LAND WEST OF BILSHAM ROAD YAPTON

Design and Access Statement

December 2021



LANDLINK ESTATES

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OS MAPPING DATA OBTAINED AND USED UNDER LICENCE FROM PEAR TECHNOLOGY LIMITED, A COMPANY REGISTERED IN ENGLAND AND WALES (COMPANY REGISTRATION NUMBER 3013412).

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ARUN DISTRICT COUNCIL Y/3/22/OUT

VISION STATEMENT

1. This development aims to work with the site to **accommodate change with sensitivity** and embrace **contemporary living**, design and thinking on the southern edge of the village.

2. A key aspect driving every decision is **sustainability**, not just environmental but in economic and social terms.

3. These development proposals are **deliverable**, financially and environmentally sustainable.

4. The ingredients of landscape and setting, nature, movement and building design and quality work together as a whole. The inclusion of **modern day living and contemporary architecture** will appeal to a wide range of people, living comfortably together as part of Yapton.

5. The development of Land West of Bilsham Road presents a logical extension to Strategic Housing Allocation SD7 with the creation of a new residential neighbourhood and landscape, encapsulating a unique set of design criteria to enhance and enrich this site at Yapton in Arun District.

6. The development proposals for up to 140 dwellings will **enhance the vitality of the community of Yapton**.

7. The development involves:

"Hybrid Application comprising Phase 1 (Full application) 30 residential dwellings, new access from Bilsham Road, public open space, landscaping, sustainable urban drainage and associated works. Outline planning application for further phases of up to 110 dwellings and associated infrastructure (with all matters reserved)."

BILSHAM ROAD ENTRANCE



1. INTRODUCTION

PURPOSE OF THIS DOCUMENT

8. **This Design and Access Statement (DAS) has been prepared by Boyle+Summers, with contributions from the design team, on behalf of Landlink Estates (the applicant) in support of a hybrid planning application for Land West of Bilsham Road, Yapton.**

9. This DAS illustrates the design principles and concepts that underpin the application. It demonstrates the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account. The DAS also explains the applicant's approach to access.

10. To ensure compliance with Arun District's aspirations for high quality development and urban form and townscape that are developed in a holistic manner, this DAS follows the structure of the Arun District Design Guide, SPD, Jan 2021 ("ADDG").

11. The ADDG provides guidance on a number of Development & Intervention Types. This application meets the **Strategic Housing Development Category (100< dwellings).**

12. The extract opposite indicates the relevant interfaces between the design principles and development types set out in the ADDG relating to this type of development.

13. Each section of this DAS is colour coded to match the ADDG for ease of cross reference. At the end of each section the ADDG 'Make sure that the scheme' criteria are set out.

14. The planning policy context for the site is dealt with in the submitted Planning Statement (Jackson Planning).

15. A suite of application documents support this application and this document should be read alongside these reports.

FORM OF APPLICATION

16. **This hybrid planning application seeks Full planning permission for one part and Outline planning permission for another part of the Land West of Bilsham Road 7.97ha site (includes access area).**

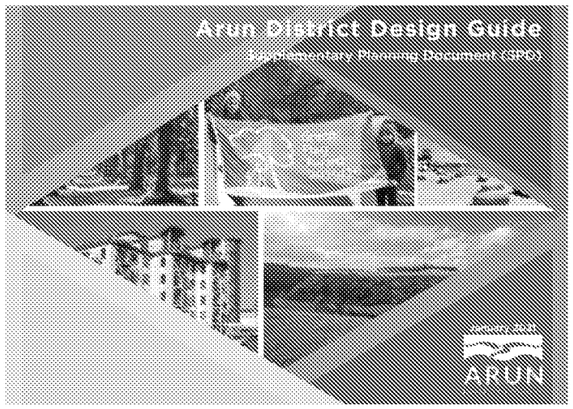
- **Detailed Area** (First Phase) - the Full area covers 1.68ha in the northern part of the site. It proposes 30 dwellings with all details provided.

- **Outline Area** (Later Phases of Development) - the Outline area covers the remaining 6.29ha and seeks to establish the scale and principles of development. It proposes up to 110 dwellings with all matters reserved (Layout, Access, Scale, Landscaping and Appearance of the development) for determination at a later stage.

17. A total of up to 140 new dwellings are therefore proposed across the whole site.

18. To demonstrate how up to 140 dwellings could be provided within the site a number of the submitted application plans (eg. 2001 - PL - Proposed Site Layout) shows dwellings and access routes within the Outline Area. These plans are for illustrative purposes only and do not form part of the plans for formal approval.

19. The Land Use Parameters Plan 1420 - PL shows those parts of the site proposed for residential development (total of 5ha) and green space divided between the Detailed and Outline Areas.



DESIGN GUIDE FLOW CHART



Extract from Arun District Design Guide (page 15)

'HYBRID' APPLICATION AREAS

20. This application is for a detailed consent on part of the site and outline consent for the remainder.



THE PROFESSIONAL TEAM

21. The following represents the professional team involved in the planning application for the site:

JACKSON PLANNING
Town Planning

BOYLE+SUMMERS
Architecture
Masterplanners

INDIGO LANDSCAPE ARCHITECTS
Landscape

ABLEY LETCHFORD PARTNERSHIP LTD
Highways

CAMPBELL REITH
Flood Risk & Drainage
Land Quality Statement
Sustainability Statement

LC ECOLOGICAL SERVICES
Ecology

RPS
Heritage

DEVELOPMENT ARCHAEOLOGY SERVICES LTD
Archaeology

NOLBURY CONSULTANCY
Biodiversity Net Gain

HARRISON GROUP ENVIRONMENTAL LTD
Ground Investigations

HILLSIDE TREES LTD
Arboriculture

ILLUSTRATIVE MASTER PLAN



2. ABOUT LANDLINK ESTATES

LANDLINK BACKGROUND

22. **Landlink Estates is a property company undertaking both direct and funded development, promotion of strategic land, joint ventures in renewable energy whilst also managing an established mixed-use portfolio.**
23. The land holding and that of the wider group is more than 6,500 acres across Sussex and Suffolk with the business active in a wide spectrum of asset classes.
24. Whether it's homes, offices or employment spaces - Landlink Estates create places where people want to live and work. With a design and quality ethos that places the highest importance on how a space meets the needs of its users, Landlink Estates have both the financial and commercial flexibility to take a longer term view for the best possible outcomes.

CORE VALUES

25. A high-performing business based upon innovation, sustainability, efficiency, and profitability - with the needs of property users at the heart of everything we do.
26. Landlink Estates long-term strategy is underpinned by our team's wealth of commercial knowledge across a range of business classes, ensuring a sustainable business model for future generations.

SUSTAINABLE DEVELOPMENT

27. Environmental considerations play an increasingly important role in both our strategic and day-to-day thinking. Ensuring that our schemes are future proof and sustainable is an ever-present goal, resulting in further commitment to our alternative energy interests.
28. Landlink is committed to delivering sustainable developments, tackling carbon emissions in the fabric of our buildings, delivering low and zero carbon energy systems, promoting sustainable travel, reducing water consumption and waste, and enhancing biodiversity.

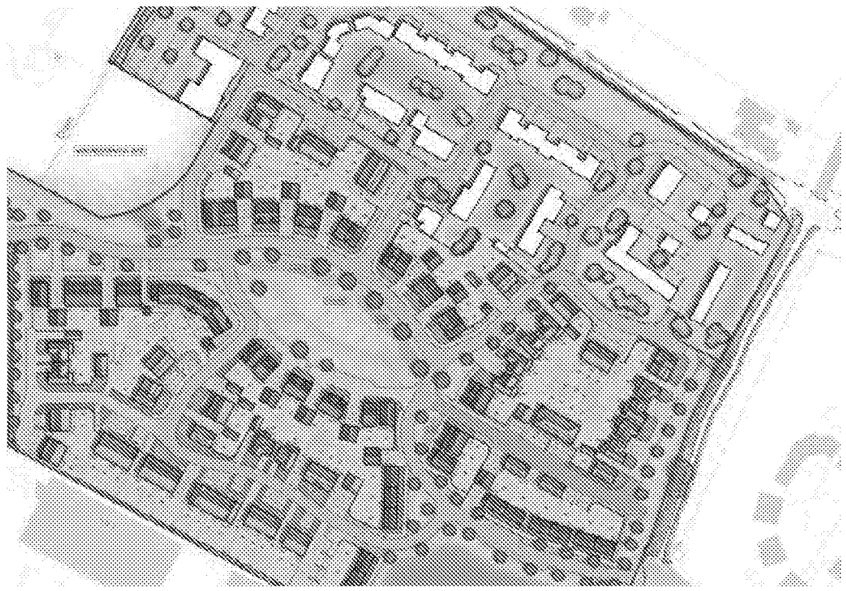
DROVE LANE, YAPTON

Residential scheme for 300 dwellings.



RUSHFIELD, SELSEY

Hybrid planning consent for 193 dwellings involving a focal point central green open space.



ARUN DISTRICT COUNCIL Y/3/22/OUT

3. RESPONDING TO SITE & ITS SETTING

ADDG GOALS:

D.01 Analyse the site's key features and context to identify the constraints and opportunities that will shape future development.

D.02 Develop a clear rationale for the site's development, informed by key characteristics and features identified during the site appraisal.

(page 42 & 46)

ARUN DISTRICT

29. **Yapton is a village and civil parish in the Arun District of West Sussex. The village is centred approximately 4.8 km north east of Bognor Regis at the intersection of the B2132 and B2233 roads.**
30. The plan opposite shows Yapton and the Site in the context of Arun District.
31. The ADDG provides an overview into the existing character and context of Arun District in order to provide an initial basis for character assessment. A summary of the Make It Arun District and how it applies to the site at Yapton is provided in the table below.

DISTRICT STRUCTURE



Extract from ADDC: Main Structure of the District (page 21).

MAKE IT ARUN DISTRICT

Summary taken from the ADDC:

Arun District
Arun District is located on the south coast, one of seven Districts within West Sussex.

Heritage & Conservation Environment
Yapton Main Road and Church Lane Conservation Areas

Natural Environment & Landscape Character
Yapton comprises a number of TPO Areas and Local Green Spaces

The site is within the SC9: Chichester to Yapton Coastal Plain Landscape Character Area:

- Mainly flat, open landscape crossed by meandering rifes, much of which has been reclaimed from the sea and remains below the current high spring tide level
- Dominated by highly productive arable fields and modern farm buildings with a fragmented hedgerow and hedgerow tree pattern
- Open character of the area allows long views to Arundel and the Downs, in which village church towers form important landmarks

Built Environment & Settlement Character
Yapton is identified as being part of the Inland Arun. The Villages settlement context with several Strategic Housing Site Allocations

Yapton is one of The Six Village Areas:

- Physically separated from Walberton with a small range of facilities
- Adjacent SD7 & SD8 Strategic Housing Allocations
- Low lying, flat landscape
- Villages are defined by separate, distinctive identities
- New development to retain these qualities
- Villages centred around core of shops and facilities
- Yapton suffers from extensive post-war building of council and large private housing estates which are at odds with the rural character and setting
- Contain a higher proportion of detached and a lower proportion of semi-detached dwellings
- Public spaces are attractive and well-used
- Material vernacular consists of stone and flint walls, pastel rendering with thatched and slate roofs, or red brick. Common architectural features include tile hanging, splayed bays and Sussex half-hipped roofs with quoins and architraves

ARUN DISTRICT COUNCIL Y/3/22/OUT

THE SITE

32. **The Land West of Bilsham Road is located to the south of the village of Yapton. The site is roughly rectangular in shape and covers 7.97ha. The site comprises an open agricultural field with Ryebank Rife and some mature trees and hedgerows defining the boundaries. The site is bounded to the east by B2132 Bilsham Road, a well-used road which runs into the village centre. A number of residential properties front onto the route opposite the site frontage on Bilsham Road, Taylors Close and Lambs Cottages.**

33. The site is centred at National Grid Reference SU 97571 02396.

TOPOGRAPHY

34. **The site is within a low lying area at approximately 6-3m Above Ordnance Datum (AOD).**

35. The general elevation of the area reduces from the north and outer edges of the site towards the rife to the west.

SITE LOCATION



Site

ARUN DISTRICT COUNCIL Y/3/22/OUT

BILSHAM ROAD FRONTAGE



Bilsham Road looking north with Taylors Close entrance on the right

ARUN DISTRICT COUNCIL Y/3/22/OUT

A SUSTAINABLE LOCATION

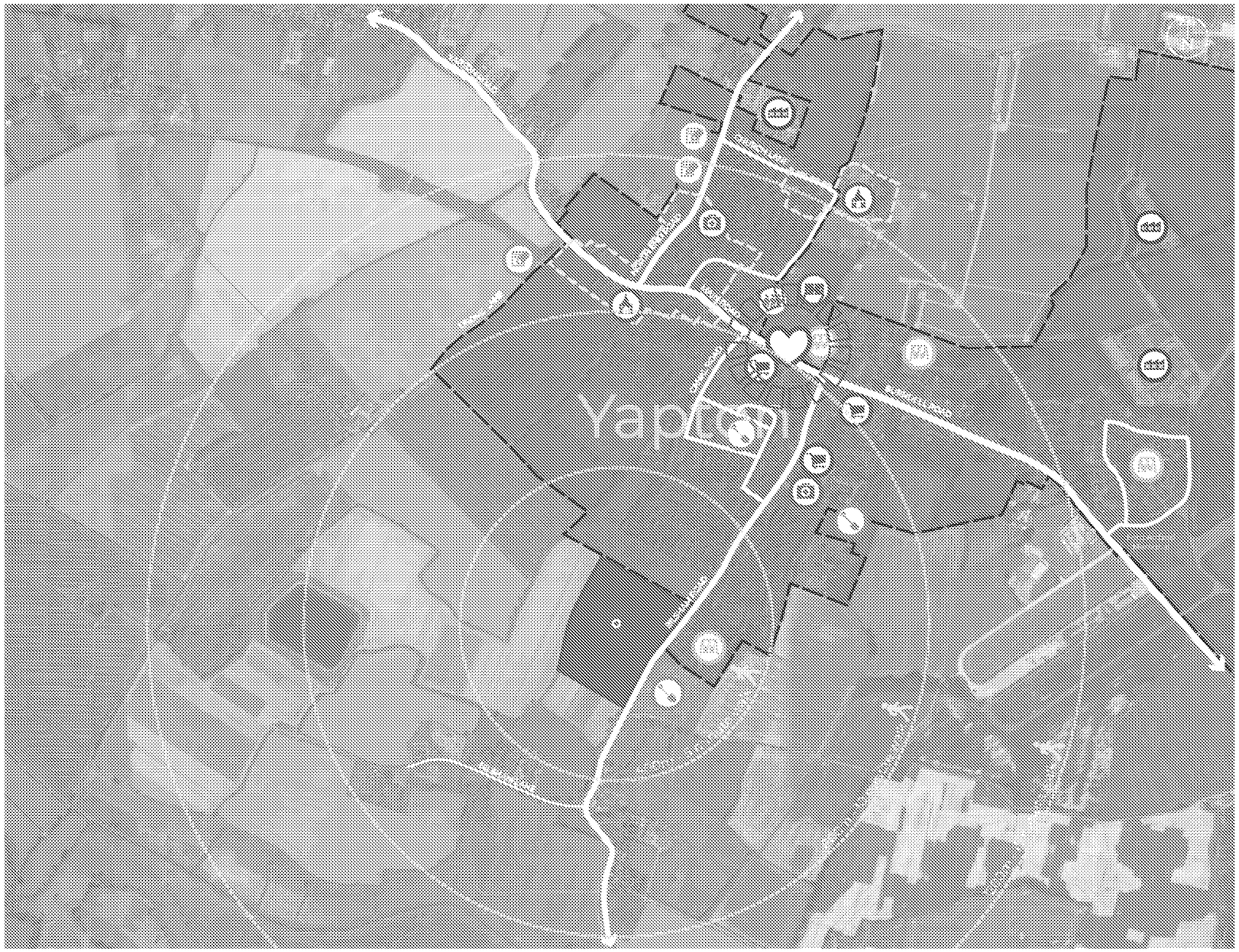
36. **There are a range of local facilities and services at Yapton within walking distance of the site.**

37. The adjacent local facilities plan identifies the key local destinations based on 400, 800 and 1,200 metre walk distances. These broadly equate to a 5, 10 and 15 minute walk from the centre of the site (as the crow flies).

38. Within an approximate 10 minute walk of the site is the village centre and collection of community facilities and recreational attractions. These include a Co-op store, butchers, fish and chip shop, hairdressers, village hall, King George's Field (Recreation Ground), skatepark and equipped play space.

39. To the north of the site on Bilsham Road is Bilsham Stores and Meadowcroft Surgery. Hobbs Farm Allotments are also located off Bilsham Road close to the site.

VILLAGE CONTEXT: LOCAL DESTINATIONS & FACILITIES



Local Facility Type

- Education
- Place of Worship
- Shop
- Medical - GP Surgery
- Community - Village Hall
- Employment
- Sports & Recreation
- Allotments
- Equipped Play Space

LOCAL PLACES OF INTEREST


Parade of Shops, Main Road



Bilsham Stores, Bilsham Road


Taylors Close Play Park


Yapton & Ford Village Hall


Meadowcroft Surgery, Bilsham Road


Hobbs Farm Allotments

MOVEMENT & ACCESS

40. Bilsham Road (B2132) is one of three principal routes which provide access to the village centre. The route aligns with the eastern boundary of the site.

41. The site currently benefits from an existing point of access off Bilsham Road along its eastern edge, directly opposite Taylors Close.

42. In the vicinity of the site Bilsham Road features a 5.5-6m carriageway and is subject to a 30mph speed limit along the site frontage. This increases to 40mph approx. 40m south of Taylors Close. The road is lit and has a footway along its eastern edge from Taylors Close and then footways on both sides north of Graham Road.

43. There is a permitted development to the north of the site (Land at Bilsham Road: Y/91/17/OUT) with approved plans for an access point onto Bilsham Road for vehicles and non-motorised road users (refer to the submitted Transport Statement for details).

WALKING & CYCLING

44. On the edge of the village, the site has several Public Rights of Way (PRoW) in close proximity. These routes provide convenient links into and around Yapton for both local travel and leisure purposes as well as further afield towards Barnham, Flansham, Middleton-On-Sea and Bognor Regis.

45. Public Right of Way (PRoW) 156 to the west of the site provides links into Yapton to the north, over the Old Canal Bridge, to Drove Lane to the west and Bilsham Lane to the south. PRoW 144 lies to the south east of the site and Bilsham Road.

46. The comprehensive network of public footpaths is shown on the plan opposite.

MOVEMENT HIERARCHY & ACCESSIBILITY



PUBLIC TRANSPORT ACCESSIBILITY



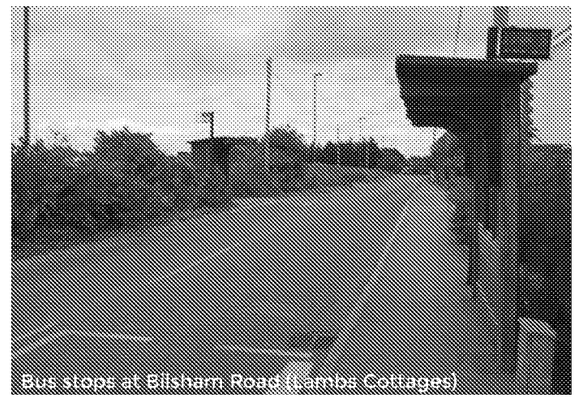
47. Cyclists and walkers are able to access bus stops and Yapton village centre.

PUBLIC TRANSPORT

48. The nearest bus stops are on Bilsham Road (Lambs Cottages) on the main site frontage. Additional services are available from other bus stops located within a short walk of the site on Burndell Road and Main Road.

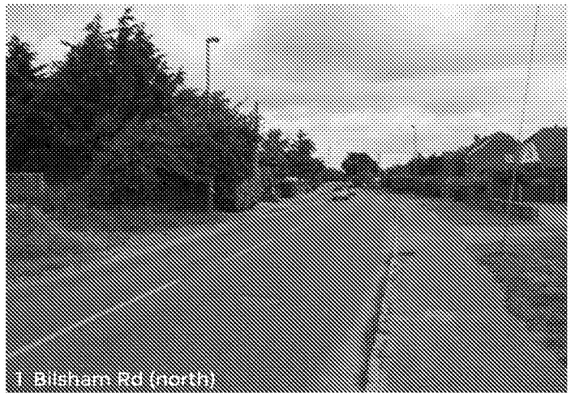
49. The Stagecoach 700 service at Lambs Cottages operates every 20 minutes weekdays with a reduced service at the weekends, with access to destinations such as Littlehampton, Bognor Regis, Chichester, Emsworth, Havant and Portsmouth.

50. The nearest railway station is at Barnham, approx. 2.5km (8 minutes) from the site. Rail journeys give direct access to a range of destinations further afield including London Victoria, Gatwick, Brighton, Portsmouth and Southampton with c. 2-4 train services being available per hour.


Bus stops at Bilsham Road (Lambs Cottages)

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EXISTING SITE IMAGES



1. Bilsham Rd (north)



2. Bilsham Rd (south offside site frontage)

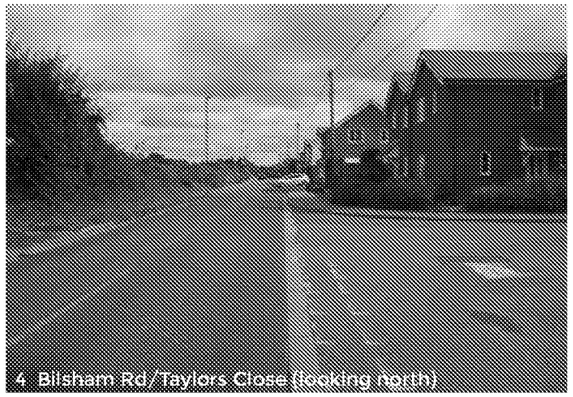


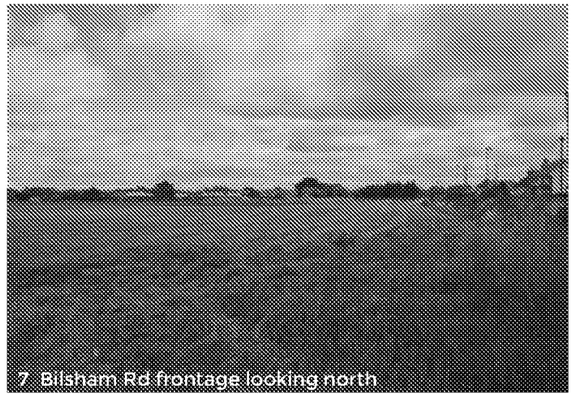
3. Bilsham Rd site frontage

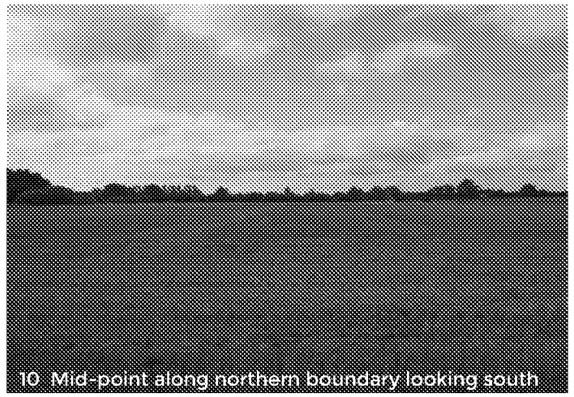
IMAGE LOCATIONS

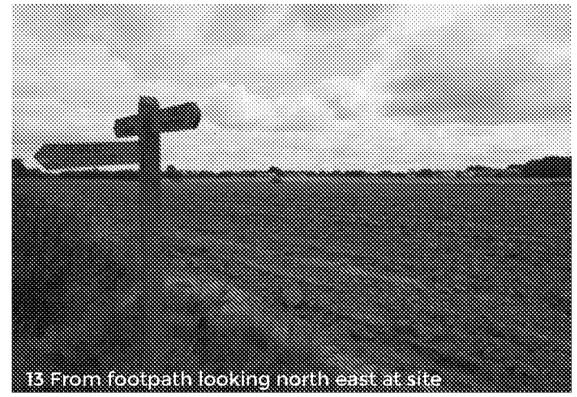


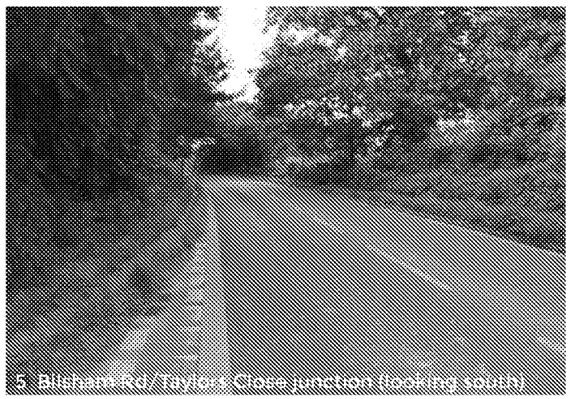
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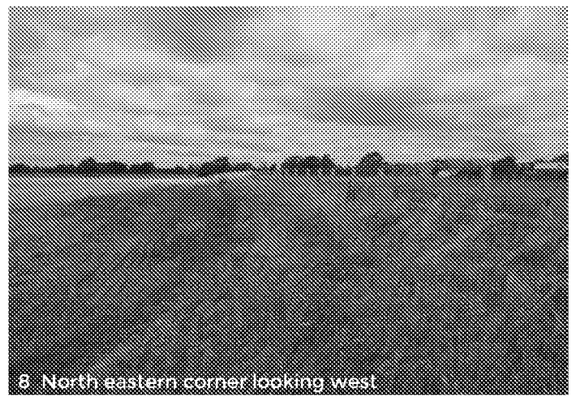

4 Bilsham Rd/Taylors Close (looking north)


7 Bilsham Rd frontage looking north


10 Mid-point along northern boundary looking south


13 From footpath looking north east at site


5 Bilsham Rd/Taylors Close junction (looking south)


8 North eastern corner looking west

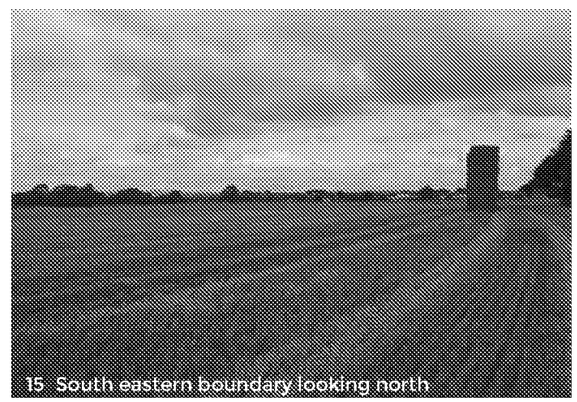

11 Looking south across the site


14 From footpath to south west of site


6 Current access to field from Bilsham Rd


9 Northern boundary (looking south west)


12 Ryebank Rife


15 South eastern boundary looking north

ARUN DISTRICT COUNCIL Y/3/22/OUT

LANDSCAPE SETTING, CHARACTER & VIEWS

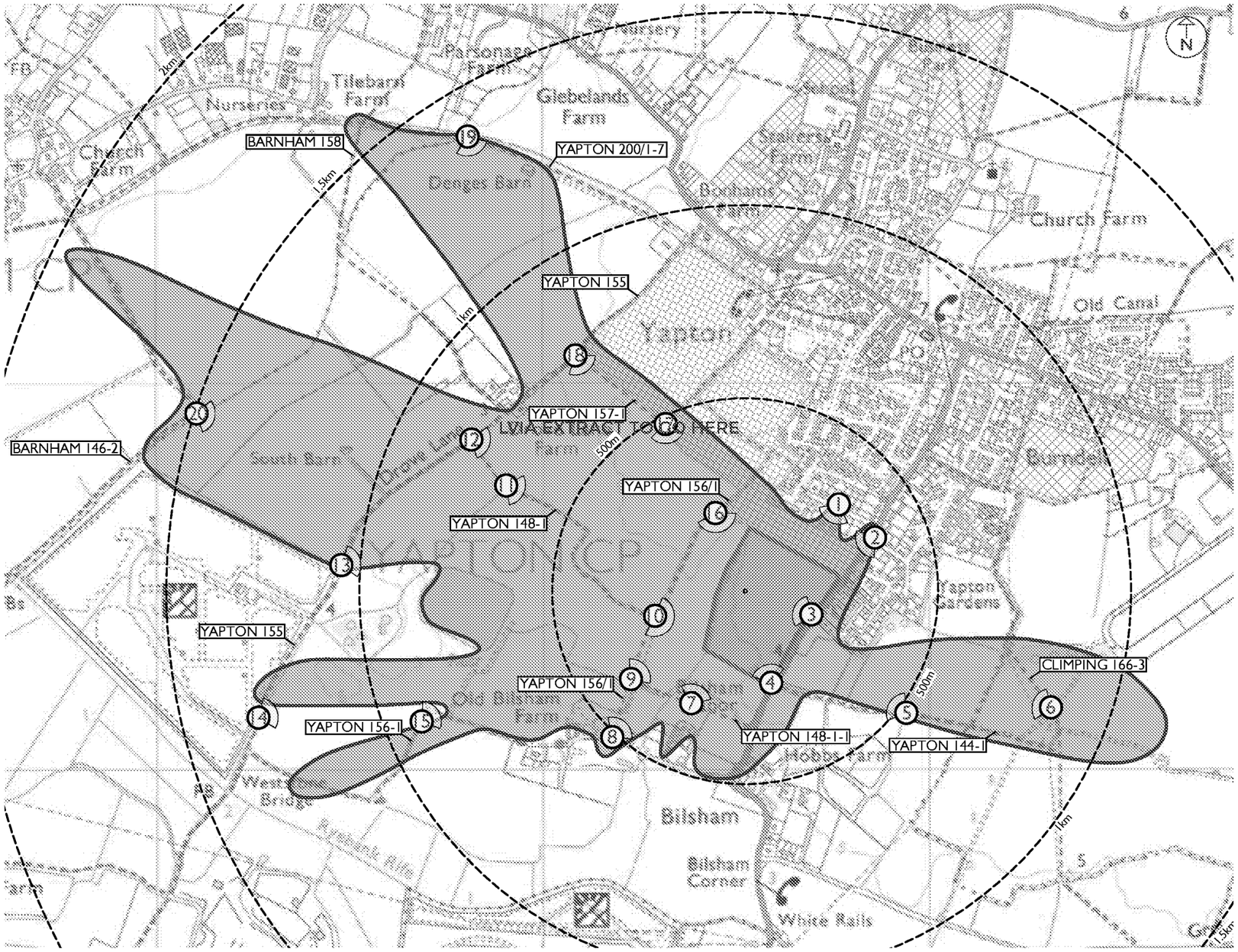
51. A Landscape and Visual Impact Assessment (LVIA) has been undertaken in relation to the site and proposed development (Indigo Landscape Architects).

52. The Zone of Visual Influence of the development proposals is contained within a limited area of the surrounding countryside / townscape, located within approximately 1.95km of the centre of the site. More distant views, beyond approximately 1.95km, are generally prevented by a combination of topography, built form and vegetation, meaning that there are no mid or long-distance views from the lower ground associated with the surrounding coastal plain; and whilst some long distance views theoretically exist from rising ground within the South Downs National Park to the north of the site, by the time the ground reaches sufficient elevation for potential views, the site is 5.5km+ away and is not discernible in the wider landscape.

53. Overall, the effects of the proposed development on receptors in the surrounding landscape are limited. Whilst it is clear that some adverse Visual effects are likely to be felt by receptors (people) in the landscape immediately surrounding the Site, it is equally clear that these effects would be limited to a small number of locations where views of the proposals would be possible, and that the majority of these would be mitigated by the proposed planting in the medium to longer term.

54. Further details are set out in the submitted LVIA.

ESTIMATED ZONE OF VISUAL INFLUENCE & PUBLIC VIEWPOINTS

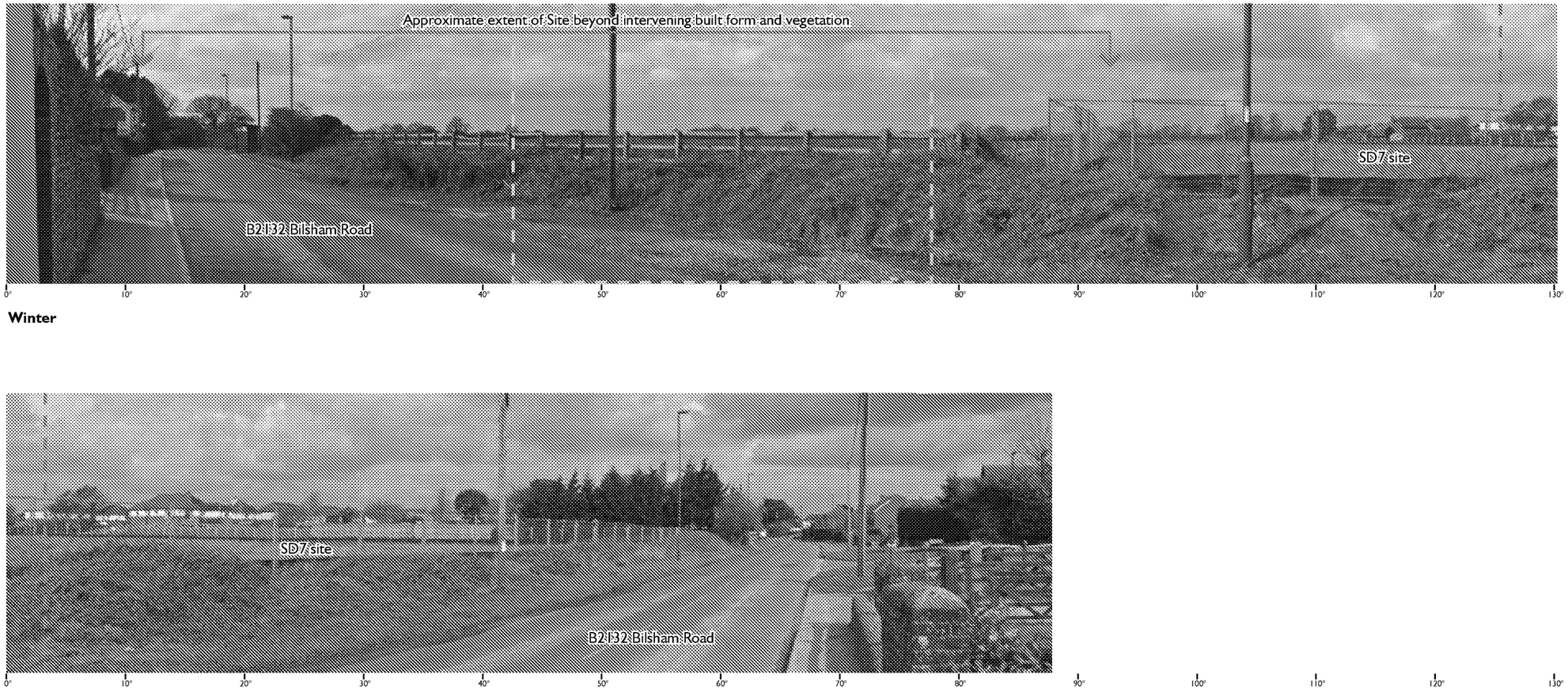


EXAMPLE VIEWPOINT LOCATION (LVIA, PAGE 33)

VIEWPOINT 3 - Annotated viewpoint photograph - 15th March 2021, 11:34

INDIGO LANDSCAPE ARCHITECTS

To be viewed **digitally at 125% enlargement** - see notes below.



Winter

Winter (continued)

Panoramic view looking west from the B2132 Bilsham Road, opposite the Site and the SD7 site.

Notes: Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only. A reference image of the indicated insert is provided in Appendix E.

Instructions for viewing digitally: All images must be viewed with the horizontal markings ascending the left page border 100mm apart (achieved by adjusting PDF zoom level). This represents a 125% or 150% enlargement as appropriate (refer to Technical Methodology in Appendix C). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix C). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

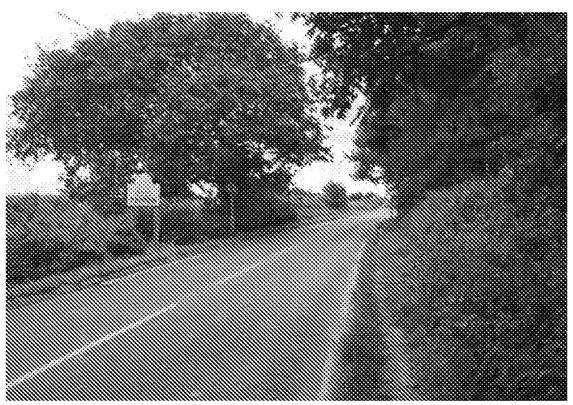
TREES

55. The majority of the site is an arable field with a grassland margin running around the edge and a limited number of trees and hedgerows on the boundaries.

56. There are a number of individual trees (T1-T7) and groups (G4 and G5) along the main Bilsham Road frontage. The majority of trees are of low quality (Category C) with the exception being T3 which is considered to be a moderate quality Oak.

57. The Arboricultural Tree Impact and Tree Schedule prepared by Hillside Trees Ltd shows the location of vegetation within and on the boundaries of the site.

TREES (T3) ON BILSHAM ROAD



ECOLOGY

58. An Ecological Impact Assessment has been carried out involving a detailed walkover survey in July 2021 and extended phase 1 habitat and phase 2 protected species surveys.

59. The following habitats were recorded on the site:

- Arable
- Tall ruderal
- Hedgerows
- Scrub
- Wet ditch (boundary feature)

60. All of the habitats identified were of local value.

61. The impact assessment has found that without mitigation there would be a significant impact on the statutory sites within the assessment area (refer to separate Ecological Impact Assessment for further details). However, a number of proposed enhancement measures will result in a minor positive impact overall. These include providing areas of:

- Neural grassland with wildflowers
- Mixed scrub mosaic comprising mixed scrub and rough grassland
- Species rich native hedgerow
- An area of deciduous native woodland
- A pond
- Modified grassland, which will
- hold a higher biodiversity value than the existing arable land.

DRAINAGE

62. The site is generally at low or very low risk to flooding from other sources with a medium risk associated with groundwater flooding. The geology of the site indicates gravel, sand, silt and clay over layers of chalk.

63. The Ryebank Rife flows down the western boundary of the site in a southwardly direction. There is a small area of Flood Zone 2 along the north-western boundary of the site associated with the Ryebank Rife. However as the Constraints and Opportunities plan on page 36 shows, this part of the site will contain landscaping only.

64. There is an existing public foul sewer running adjacent to the eastern site boundary. To overcome levels constraints, two new foul water pumping stations are proposed on site to service the proposed development. A temporary pump station will be provided as part of the Detailed Area and first phase of development. This will then be replaced by a pump station located in the south western part of the site as further phases of development come forward.

UTILITIES

65. A gas main utility corridor crosses the site which forms a constraint to development in the northern part of the site.

66. The SGN Gas Main is located below ground and effectively creates a no build area within the site. The location of the utility corridor and associated 6m wayleave are shown on the Constraints and Opportunities Plan on page 36

CULTURAL HERITAGE



Site
Settlement Boundary
Listed Building
Conservation Area
Chichester To Arundel Canal (course of)

HERITAGE ASSETS

67. **There are a number of Listed Buildings focussed on Bilsham Lane to the south of the site.**

68. Of particular relevance to the site are:

- **Bilsham Manor & Manor Cottage** - on the north side of Bilsham Lane (List Entry No. 1274593). The Manor is in two sections comprising a C17 North wing at two storeys of red brick. Later C18 South wing of higher elevation, stuccoed with slate roof. The listing includes Manor Cottage.
- **The Chapel** - on the north side of Bilsham Lane (List Entry No. 1222544). A C14 chapel, formerly used as a store-shed, now restored and converted into a house. Two storeys, faced with flints with red brick dressings and quoins.
- **Old Bilsham Farmhouse** - on the north side of Bilsham Lane to the south west of the site (List Entry No. 1237749). An L-shaped building, probably two C18 cottages originally. Two storeys with gabled dormers, faced with knapped flints with red brick dressings, quoins and stringcourse.
- **Hobbs Farmhouse** - on the eastern side of Bilsham Road to the south (List Entry No. 1274594). Is an C18 two storey stuccoed farmhouse with modern gabled porch.

69. The villages two Conservation Areas, Main Road and Church Lane CAs, both lie a significant distance from the site to the north.

70. For more details refer to the submitted Built Heritage Statement (RPS Group).

ARUN DISTRICT COUNCIL Y/3/22/OUT

ARCHAEOLOGY

71. **An Archaeological Assessment has been carried out by Development Archaeology Services Ltd.**

72. The potential for finds and associated settlement activity is summarised as:

- Late Neolithic - low
- Bronze Age - moderate
- Roman - high
- Anglo-Saxon - low

73. This hybrid planning application will mitigate against the potential for the discovery of currently unknown archaeological assets (if any) through planning conditions attached to any consent.

BILSHAM MANOR & MANOR COTTAGE



THE CHAPEL



HISTORIC DEVELOPMENT & PATTERNS OF GROWTH

74. **The historic maps show the patterns of growth close to the site.**

75. Prior to the C17, Yapton remained a small agricultural settlement and its dwellings were loosely scattered along the two main roads through the village, Main Road and North End Road.

76. Historically, the Portsmouth and Arundel Canal formed a crucial link between Portsmouth and London in terms of Industry and canal section from Arundel to Chichester was the final section to be built.

77. Towards the end of the C19 and beginning of the C20, smaller properties began to be built throughout village. The population remained relatively low and urban development continued to move at a slow pace.

78. Extensive post-war development took place with the Foundry and Tack Lea Council Estate as well as the addition of the Mill View, Gladstone Roads, Park Road and Park Drive.

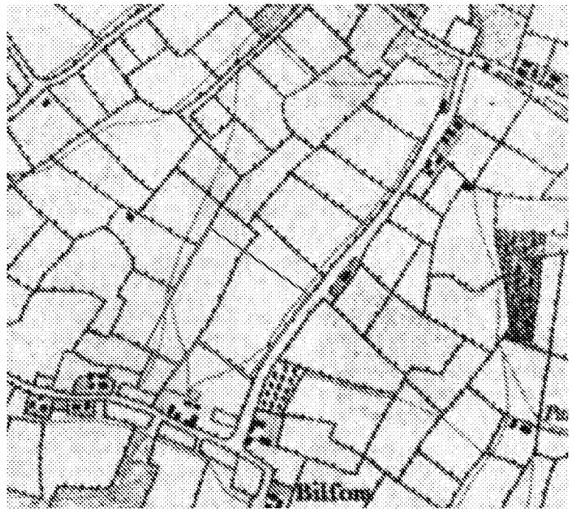
79. Towards the end of the C20 residential estates were constructed along Burndell Road and south of the old Arundel and Portsmouth Canal. The Canal Bridge was incorporated into a section of the new development along The Pines.

80. To the east of Yapton, an airfield was constructed along with a large industrial estate. Development within the village spread eastwards towards Burndell.

81. In recent years there has been further housing developments across the village. There are also a number of consented housing sites that are unbuilt. These are presented in the following section.

1778

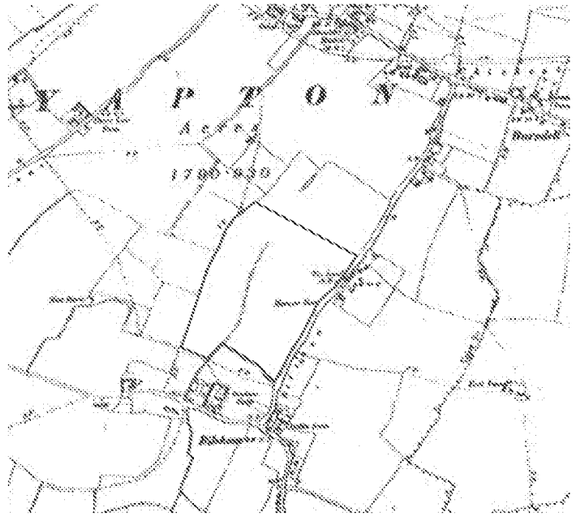
Extract from Yeakell & Gardner's Map of Sussex



- Site occupied most of the enclosure to the west of the Bilsham Road
- Hamlet of Bilsham featured to the south.

1898

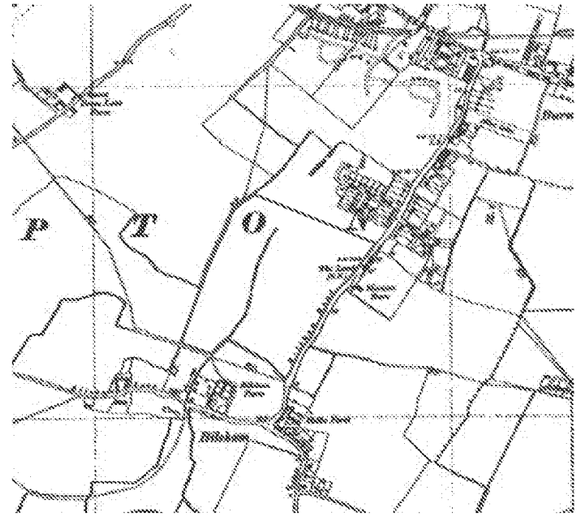
OS Map, Second Edition six inch to one-mile scale, sheet no. Sussex 62SE



- Minor changes to field boundary only.

1940

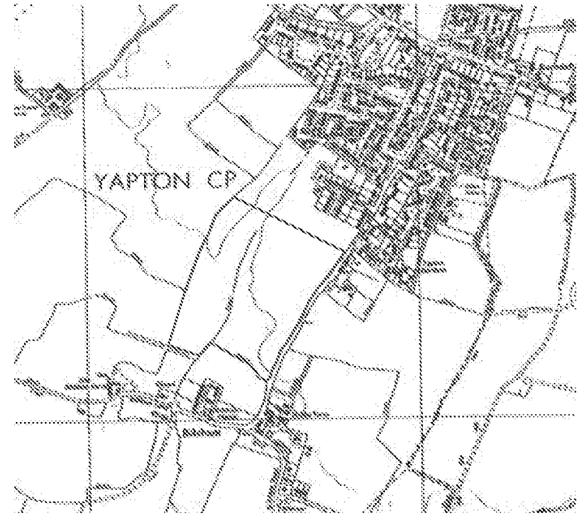
OS Map, Fourth Edition six inch to one-mile scale, sheet no. Sussex 62SE



- Ribbon development along Burndell Road and along parts of Bilsham Road with part of the Mill View housing estate under construction to the north
- Buildings erected around Hobbs Farm to the south east.

1982

OS Map, 1:10,000 scale, sheet no. SU 90 SE



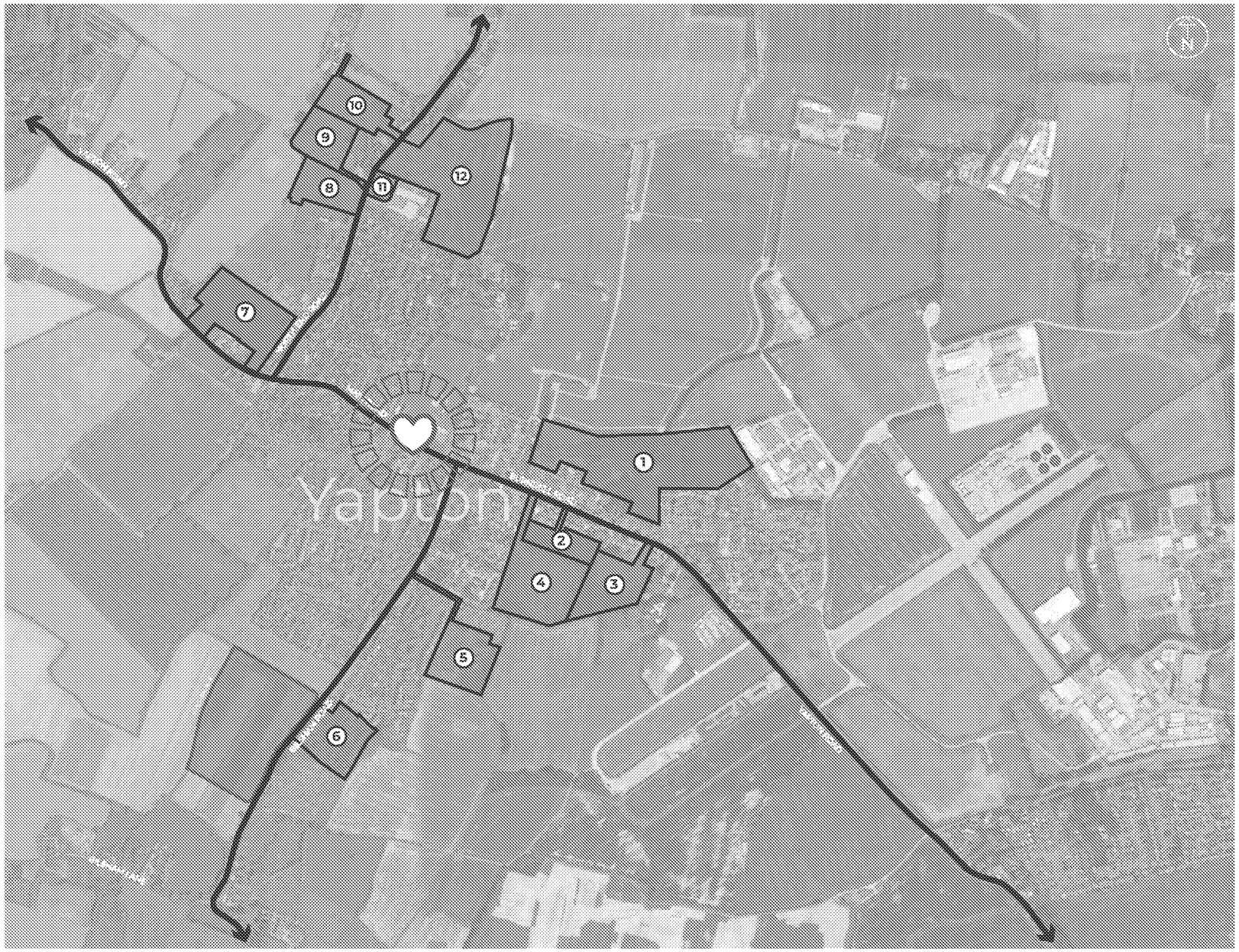
- Significant post-war and end of C20 housing redevelopment of the area between the main Burndell Road to the north and east of Bilsham Road.

VILLAGE GROWTH & DEVELOPMENT

RECENT HOUSING DEVELOPMENTS

82. Over the last few years there have been a number of housing developments completed within the village. A number of housing developments are also being built. These include:

1. **Navigation Drive, The Towpath (North of Blundell Road)** - 173 dwellings built
2. **South of Fellows Gardens** - 34 dwellings built
3. **Five Acres (South of Burndell Road)** - 45 dwellings built
4. **Yapton View (Land Off Burndell Road)** - 108 dwellings being built
5. **The Potteries (Cinders Lane Nursery)** - 51 dwellings being built
6. **Lambs Cottages/Taylors Close** - approx. 86 dwellings built
7. **Bonhams Field** - 56 dwellings access currently being built
8. **Paddock View (Land to North of Yapton C of E Primary School)** - 38 dwellings being built
9. **Clays Farm** - 33 dwellings being built
10. **Land at Street Buildings** - 45 dwellings
11. **Saxon Way (Land East North End Road)** - 10 dwellings built
12. **Meadow Gardens (Land South Ford Lane)** - 100 dwellings being built



CONSENTED HOUSING DEVELOPMENTS

83. There are also a number of housing-led developments that have planning permission within the village. The majority of these have Outline planning consent (principle established) and are at various stages of seeking Reserved Matters approval (detailed matters).

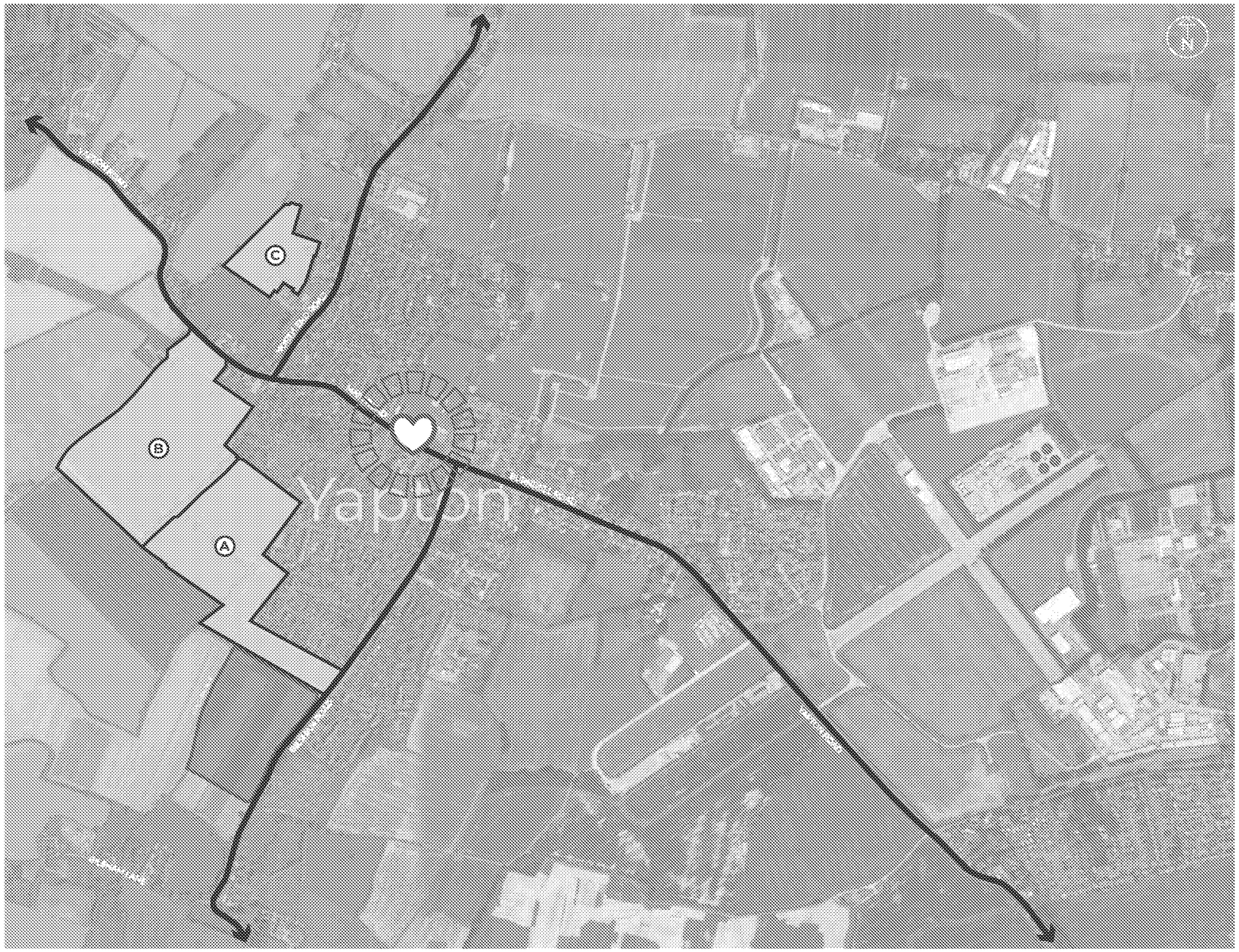
Ⓐ **Land at Bilsham Road** - Outline planning consent (Y/91/17/OUT) for up to 250 dwellings. Reserved Matters pending

Ⓑ **Land East of Drove Lane** - Outline planning consent (Y/92/17/OUT) for up to 300 dwellings, link road, surface drainage, open space and landscaping. Reserved Matters under determination

Ⓒ **Land to North of Stakers Farm** - Outline planning (Y/44/17/OUT) for 70 dwellings, public open space & associated landscaping. Reserved Matters under determination

84. Of the developments mentioned above, both A and B represent the SD7 Strategic Housing Allocation in the Arun Local Plan. Similarly, development D represents SD8 Strategic Housing Allocation at Ford Airfield.

PERMITTED HOUSING DEVELOPMENTS



LOCAL CHARACTER & IDENTITY

85. **A combination of a previous Context Study for Yapton and assessment of some of the recent housing developments around the village has been carried out to inform the future design of the proposed housing.**

86. A previous Context Study (Jackson Planning) was carried out in association with the proposals for the development on Land at Bilsham Road adjacent to the site. This study assessed Yapton village at four spatial scales and focussed on the historic core:

- Settlement - village
- Layout & townscape
- Streets
- Buildings

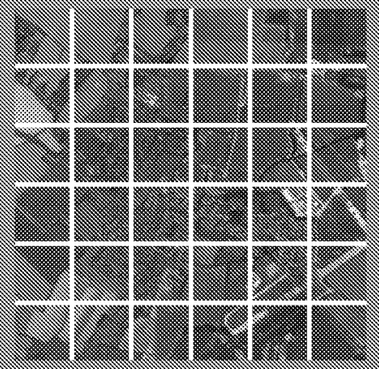
87. A summary of the findings are presented opposite. For details refer to the submitted Context Study (Jackson Planning).

88. To add to this study a further assessment of five more recent edge-of-village housing developments has been carried out. The aim has been to understand the principles of character, identity and placemaking underpinning these more modern schemes and how these can be taken forward in this design.

89. The five schemes are presented over the following pages.

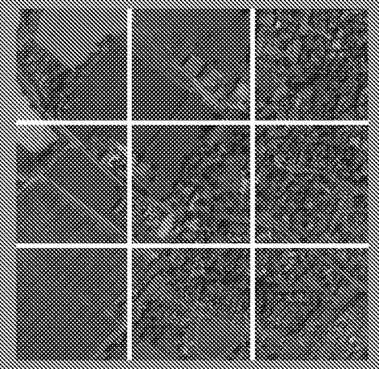
VILLAGE CONTEXT STUDY

FOUR SPATIAL SCALES OF VILLAGE CHARACTER



SETTLEMENT

- Defined by a distinct spatial character
- Historic core with important historic radial routes and linking lanes and a marked change between the conservation areas and the modern parts of the village
- At its edges are spacious historic farmsteads



LAYOUT - TOWNSCAPE

- Yapton is an expanded grid, with linear ribbon development along the main radial routes
- The historic core is limited dating from a pre-medieval centre, now subsumed and infilled within C20 additions
- The historic core is a hidden gem in what otherwise appears a suburban expanded village



STREETS

- Streets in the historic core are fine-grained with charming organic form
- Variety in road widths, footways and verges with older areas particularly narrow
- Generally two storeys, with some notable examples of 2.5 storeys
- Strong enclosure at the centre, loosening up on the periphery with more spacious layout dominated by outlying farmsteads



BUILDINGS

- Mix in forms and styles, notable Georgian and Victorian architecture with vernacular domestic details at the core
- Recent housing tends to be more simple, with greater repetition and less articulation overall
- Materials include flint, brick, stucco and tiles
- Dominance of flint in boundary walls with particular detail using coursed rows and weather-struck pointing

TAYLORS CLOSE & LAMBS COTTAGES	
General layout	Late C20 development with buildings parallel to the street and smaller style mews. Mix of long terraces develops a strong urbanised feel with enclosed streets and spaces, though cars dominate the streetscene
Built form	Rectilinear semi-detached and terraced dwellings and townhouses, arranged in a simple grid
Average density	43.8dph
Building line/set back	Varied/staggered building lines and plot widths creates some variety and allows for a range of small front garden sizes
Building height	2-2.5 storey
Materials	Mainly brick, render and clay tile hanging at first floor. Ground floor bays, roof dormers and large roof lights. Predominantly tarmac with block paving and rumble strips to lower traffic speeds
Approach to streets, open space + landscape	Emphasis on hard landscape treatment in response to more built-up character. A central public green park/space with play equipment and local play area. Some tree planting. No public rights of way within development
Parking	Mix of on-plot, off-plot and on-street with attached and integrated garages, in addition to front courts with some on-street visitor parking
Boundary treatment	Mix of open frontages with some garden trees, hedges and shrub planting. Rural timber fencing around central green park



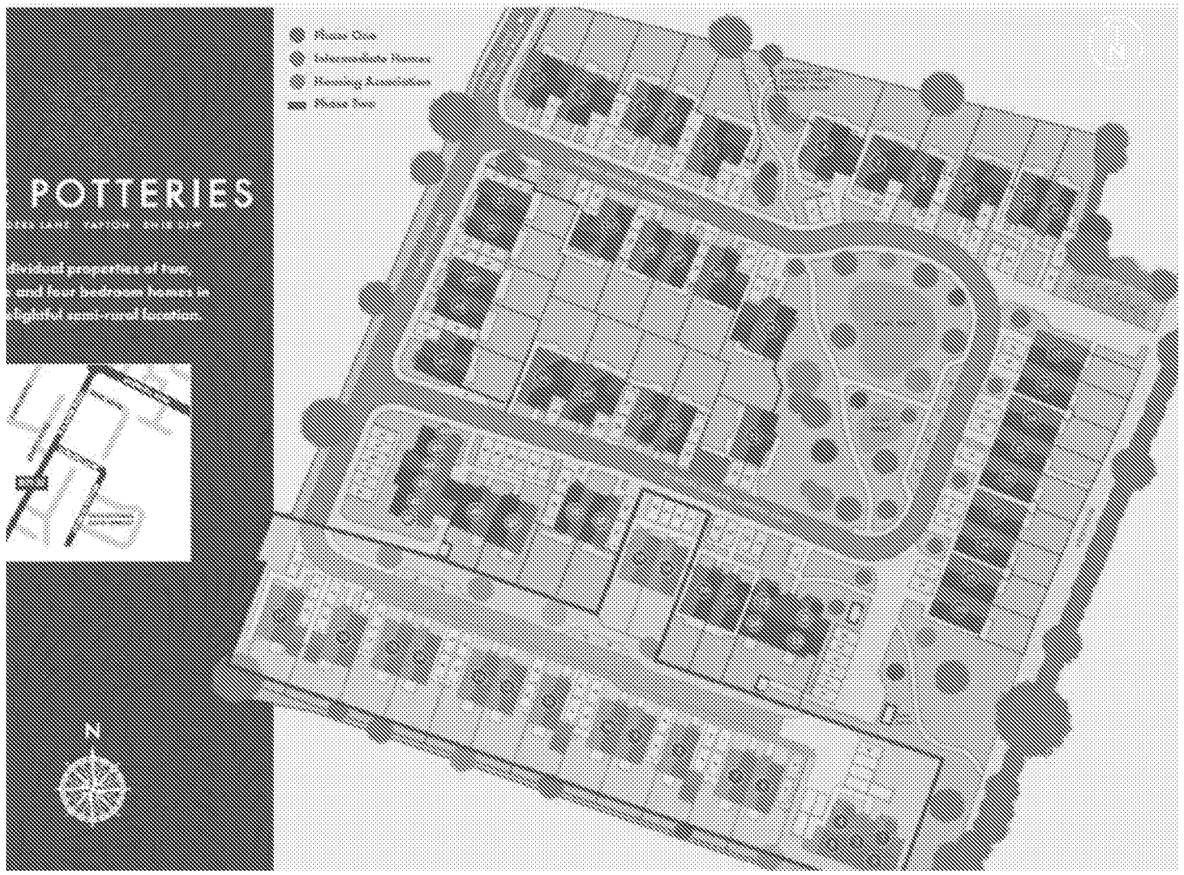






ARUN DISTRICT COUNCIL Y/3/22/OUT

THE POTTERIES	
General layout	Contemporary residential development comprising 70 dwellings with a central green space and separate equipped play spaces, organised around a loop
Built form	Range of house types from detached, semi-detached, terraced and townhouses
Average density	30.6dph
Building line/set back	Varied/ staggered building line and set backs gives some variety and allows for a range of front garden sizes
Building height	Mainly 2 storey buildings. A number of 3 storey townhouses
Materials	Brick and flint. Flat hung door canopies, grey windows with white internal finish. Tarmac carriageway and footways. Block paved driveways
Approach to streets, open space + landscape	Clearly defined and well connected street layout around a central public green space with play equipment and local play area. Some tree planting. Development sits parallel to the streets fronts onto and addresses streets and green spaces
Parking	Majority of parking on-plot on driveways and internal garages. In addition front parking courts with visitor spaces included. Many spaces sit in front of the building line
Boundary treatment	Mix of open frontages with some hedges and shrub planting. To the rear fence boundaries, selected dwellings with brick wall boundaries



Marketing brochure plan as scheme currently under construction