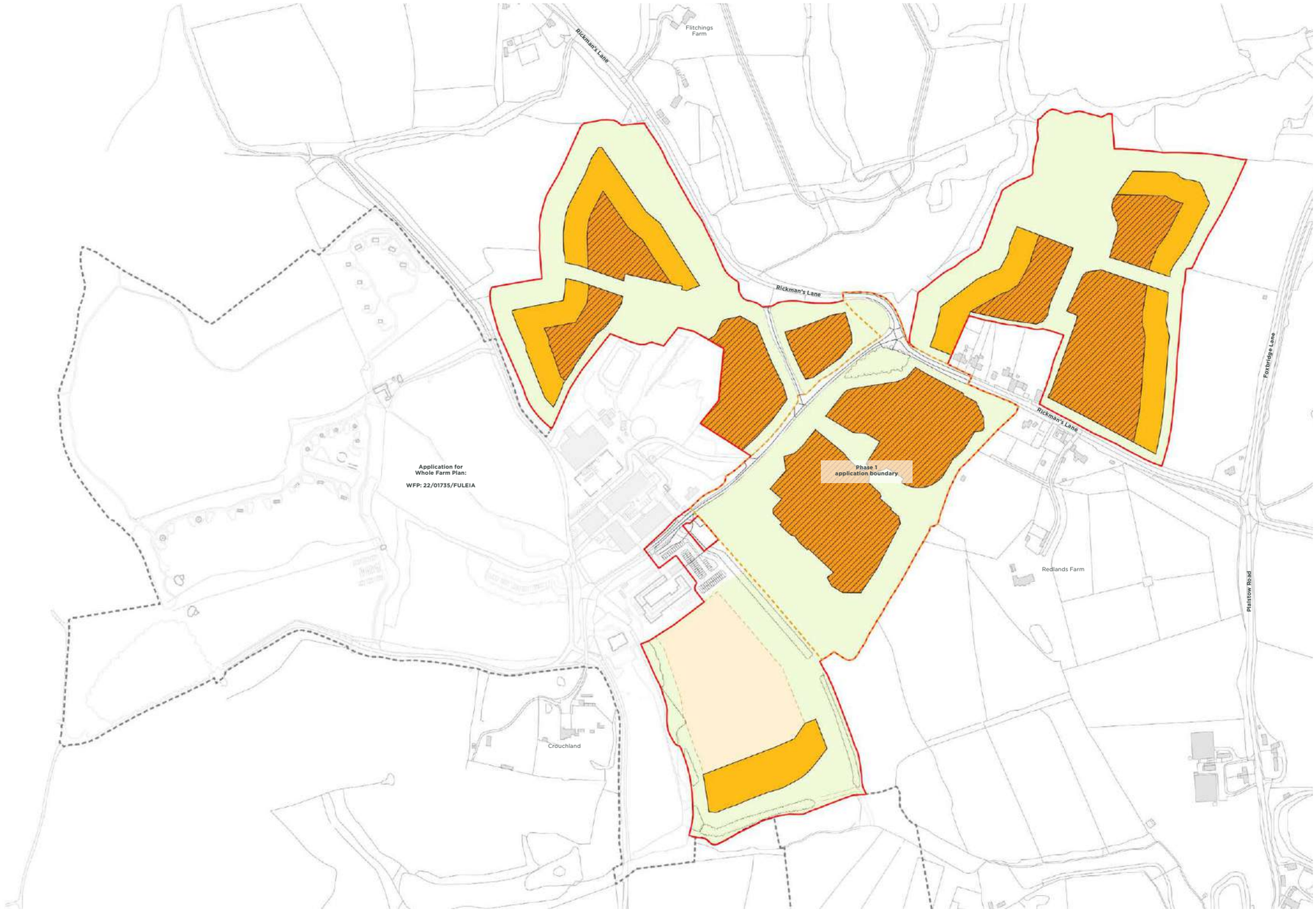
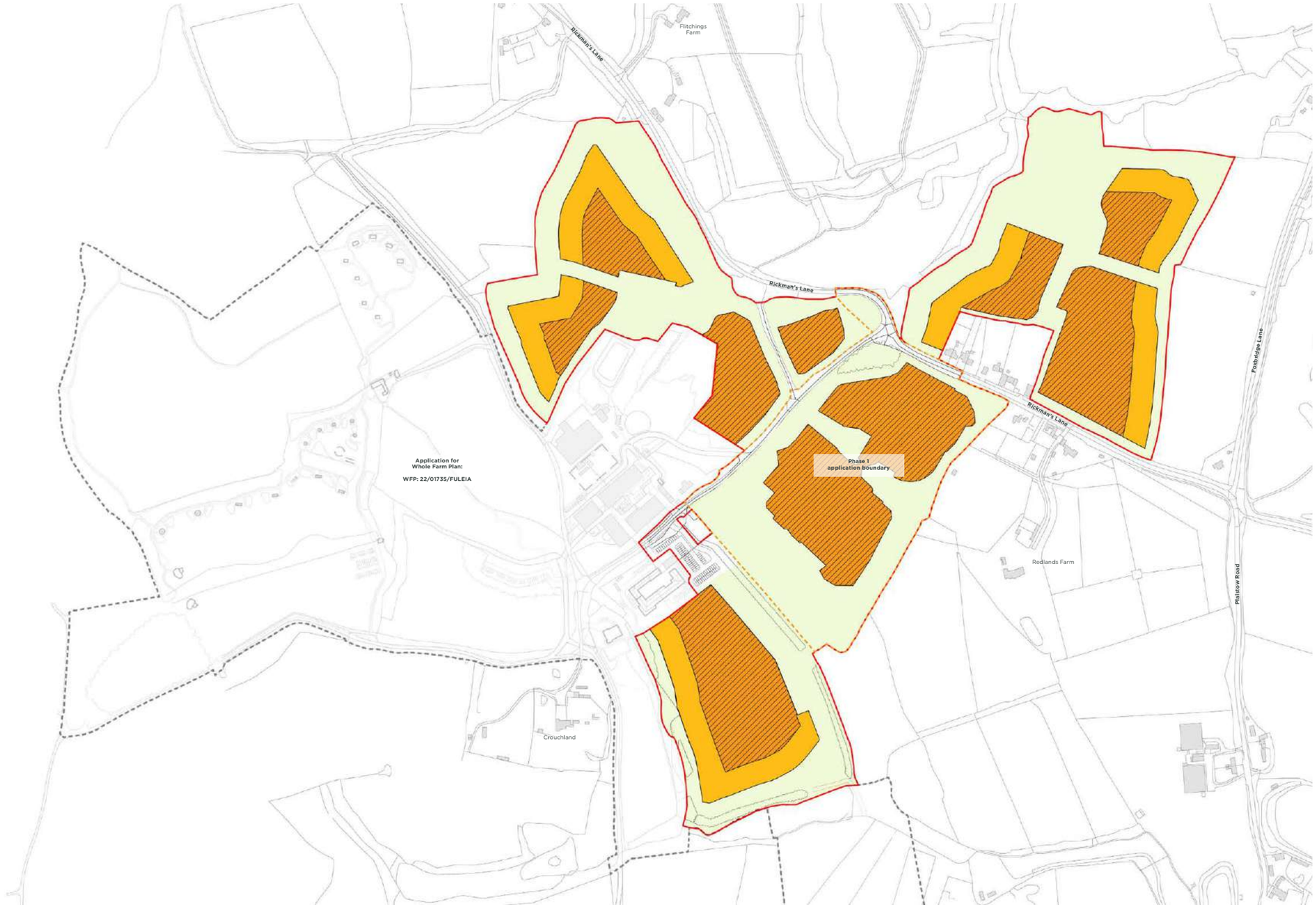


Fig 90: Building heights parameter plan (Option A)

6.3 Building Heights - Option B

The building heights parameter plan opposite shows the proposed range of storey heights for dwellings across the Site.



Key

- Residential application boundary (33.6 Ha)
- Phase 1 application boundary
- Whole Farm Plan application boundary
- Development area - up to 2.5 storey
- Development area - up to 2 storey

Fig 91: Building heights parameter plan (Option B)

6.4 Landscape & Open Space - Option A

The landscape and open space plan opposite shows the proposed range of publicly accessible open space and off-site sports provision.

0 200m

Key

- Residential application boundary (33.6 Ha)
- Phase 1 application boundary
- Whole Farm Plan application boundary
- Amenity open space, allotments and play areas (3.74 Ha)
- Natural / Semi-natural green space, including on-site woodland (2.88 Ha)
- Off-site sports provision (2.30 Ha)
- Indicative surface water attenuation area (Total: 1.69 Ha)
- Eco-tone boundary (bat protection corridor)
- Ancient Woodland

Fig 92: Landscape and open space parameter plan (Option A)

6.4 Landscape & Open Space - Option B

The landscape and open space plan opposite shows the proposed range of publicly accessible open space and off-site sports provision.

Key

- Residential application boundary (33.6 Ha)
- Phase 1 application boundary
- Whole Farm Plan application boundary
- Amenity open space, allotments and play areas (3.74 Ha)
- Natural / Semi-natural green space, including on-site woodland (2.88 Ha)
- Off-site sports provision (2.30 Ha)
- Indicative surface water attenuation area (Total: 1.69 Ha)
- Eco-tone boundary (bat protection corridor)
- Ancient Woodland

Fig 93: Landscape and open space parameter plan (Option B)

7.0 Conclusions

7.1 Conclusions & Key Benefits

7.1 Conclusions & Key Benefits

This Design & Access Statement has set out the vision and emerging proposals for Rickman's Green Village on Land at Crouchlands Farm, Rickman's Lane, Plaistow.

In light of the initial design and technical work undertaken to date, it is considered that the Site can deliver a high quality new residential neighbourhood which positively responds to its surroundings.

The key benefits can be summarised as follows:

1. **Deliver 492 new homes,** including a mix of market and affordable housing to meet local identified need
2. **Create a development layout which seeks to maximise the use of existing and planned infrastructure** - direct pedestrian and cycle connections incorporated throughout the Site
3. **Retain a landscape setting** for the farm
4. **Create a distinctive new place**, which links to Plaistow and Ifold
5. **Include areas for children's play**, including formal play areas and opportunities for informal doorstep play
6. **Create a range of multi-functional streets** including different characters which prioritise walking and cycling
7. **Create a high quality neighbourhood** with open space for play, leisure, recreation and biodiversity

Up to 492 new homes to suit local needs

30% Affordable housing

Creation of easy walking and cycling links to community and transport infrastructure

Enhanced boundary vegetation and biodiversity improvements

Development of a new Two-Form-Entry primary school, Special Educational Needs, and Early Years Centre to benefit the community

Create new areas of accessible open space for leisure, recreation and play

Fig 92: Key benefits summary infographic

Appendices

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Appendix 1 - List of Figures

Appendix 2 - List of Tables

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