

Land at Whitestone Farm, Birdham



Urban Design Analysis



URBAN DESIGN ANALYSIS

Whitestone Farm, Birdham

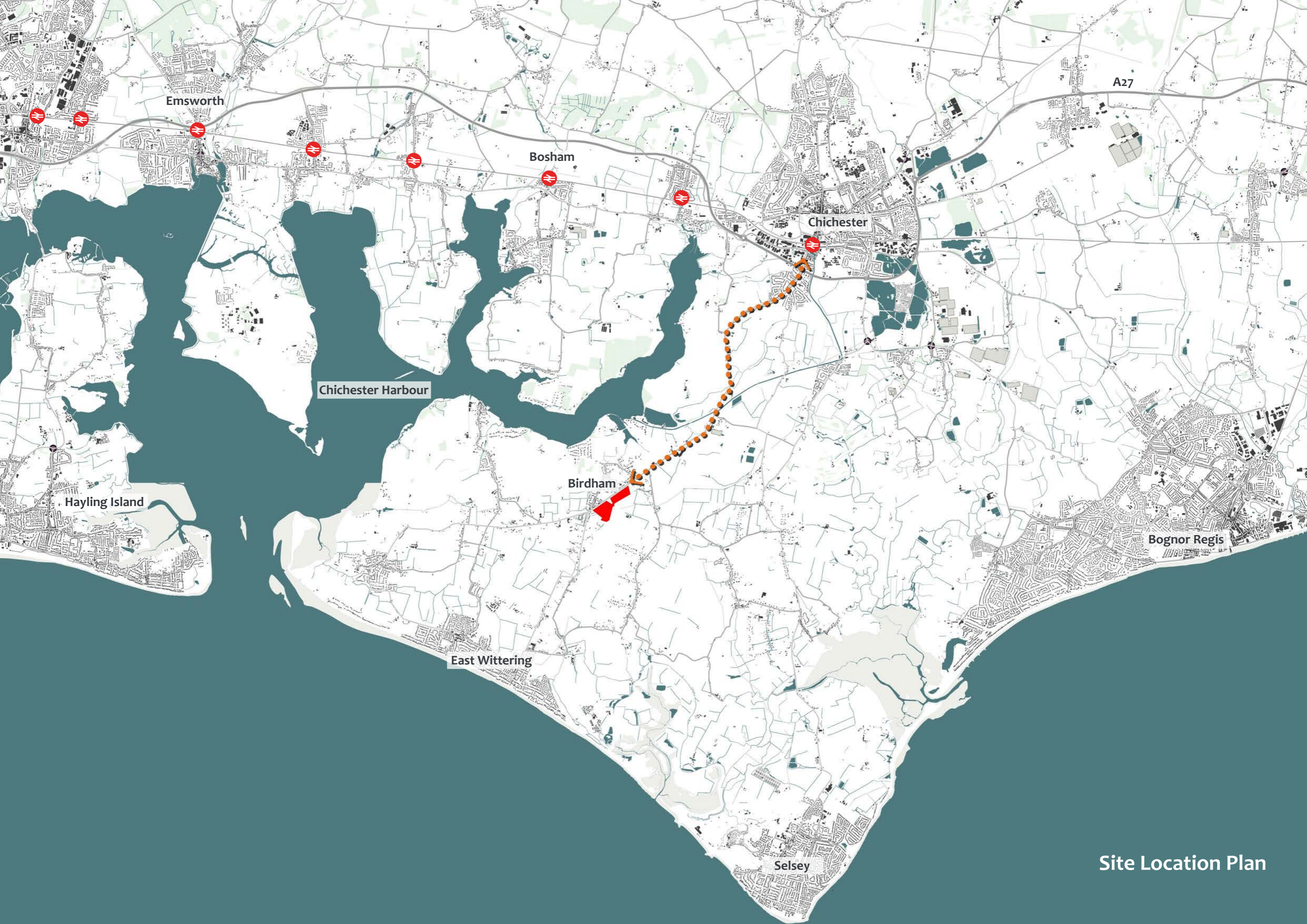
February 2019

Introduction

This report presents a site analysis for the Land at Whitestone Farm in Birdham, Chichester. It includes Location Plans, Contextual Analysis, Constraints and Opportunities and a Design Concept Plan for a residential development of approximately 125 new homes.

Contents

Introduction	2
Site Location Plan	4
Local Designations	6
Site Photographs	8
Site Opportunities	10
Site Constraints	12
Concept Plan	14



Emsworth

Bosham

Chichester

A27

Chichester Harbour

Hayling Island

Birdham






Bognor Regis

East Wittering

Selsey

Site Location Plan

Key

-  Site Location
-  Train Station
-  Water Body
-  Built Environment
-  Key Route into Chichester (5 miles/15 minute drive)

Wider Context

LOCATION

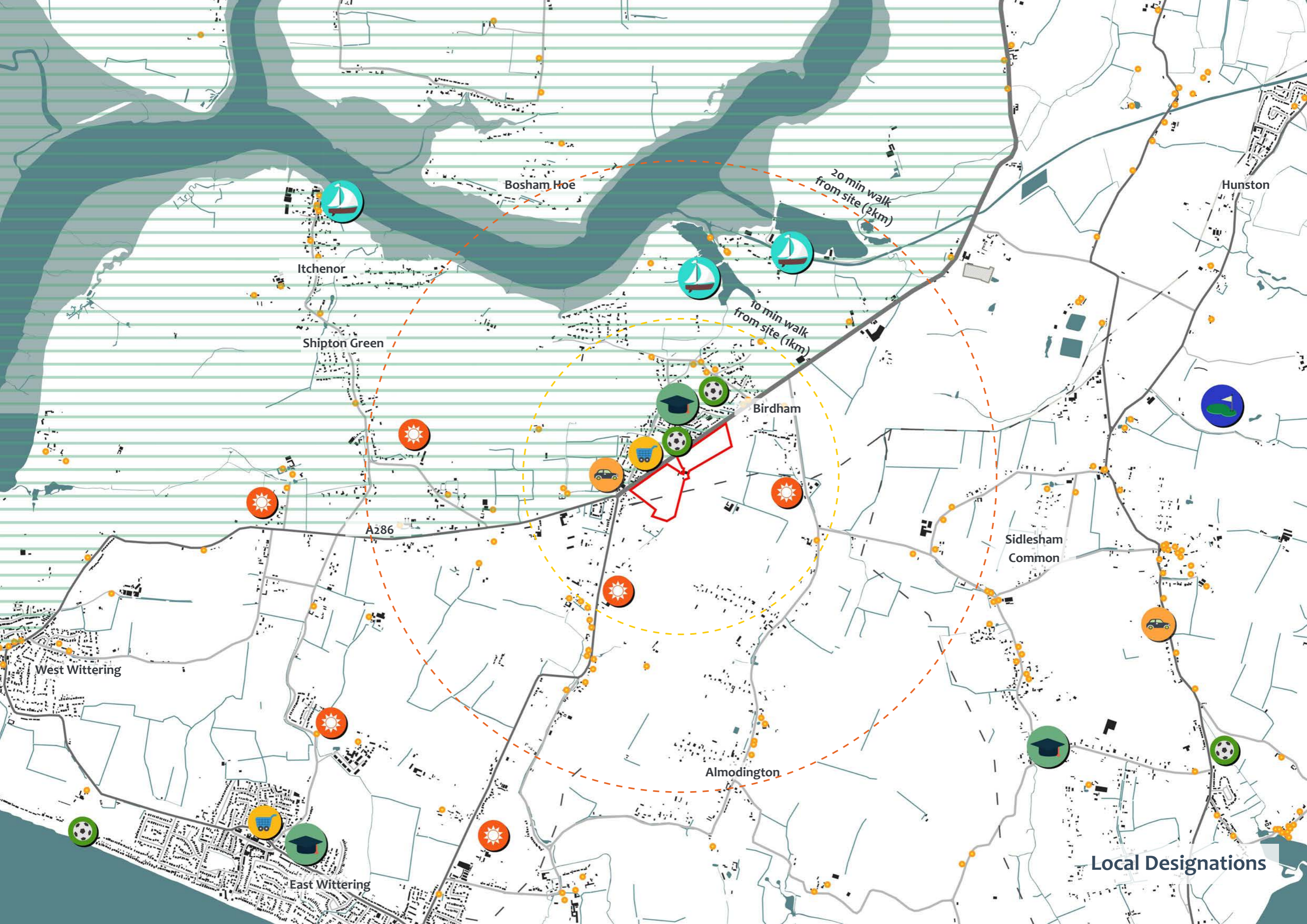
The site is located in West Sussex and lies approximately 5 miles south east of Chichester - the only city in the county. The site has good connections by bus link and road to the city. Chichester has very good rail connections to London and across the south coast.

WATER BODIES

The site, located in Birdham, is close to Chichester Harbour AONB, which leads out onto the English Channel. It is a popular area for yachtsmen with a number of marinas and sailing clubs nearby.

LOCAL AREA

The area surrounding the site is mostly open fields and farmland, with large settlements clustered towards the coast at Selsey, Bognor Regis and the Witterings, and to the north around Chichester. Both Bognor Regis and the Witterings are extremely popular seaside destinations and numerous seaside holiday parks can be found locally.



Bosham Hoe

Itchenor

Shipton Green

Birdham

Almodington

West Wittering

East Wittering

Hunston

Sidlesham Common














A286

20 min walk
from site (2km)

10 min walk
from site (1km)

Local Designations

Key

-  Site Location
-  Water Body
-  Built Environment
-  Marina/Sailing Club
-  Sports/Recreation Ground
-  School
-  Holiday Park
-  Local Shop
-  Golf Course
-  Petrol Station
-  Chichester Harbour AONB
-  Listed Building
-  Low level electric cable

Local Context

SCHOOLS/EDUCATION

Birdham has a Church of England Primary school and adjoining pre-school within close walking distance of the site. East Wittering, West Wittering and Sidlesham also have primary schools which are relatively close by. Chichester itself has numerous primary schools, as well as high schools and a university.

LOCAL SHOPS

Birdham has a local store and petrol station which are located opposite the site. There is a small local store in East Wittering. There are larger stores in Chichester, which is a 15 minute drive or bus ride away.

SPORTS/RECREATION

Birdham has a village hall with a recreation ground opposite the site and a cricket ground north of the school. Locally, you can find Chichester Golf Club, Chichester Marina, watersports activities at West Wittering and numerous holiday and activity parks.

CHICHESTER HARBOUR AONB

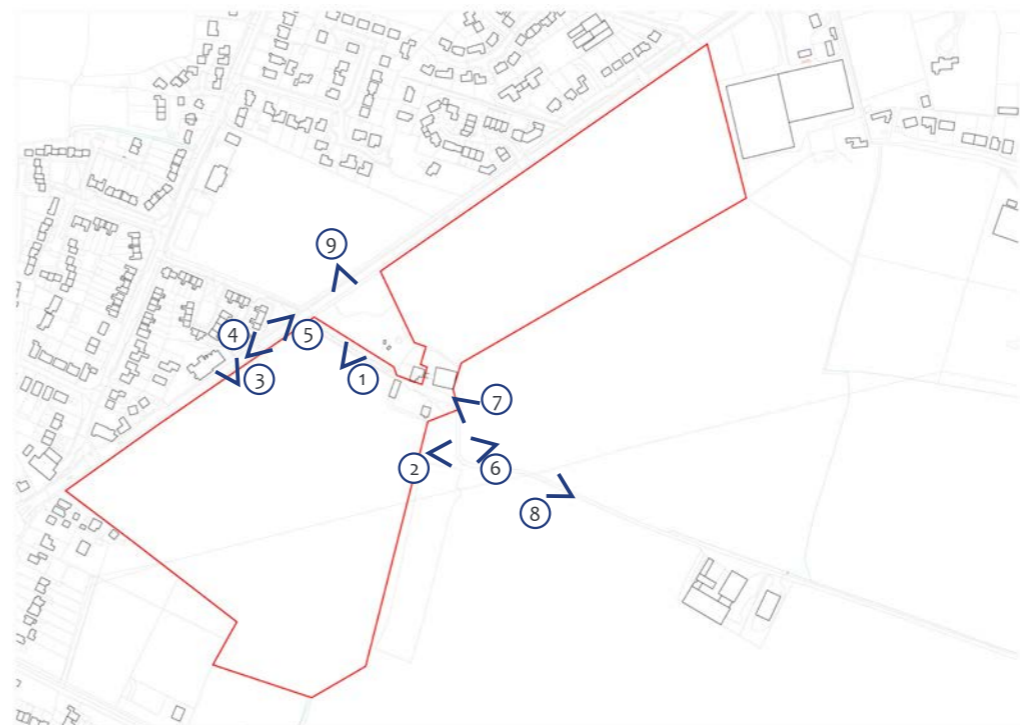
The site abuts the boundary of the AONB, which lies to the north of the A286. The natural harbour is one of four along the coastline, including Portsmouth Harbour, Langstone Harbour and Pagham Harbour.





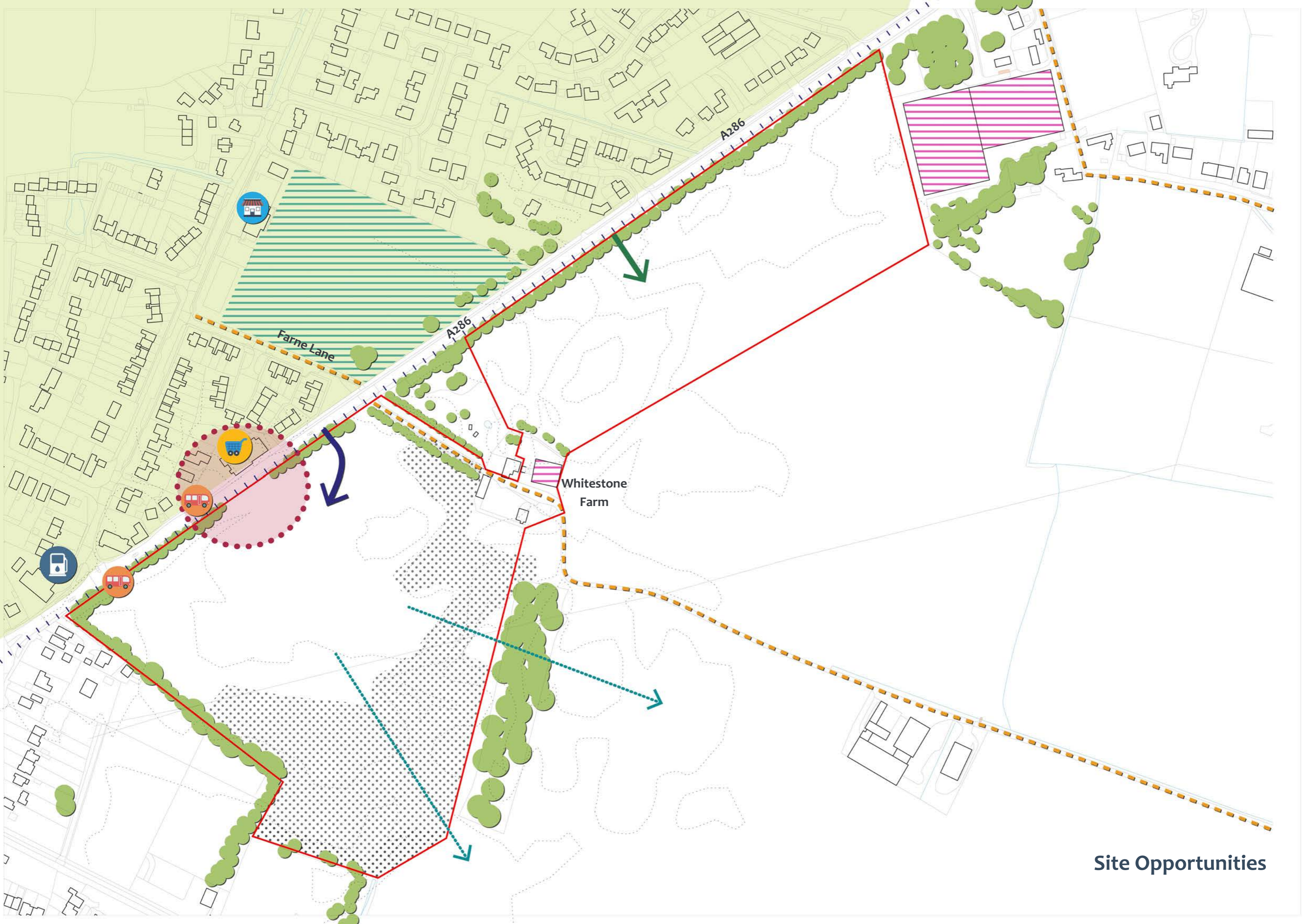
- 1 This view shows the site as you look east from the current access road. This is the area of the site intended for development and shows its current use as arable land.
- 2 This is the view from the top of the site, looking towards the south west corner. There are mature hedgerows along the south western edge.
- 3 This photograph is taken from the lay-by on the A286 opposite the Nisa local store. The Whitestone Farm buildings are visible in the distance, as well as the low-lying overhead cables which line the existing road.
- 4 This is the view looking east along the A286, showing the Nisa Local Store which fronts on to the site across the road. The A286 leads to a roundabout and the petrol station.
- 5 This photograph shows the eastern aspect of the A286 and the existing access to Whitestone Farm. This access also acts as the public footpath which runs along the centre of the site. The cycle route runs along the A286 towards Chichester and the Witterings.
- 6 This view looks towards the north east from the centre of the site. This is the northern field of the site, which is currently used as arable land.
- 7 In the centre of the site there are small white cottages and a number of industrial sheds. These businesses comprise of a print shop, antiques shop and some farm sheds.

- 8 This view looks east from the public footpath. You can see additional buildings which are associated with the farmland here. This image also shows the low level overhead cables which do cut across the southern half of the site intended for development.
- 9 This photograph shows the view from the existing access road. Birdham recreation ground is situated opposite the site and leads on to Birdham Village Hall and the local Scout hut.



















Photograph Locations

*For further Landscape information see Huskisson Brown Architects LVIA



Site Opportunities

Key

-  Site Location
-  Potential Site Access
-  Potential Future Access
-  Low-lying land prone to flooding
-  Village Hall
-  Local Store
-  Bus Stop
-  Petrol Station
-  Public Footpath
-  Commercial Building
-  Cycle Path
-  Recreation Ground
-  Chichester Harbour AONB
-  Existing trees/hedgerows
-  Distant Views
-  Opportunity to address the focal point within the village

Opportunities

SURROUNDING INFRASTRUCTURE

Local stores, recreation ground, school and village centre are all within walking distance to the site.

TRANSPORT AND CONNECTIONS

There are two bus stops opposite the site which run frequent services to Chichester and West Wittering. The A286 also connects the site to Chichester and the A27 towards Portsmouth and Arundel.

PUBLIC RIGHTS OF WAY

A public right of way runs through the site and connects Birdham to nearby settlements of Sidlesham and Highleigh.

VIEWS

The site benefits from distance views across the surrounding countryside. The development layout should be designed to enhance these.

DRAINAGE

The development will be designed with a designated drainage channel to take account of the drainage situation in and around the site.

DEVELOPMENT DENSITIES

The densities should relate to local density patterns of around 35dph. This density is considered appropriate because of the site's close proximity to services and facilities.

COMMERCIAL ACTIVITIES

The commercial buildings neighbouring the site set a precedent of development along the south of the A286. Therefore development on the site will be infilling.

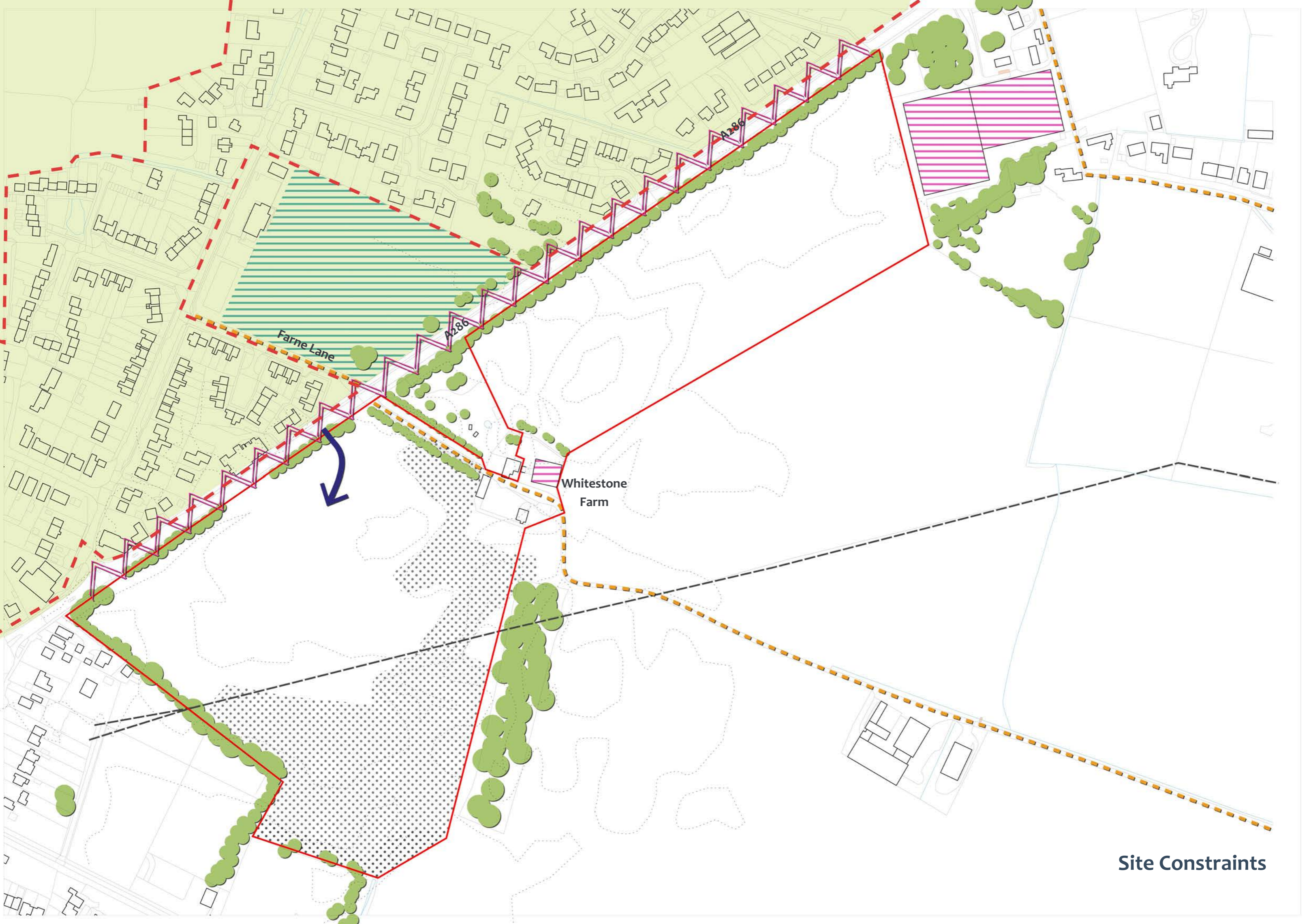
NOTE:

Further technical studies including a Flood Risk Assessment, LVIA, Transport Appraisal and Ecology Assessment have been submitted along with this report. A Utilities Survey will be carried out at a later stage.

FOCAL POINT












The site provides the opportunity to address the new centre developing towards the junction of the A286, B2189 and B2179.





Site Constraints

Key

-  Site Location
-  Potential Site Access
-  Low-lying land prone to flooding
-  Public Footpath
-  Commercial Building
-  Recreation Ground
-  Chichester Harbour AONB
-  Existing trees/hedgerows
-  Settlement Boundary
-  Noise from A286
-  Low-lying overhead cables

Constraints

NOISE

Noise from the A286 will affect the northern edges of site, this may require a buffer and/or additional screening planting.

FLOODING

Low-lying areas of the site have been identified as unsuitable for development. A drainage channel has been identified to manage this.

The land in the north eastern parcel will not be developed as a result of its low-lying ground which is prone to flooding.

VIEWS

The site is relatively exposed from the south. Views into the site will require a design response, such as setting back the development to create a green edge.

Views out across the surrounding fields should also be used to define the alignment of proposed development to ensure they benefit residents and allow the development to sit comfortably in its surroundings.

EXISTING BUILT FEATURES

Whitestone Farm buildings are in the centre of the site.

TOPOGRAPHY

Some of the site is low lying and prone to flooding. Therefore, the proposed development is concentrated to the south western parcel of the site, which is more suitable for residential development. The site is relatively flat and surrounded by farmland.

PUBLIC RIGHTS OF WAY

Existing public rights of way to be left in situ.

OVERHEAD CABLES

Low lying cables run across the south western portion of the site. The design response will provide an easement around these power cables, ensuring compatibility with the residential development and the existing infrastructure.

PUBLIC RIGHTS OF WAY

The public right of way which runs through the site will be retained.

SETTLEMENT BOUNDARY AND AONB

The site lies outside of the settlement boundary and close to the border of the Chichester Harbour AONB. This will need to be addressed with sensitive design which takes into account local character.

NOTE:

Further technical studies including a Flood Risk Assessment, LVIA, Transport Appraisal and Ecology Assessment have been submitted along with this report. A Utilities Survey will need to be carried out at a later stage.





Whitestone
Farm













Farne Lane

A286

A286

Concept Plan

Key

-  Site Boundary
-  Main Access
-  Existing Trees
-  Proposed Tree Planting
-  Proposed development centre
-  Routes through development
-  Proposed Pedestrian link to village centre
-  Allotments
-  Development Area (3.6Ha)
-  Drainage Area and Channel
-  Attenuation
-  Proposed Zebra/Toucan Crossing
-  Emergency Access onto Sidlesham Lane
-  Potential for Future Development
-  Potential Future Access

Key Principles

ACCESS

Access to the site will be to the south of the existing private road which leads to Whitestone Farm.

TREE PLANTING

Screening planting will run along the A286 to provide a buffer between the road and the development.

DEVELOPMENT CENTRE

A central node will create a focal point for the development.

PEDESTRIAN ROUTES

Pedestrian link to Birdham centre will be provided to the west of the development

ALLOTMENTS

Allotments will be provided in the northern section of the site, which is not intended to be built upon.

DRAINAGE

Drainage channel provided will help to ease any drainage issues on site.

ATTENUATION

Attenuation area with SuDS will allow water run off to be managed sustainably.

DEVELOPMENT AREA (3.6Ha)

With a density of 35dph, this area will provide 125 new homes.

PEDESTRIAN CROSSING

A new crossing will provide residents with a safe access route to the village centre.

Built Form and Public Realm Themes



Photographs demonstrating key features of the future development, including the incorporation of SuDS and attenuation ponds within new communities.