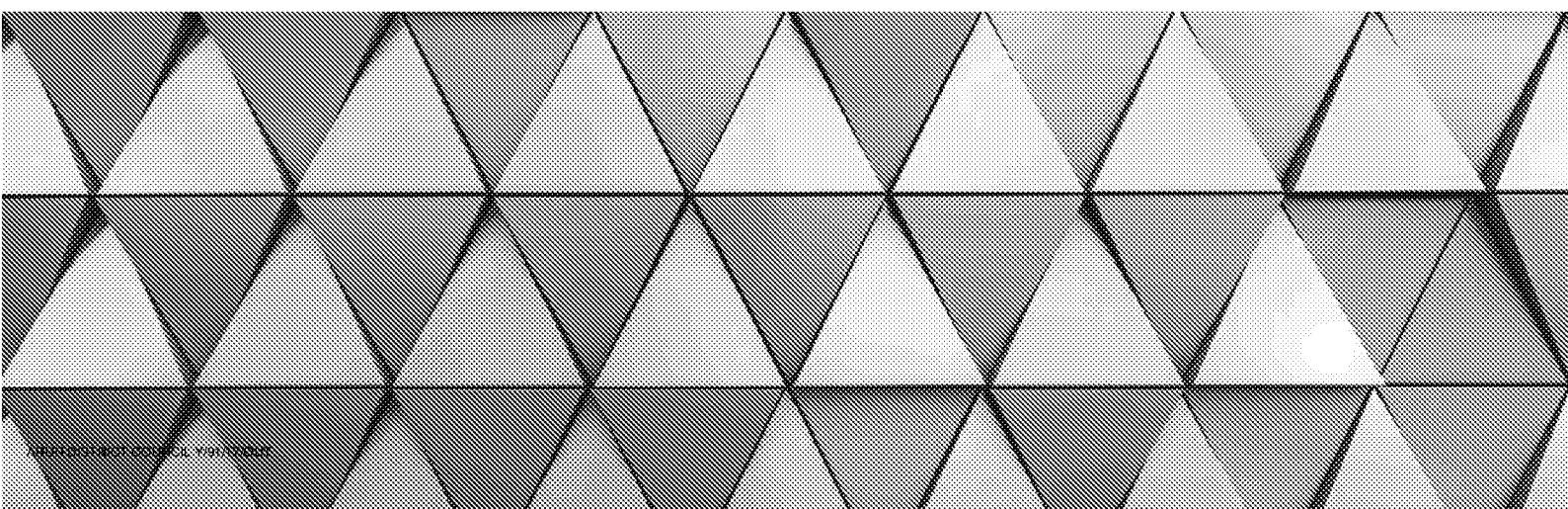


Statement of Community Involvement

Land at Bilsham Road, Yapton

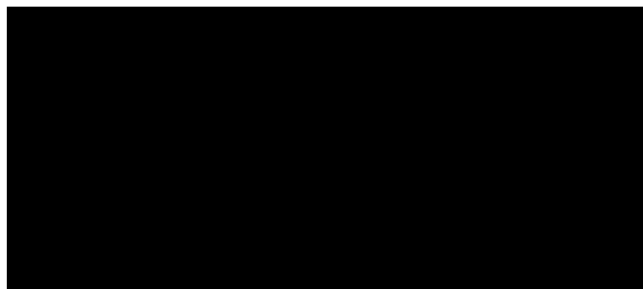
on behalf of Gleeson Strategic Land

December 2017



Contact

Nexus Planning
3 Weybridge Business Park
Addlestone Road
Weybridge
Surrey
KT15 2BW



Contents

1.0	Introduction	4
2.0	Policy Framework.....	5
3.0	Approach to Consultation	7
4.0	Analysis of Feedback from the Public Exhibition Questionnaire	10
5.0	Revisions to the Planning Application.....	13
6.0	Conclusion.....	14

Appendices

- A. Presentation given to Yapton Parish Council
- B. Screenshot of advertisement in local press
- C. Exhibition boards
- D. Photographs from the exhibition
- E. Copy of questionnaire

1.0 Introduction

- 1.1 This Statement of Community Involvement ("SCI") has been prepared by Nexus Planning on behalf of Gleeson Strategic Land ("the Applicant"). It outlines the pre-application, public and other stakeholder engagement undertaken by the Applicant, in connection with a planning application on land at Bilsham Road, Yapton ("the Site").

The development is described in the following terms:

"Outline application for up to 250 residential dwellings (Class C3), vehicular access, public open space, ancillary works and associated infrastructure" ("the Proposed Development")

- 1.2 The pre-application meeting with the Council and Yapton Parish Council along with the public consultation was undertaken for the entirety of the emerging allocation (SD7). For this reason, the feedback contained within this SCI relates to the whole allocation.
- 1.3 A Design and Access Statement ("DAS") has been produced and submitted as part of the application. The DAS sets out the approach to development at the Site and demonstrates how the scheme, including the Parameter Plan and Illustrative Masterplan, have been revised in response to comments at the pre-application stage. This includes comments from the Council and from the public during the course of consultation.
- 1.4 The purpose of the programme of public consultation is to supplement the statutory consultation process as well as to respond to planning guidance in terms of interaction with the public as part of the planning process.
- 1.5 Accordingly, this SCI outlines the public consultation undertaken in advance of the submission of the planning application as the masterplan evolved.
- 1.6 This SCI is structured in the following way:
- Section 2: Policy Framework;
 - Section 3: Approach to Consultation;
 - Section 4: Analysis of feedback for questionnaire; and
 - Section 5: Conclusion.

2.0 Policy Framework

- 2.1 This section of the SCI provides an overview of relevant national and local legislation as far as it provides policy or guidance in relation to community involvement.

Arun Statement of Community Involvement (April 2012)

- 2.2 Under the Planning and Compulsory Purchase Act (2004), local planning authorities ("LPA"s) are required to produce a Statement of Community Involvement ("SCI"), which sets out the policy for involving communities in the preparation of Local Development Documents and considering planning applications.
- 2.3 Arun's SCI was adopted in April 2012. It replaces the previous version from 2006 and is intended to reflect the intervening changes in legislation and policy. Arun's SCI sets out how the Council will work with partner organisations, other interested parties ("stakeholders") and the community in the production of the Local Plan documents:

"The need for wider involvement of the community and stakeholders at an early stage in the development management process is of benefit to the public, local groups and organisations, developers and local authorities." (Section eight, page 12).

- 2.4 Under section five, who will be consulted, *"the Council wishes to ensure that all sections of the community are involved in the Plan process without feeling stigmatised or singled out for some reason or another."*
- 2.5 The Arun SCI further reiterates the obligation on the part of the developer to consult not only local residents on certain applications under the Localism Act 2011 but also various groups and organisations to whom the development could affect. At page 23, *"in addition to local residents, we will consider consulting the following bodies where we think it is appropriate; Community Representatives, Residents Associations, Local Amenity Societies, Local Landowners and, Housing Associations".*

The Localism Act 2011

- 2.6 Section 122 of the Localism Act 2011 outlines that a person proposing to make a planning application on land in England should carry out consultation on the proposed application. The residents that live at or in the vicinity of the property should be made aware of the proposed application and any public consultation event.

National Planning Policy Framework

- 2.7 The National Planning Policy Framework ("the Framework") sets out the Government's policies for England and outlines how these policies should be applied.
- 2.8 Paragraph 188 of the Framework outlines that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. It goes on to outline at Paragraph 189 that the Local Planning Authority should encourage other parties to take maximum advantage of the pre-application stage.
- 2.9 At Paragraph 190, it states that:

"The more issues that can be resolved at pre-application stage, the greater the benefits".

National Planning Practice Guidance

- 2.10 The National Planning Practice Guidance ("NPPG") was launched by Government in 2014. It is a web-based resource which is actively managed to ensure that it remains up to date. Guidance under the section "Before Submitting an Application" outlines the benefits of pre-application engagement with the Local Council as a means of improving the efficiency and effectiveness of the planning application system and improving the quality of planning applications and their likelihood of success.
- 2.11 Under the heading "Is pre-application community consultation compulsory" the guidance suggests that *"Pre-application engagement with the community is encouraged where it will add value to the process and the outcome"* (Paragraph ID 20-010-20150326).

3.0 Approach to Consultation

- 3.1 The following section outlines the consultation objectives, methods employed, processes undertaken and individuals involved in the consultation process.

Pre-application meetings with Arun District Council

- 3.2 An initial pre-application meeting took place with David Innes (Planning Consultant for Strategic Development) and Charlotte Hardy (Policy Team) on 8th August 2017. The attendees representing the strategic allocation "Yapton SD7" were:

- Rachel Scott (Land and Planning Manager) Gleeson Strategic Land;
- Paul Hanson (Landlink Estates);
- Megan Casebow (Landlink Estates);
- Colin Richards- Masterplanner (Richards Urban Design);
- Thomas Moloney – Transport (Odyssey); and
- Lisa Jackson (Jackson Planning).

- 3.3 Ahead of the meeting, a pre-application package was provided to the Council. The meeting discussed a number of technical areas including: design rationale, access, surface water drainage and affordable housing.

- 3.4 As part of the pre-application process, several of the Councils Internal Consultees provided pre-application advice in relation to the whole strategic allocation "Yapton SD7". These comments have been taken into consideration throughout the design of the application.

- 3.5 It is relevant to note that since the initial pre-application meeting a further meeting took place on 1st December 2017. This meeting was called by the Council and formed part of a handover meeting between Case Officers. Yapton Parish Council and West Sussex County Council all attended this meeting.

Pre-application meeting with Yapton Parish Council

- 3.6 A presentation was given to Yapton Parish Council on 18th September 2017 ahead of the public consultation. The meeting took place at Yapton Town Hall and had representations from the Applicants Consultant team. The presentation provided an opportunity for the Parish to discuss the emerging

proposals and feed into the design process. The presentation can be seen in **Appendix A**.

Public Exhibition

3.7 A public consultation event was carried out on Monday 25th September between 13:30pm and 20:00pm. The event was held at Yapton and Ford Village Hall, Main Road, Yapton. The event was advertised in Yapton News September 2017 issue 86 (**Appendix B**).

3.8 The aims of the exhibition were to:

- Open dialogue with the community
- Explain the policy context of the proposal
- Allow residents to view the emerging proposals and understand the rationale behind them; and
- Give local residents the chance to comment on the application proposal.

3.9 The proposals presented at the exhibition explained the basis of the proposed development. A total of eight banners were displayed (**Appendix C**) and the various headings were as follows:

- i) Welcome;
- ii) Planning Background;
- iii) The Site;
- iv) Heritage, Landscape and Ecology;
- v) The Vision;
- vi) The draft masterplan;
- vii) Access, Movement and Drainage;
- viii) Frequently asked questions;

3.10 The exhibition was attended by the application team, namely:

- Rachel Scott (Gleeson Strategic Land)
- Peter Rawlinson (Gleeson Strategic Land)
- Paul Hanson (LandLink Estates)
- Colin Richards (Richards Urban Design)
- Lisa Jackson (Jackson Planning)
- Gerald Guma (Odyssey Markides)
- Thomas Moloney (Odyssey Markides)

3.11 Having the application team at the exhibition ensures that a number of people are available to explain the proposals, answer questions and clarify any points of uncertainty or concern. Photographs from the exhibition can be found at **appendix D**.

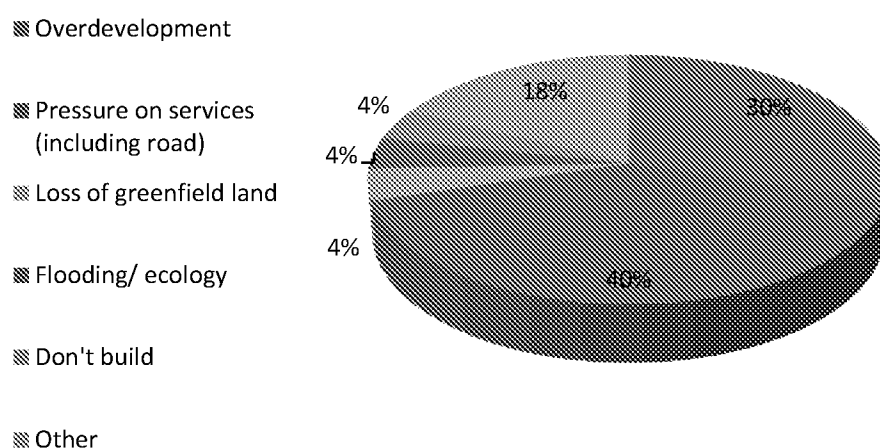
- 3.12 Over the course of the day, 137 visitors attended the exhibition. A feedback questionnaire was provided for the attendees asking questions about the emerging proposals, specifically issues such as housing need, design and location. A copy of the questionnaire can be seen at **Appendix E**.
- 3.13 In total, 84 people completed a questionnaire on the day. This equates to 61% of the attendees. In addition, eight emails were sent to the publicised email address in connection with the proposed development.

4.0 Analysis of Feedback from the Public Exhibition

Questionnaire

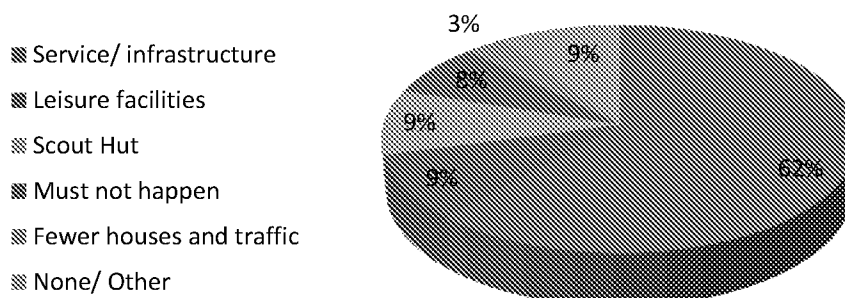
- 4.1 The purpose of the questionnaire was to gauge the opinions of local residents on the draft masterplan. The questionnaire was a tool to enable residents to comment on/ inform the emerging masterplan.
- 4.2 The questionnaire asked three open-ended questions. The results are summarised below.

Q1. Do you have any comments on the draft masterplan?



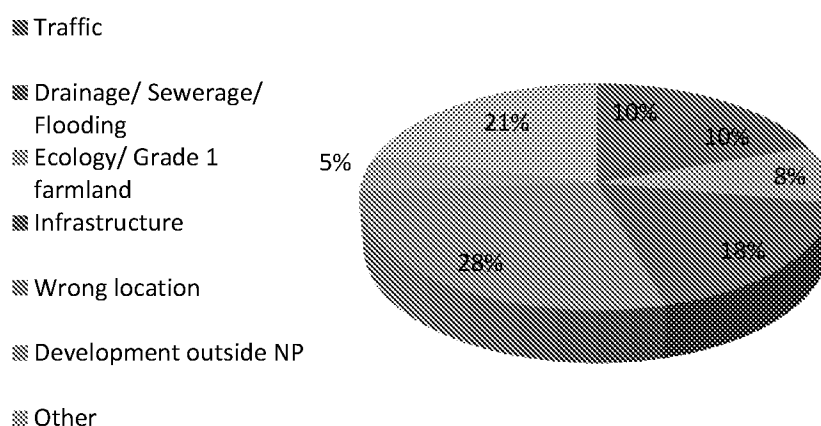
- 4.3 Fifty four percent of the visitors answered Question 1. The response to Question 1 indicates that forty percent of the respondents are concerned over the pressure put on Yapton's services from the development. In particular, people are concerned about primary school places, the need to expand the doctor surgery and increased traffic. Thirty percent of the respondents stated that the scheme would result in overdevelopment and believe that Yapton is not the right location for development, partly due to its Grade A agricultural land classification.

Q2. What community facilities could we provide/ enhance as part of our proposals for the benefit of local residents?



4.4 Forty seven percent of visitors answered Question 2. The response to Question 2 demonstrates that 62% of those people who responded to the survey would like to see improved services and infrastructure provision in Yapton. In particular, residents wish to see improved roads that can cope with increased traffic. Whilst residents believe that there is too much pressure on Yapton CE Primary School, many do not wish for there to be a second school in the village instead expanding the existing primary school would be the preferred option.

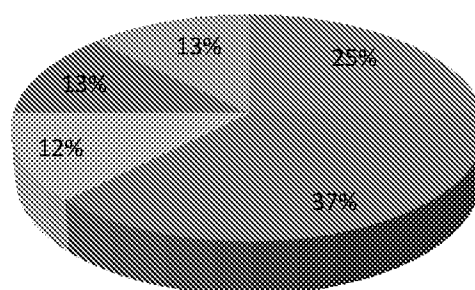
Q3. Do you have any other comments?



4.5 Forty five percent of visitors answered Question 3. Twenty eight percent of the respondents of whom stated that the development is in the wrong location and would like there to not be any development in Yapton in order to remain a village. Pressure on infrastructure was again a concern in Question 3 with eighteen percent of answers focusing on this, wanting to see improvements to education, healthcare and road improvements, particularly at Comet Corner. Alongside this, people were concerned about adequate drainage provisions due to the site's flood risk.

Email comments

- Overdevelopment of area ruins village
- Impact on services
- Ecology concerns
- Not in line with the NP
- New houses in the area are not selling fast



4.6 Of the eight responses via email, thirty-seven percent of respondents reiterated the concerns over the pressure on services and infrastructure within Yapton. Twenty five percent of email respondents spoke about 'overdevelopment' of Yapton and its change into a town, taking away its rural village character.

5.0 Revisions to the Planning Application

5.1 Following on from the pre-application meetings and public exhibition, the application team analysed the comments and issues that had been identified by the public and planning officers. This resulted in the following changes to the application:

- incorporating the opportunity for apartments which are suitable for older and disabled people;
- revising the housing mix to allow for a higher proportion of smaller homes;
- ensuring that there could be sufficient space between the rear of existing properties and the back of the proposed development to allow for soft landscaping; and
- preparing an education report to support one primary school in Yapton.

6.0 Conclusion

- 6.1 In accordance with the Arun SCI and in compliance with the Planning and Compulsory Purchase Act (2004), the application proposals have been subject to pre-application discussions with representatives from the local planning authority. These discussions allowed issues to be identified that have informed revisions to the application process.
- 6.2 The pre-application consultation process included a well-advertised exhibition that was widely attended by the local community. A number of key points including pressure on infrastructure were raised. The scheme has been revised in response to those comments.
- 6.3 In conclusion, the comments that were received were useful and have helped to influence the final design and the application process.

Appendix A: Presentation given to Yapton Parish Council

Presentation to Yapton Parish Council

18 September 2017



Land at South West Yapton

Introductions

- Lisa Jackson – Jackson Planning
 - Rachel Scott- Gleeson Strategic Land
 - Paul Hanson – Landlink Estates
 - Andrew Tice- Landlink Estates
-
- Supported by full technical team – others available at public consultation Monday September 25th 1.30-8pm

Programme for Presentation

- Gleeson Strategic Land + Landlink Estates –Who are we?
- The Emerging Planning Policy Framework
- Relationship to Yapton NDP
- The site
- The design rationale
- The draft masterplan
- Technical considerations- traffic, drainage etc
- Supporting Infrastructure
- The Consultation Event and Forward Programme
- Questions

Introduction

gleeson



Emerging Planning Policy and Considerations

- Significant increase in strategic housing allocations in Arun (doubling of OAN) since examination suspended in February 2016
- Yapton site promoted since 2014 through the Plan
- Strategic Site SD7 'At least 400 houses' allocated in Local Plan 2011-2031- Main Modifications
- Examination starts again tomorrow
- Anticipate the site will be confirmed as allocation
- Pre-application submission submitted to ADC early August based on 550 units outline application

Draft Planning policy for the site

Yapton (SD7)

Located to the south west of Yapton development proposals in the Strategic Allocation will provide at least 400 dwellings over the plan period. Development proposals must comply with the following key design and infrastructure requirements;

- a. provide a one-form entry primary school and nursery places,
- b. a new library facility,
- c. improvements to the A259 between Climping and Littlehampton, and
- d. contributions towards new healthcare facilities which will be incorporated at Ford

Relationship to Yapton Neighbourhood Plan (NDP)

- Site SD7 is 'strategic' and therefore outside the NDP
- NDP must be in broad conformity with Strategic Plan
- NDP will not need to consider the strategic site, but any new allocations in the revised NDP need to be mindful if it is allocated

The site



KEY

-  Site boundary
-  Existing development
-  Existing trees
-  Existing hedgerows
-  Existing contour
-  Floodzone 2
-  Existing Public Right of Way
-  Existing access point
-  Conservation Area
-  Listed Building
-  National Cycle Route
-  Bus Stop

The design rationale



Existing site and vegetation

- Retain existing vegetation where possible to respect existing landscape character and field patterns
- Protect all existing trees and hedgerows of merit
- Replace low value quality trees and hedgerows with native planting



Existing field boundaries will be retained and protected



Creating additional structure

- Providing new planting to extend existing field boundaries in a way which helps contain and define the development, whilst retaining the character of the wider agricultural landscape with large open fields
- The new structural planting would take the form of hedgerows with tree planting in linear form



New structural planting will include hedgerows with individual tree planting to reinforce the landscape character of the area



Reinforcing residential amenity

- Retain all vegetation and boundary treatments to the rear of existing properties
- Where possible reinforce boundaries with additional planting and fencing to protect existing and future residential amenity



Additional landscape planting on the edge of the site will help to protect the amenity of existing housing which looks over the site

The design rationale



Respecting the setting and alignment of public rights of way

- Retaining the existing public rights of way within the site along their existing alignment.
- Respecting the setting of the footpaths by retaining them in landscaped corridors or within new public open spaces



The existing rights of way will be retained and their setting respected as part of the layout of the development



Providing new focal green spaces

- Retaining the existing public open space at the northern end of the site on Main Road within the Conservation Area with two new focal public open spaces, "greens" within the site
- Locating the new greens on the key access and pedestrian routes
- Potential for SuDS features within the green spaces
- Potential for the green spaces to form part of a wider network of green spaces and links to provide children's play space, a recreational walking route or trier trail



Village greens can provide focal spaces within the village, and be used for a range of activities



Connecting the green spaces

- Providing new green routes between the new spaces to create a series of legible landscape corridors / routes
- Using soft landscape planting to define the routes
- Creating new ecological corridors within the site
- The green corridors have the potential to accommodate SuDS features such as swales



Green links can be provided through the development for recreational use and to make connections to the wider countryside

The design rationale



Creating landscaped edges

- Providing landscaped edges in the areas of residential development on the north western and south western boundaries to assimilate into the landscape to longer distance views
- Creating an edge on the north western boundary which retains the setting of Drace Lane as a key pedestrian / cycle link between Bognor Regis and Yapton and defining the revised edge of the settlement
- The landscaped edges will have potential for inclusion of native trees, grass planting and shrubs for biodiversity benefits
- There may also be potential for wildflower planting at the northern end of the site to create ecological edges to the edges of the open space
- The landscaped edges will have potential for SuDS features to assist in surface water attenuation



Providing a primary street

- Providing a new main access route through the site for vehicles which will be designed to manage speeds at a maximum of 30mph
- The character of the main link will vary through the site (as indicated by the light brown dashes) to avoid a standard highway approach
- The changes in character are shown to be located adjacent to public open spaces or at nodal points which may allow for traffic calming including changes in surface treatment to reduce vehicle speeds and form part of the public realm



Photo of houses in North End Road with buildings set back but fronting onto the street



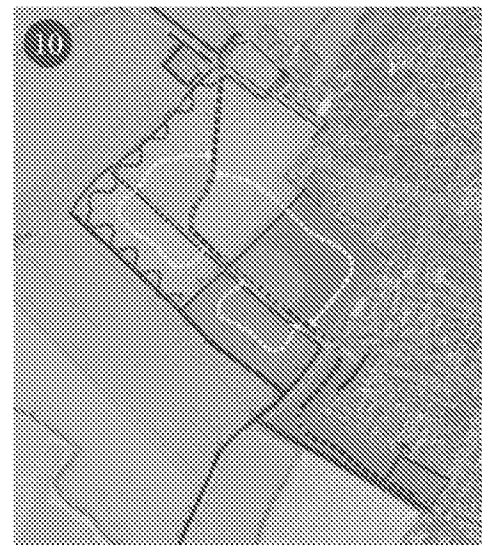
Providing secondary streets

- Creating a series of connected secondary streets which provide access to the residential parcels within the site
- Establishing a hierarchy of street types including
 - Primary street
 - Residential streets
 - Green Lanes (shared surfaces)
 - Cycleways and pedestrian links
- Provision of emergency access connections to Main Road and Gladstone Road (brown dashed lines)



Photo of Church Street in Yapton showing an adjacent lane with buildings behind the main alignment

The design rationale



Taking cyclists through the site

- Providing a new cycle route through the site which utilises a variety of both on road and dedicated cycle lanes (in some cases using shared surfaces along the routes of public rights of way)
- Providing cycle facilities and signage within the site to encourage cycling including potential for links to Sustrans Route 2 and Barham Station



Cycle routes can be provided through the site as part of the road network and along paths made or made to be (Green Lane).



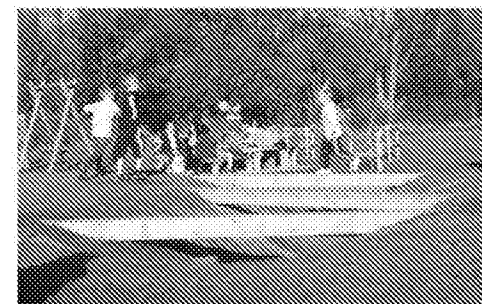
A range of appropriate densities

- Providing a range of densities within the site which is appropriate to its location, surrounding character and accessibility as follows:
 - Low density on the western edges of the site which allows for a greater degree of soft landscape planting alongside the built form. This together with the landscaped edge treatments will allow for filtered long distance views into the development rather than a harsh boundary. Buildings in this area would be a maximum of 2 storeys
 - Medium density development on the eastern and southern edges of the site adjacent to the existing built up area. Medium density in the area directly to the south of the Conservation Area and alignment of the former Portsmouth - Arundel Canal. This approach will provide a form of development in keeping with the surrounding area whilst allowing for soft landscaping to the edges of the site and areas which have a historical context. Buildings in this area would be predominantly 2 storeys with potential for some accommodation in the roof and some limited 3 storey buildings in key locations
 - Higher density development the centre of the site which is well located to the primary route and well contained to an existing urban context. Buildings in this area would be predominantly 2 storeys with potential for some accommodation in the roof and 3 storey buildings in key locations



Providing areas for children's play

- Providing two new Locally Equipped Areas of Play (LEAPs) within the development within 500m walk of the majority of the new housing.
- An existing area of play to Gresham Road is within easy walking distance for properties at the south western end of the site
- The areas of play will be natural in form and utilise natural materials where possible



Natural children's play areas can be accommodated within the green spaces in the development

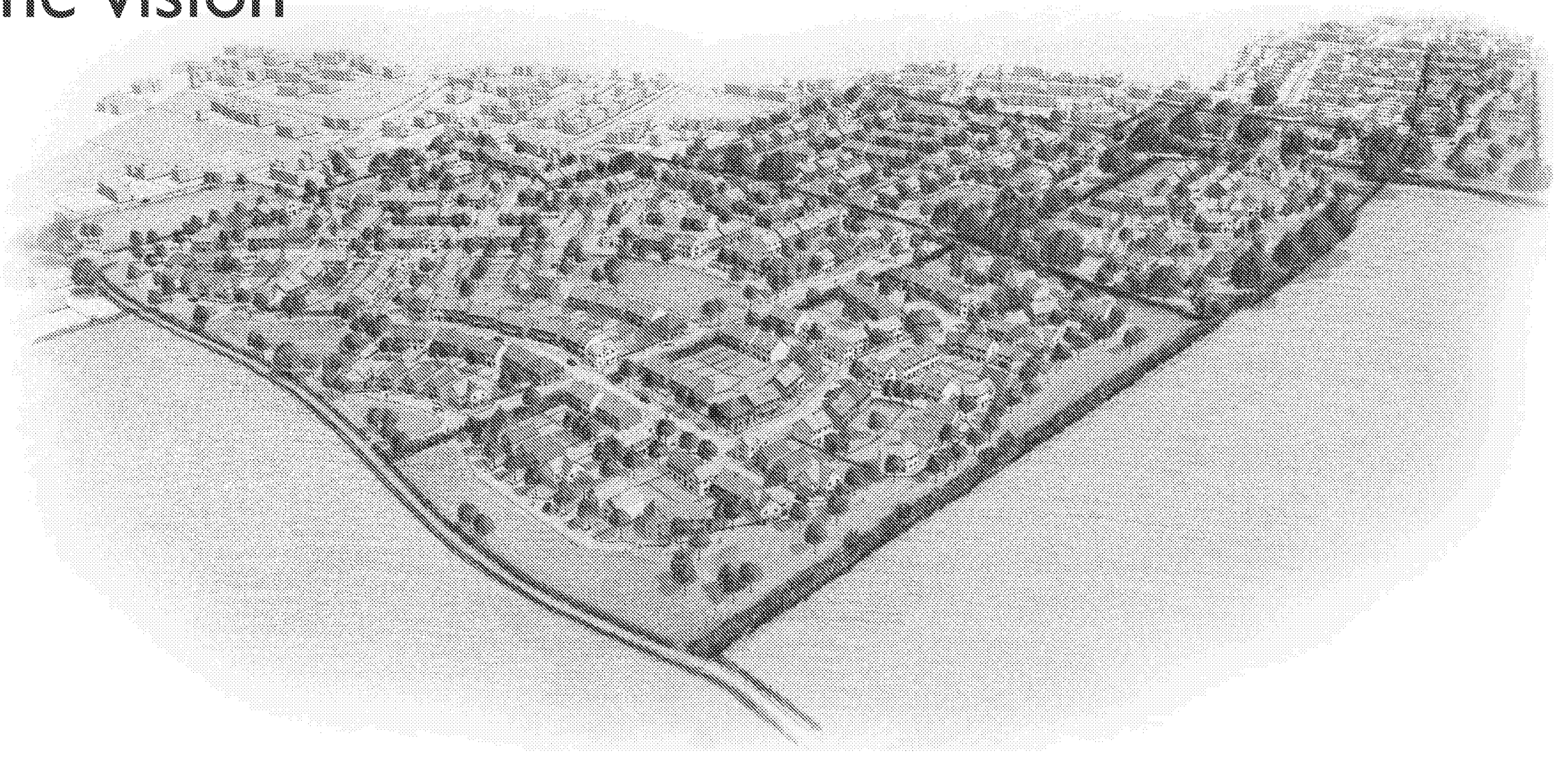
Draft masterplan



KEY

-  Site boundary
-  Existing trees retained
-  Existing hedgerows retained
-  Existing building
-  Proposed building
-  Key building
-  Residential street (5.5m)
-  Lane / Drive (4.5m)
-  Emergency access (3m)
-  Cycle route through site (on and off road)
-  Existing Public Right of Way retained
-  Park / Amenity greenspace / Childrens Play
-  Childrens Play Area
-  Aloiments
-  Indicative amenity tree planting
-  Indicative structural tree planting
-  Location of SuDS feature
-  Potential location for pumping station + 15m offset

The vision



The vision



Illustration of typical street within the site



Illustration of the edges of the site

Access, movement and drainage

- Vehicular access – two points Bilsham Road and Drove Lane
- Network can accommodate traffic growth + new minor solutions to some junctions
- Pedestrians and cyclists – network throughout the site
- Flooding – dealt with outside Zone 2
- Sustainable drainage solutions for surface water
- Foul drainage upgrading of public sewers

Supporting Infrastructure

- Primary School – Preference to expand existing school- most cost effective solution long term
- Primary Healthcare–Preference to contribute to existing GP surgeries and NOT to Ford
- Library Provision- outside CIL rules?
- Cycle routes – contributions to Barnham Station link
- A259 Comet Corner + Oyster Catcher contributions

Consultation Event and Forward Programme

- 25th September 2017 Event at Village Hall
- Process Community Responses
- Complete work for outline planning applications – a mirror pair, one from each promoter
- Submit outline applications before the end of 2017
- When will development start? -2018?
- When will development end? – 2023?

Questions?

Appendix B: Screenshot of advertisement in Local Press

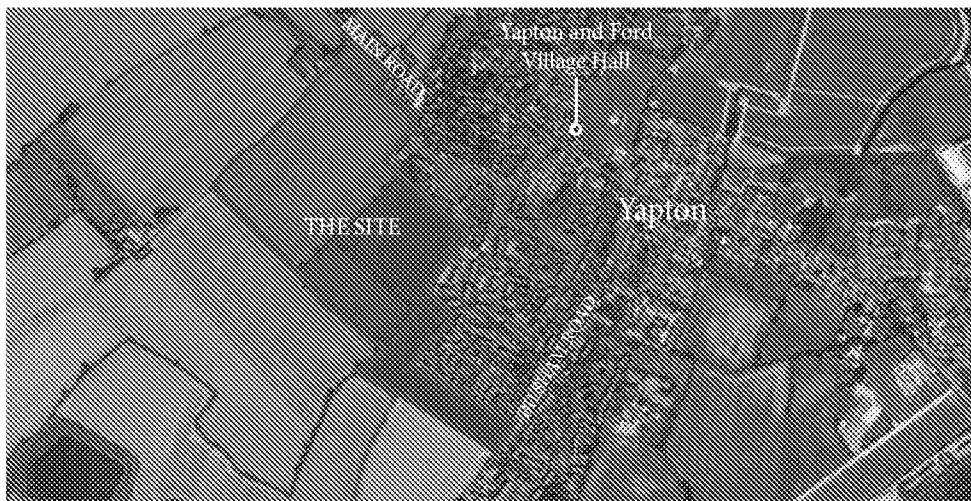
New Homes in Yapton

PUBLIC EXHIBITION

Monday 25th September - From 1.30pm - 8.00pm
Yapton and Ford Village Hall

We would like to invite you to a public exhibition to see proposals for planned new homes in Yapton on the south western edge of the village.

The exhibition will set out details of development proposals for new homes and open space at Bilsham Road and Drove Lane. These proposals follow the decision of Arun District Council to identify the land for housing in their Local Plan. This site is to be allocated in addition to any sites being considered for the Neighbourhood Plan.



This is an opportunity to make your views known so where possible these can be taken into account in finalising the proposals. The project team will be on hand to answer your questions and there will be an opportunity to provide comments. You can also contact us via email at **consultation@mjgleeson.com**

Appendix C: Exhibition boards

I. Welcome

Welcome to our exhibition exploring the issues and opportunities for the proposed development of land on the south western edge of Yapton. This exhibition provides more information on the background to the site and the emerging proposals for the site. It also explains how the proposals fit in with the Yapton Neighbourhood Plan.

We are looking for your feedback and ideas on our draft plans in advance of the submission of an outline planning application later this year.

We welcome all feedback, but in particular you may wish to comment on;

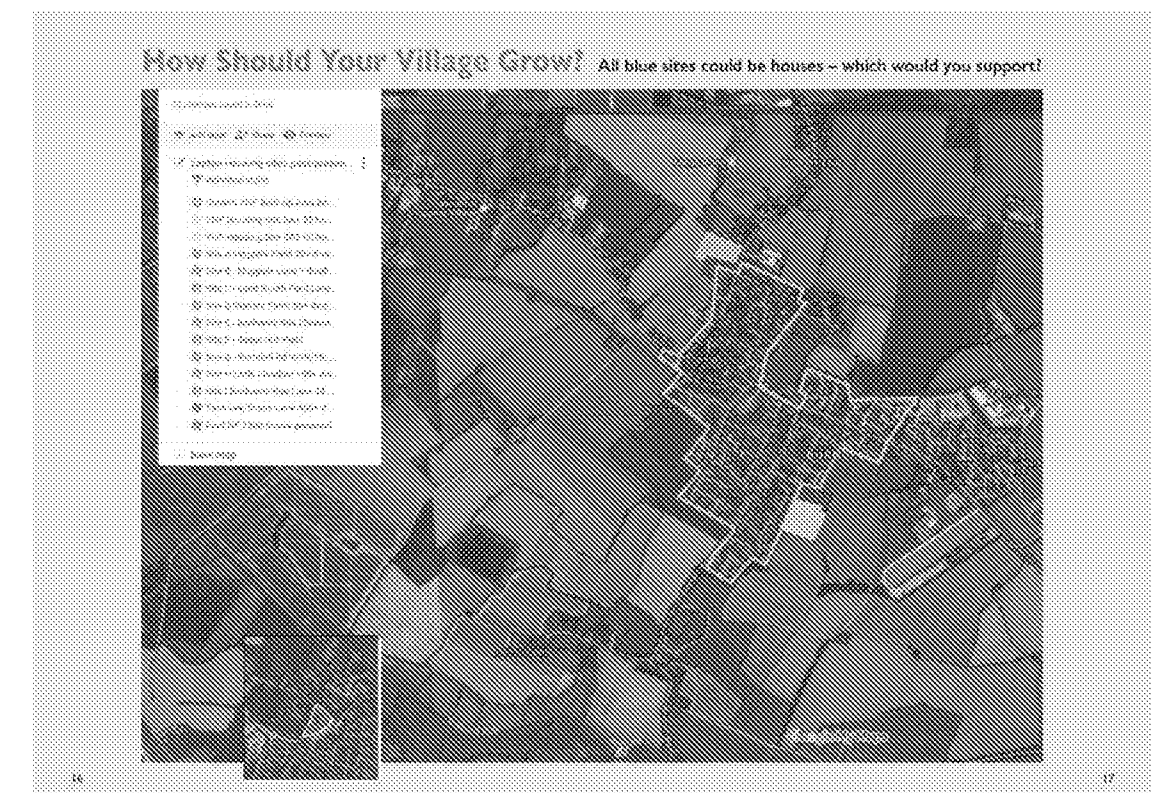
- the layout of the housing and open spaces;
- the access to and within the site for vehicles, cyclists and pedestrians;
- other community benefits which the scheme might be able to deliver for the village; and,
- any other key issues which you would like to raise.

We have provided a feedback form to help collect your comments and there are representatives here from the site promoters, Gleeson Strategic Land Ltd and Landlink Estates Ltd, and their consultant team to answer your questions. You can also contact us, following the event, via email (consultation@mjgleeson.com)

Thank you



Yapton News (March 2017)



Yapton News (July 2017)

2. Planning Background

Why more houses now?

The reason for progressing with this proposal at Drove Lane and Bilsham Road in Yapton is to satisfy the requirements for more housing growth as set out by Arun District Council in their new Local Plan. This sets out the main site locations and their housing capacity – these are known as ‘strategic sites’ – this is for the main development sites planned up until 2031.

How does this tie in with the recent consultation on other new housing sites in Yapton in the Neighbourhood Plan?

This site has been classified as a ‘strategic site’ by ADC. In addition to these, each large village has been given a target to find other smaller ‘non-strategic’ housing sites. In Yapton that target is between 150-200 homes and these will be identified on small sites through an update to the Yapton Neighbourhood Plan. The recent consultation on these small sites, which closed on 1 August 2017, is a separate exercise from the proposals in this exhibition.

It is not a case of either a series of small sites or this one bigger site; both types of development are required to meet the housing needs of the village and Arun District Council.

How was the strategic site identified for housing?

Arun District Council have been developing a new Local Plan for a number of years, during 2016 an independent Inspector asked Arun District Council to look again at the number of sites they were proposing and recommended they meet their needs by almost doubling the number of dwellings in the Local Plan to serve the growing population. This meant Arun District Council identified additional sites across the District to meet the targets and this site, known as SD7, was identified for at least 400 dwellings.

What does the policy for the site require?

The policy for the site asks for the following:

Yapton (SD7)

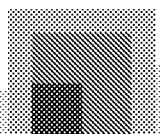
Located to the south west of Yapton development proposals in the Strategic Allocation will provide at least 400 dwellings over the plan period. Development proposals must comply with the following key design and infrastructure requirements;

- provide a one-form entry primary school and nursery places,
- a new library facility,
- improvements to the A259 between Climping and Littlehampton, and
- contributions towards new healthcare facilities which will be incorporated at Ford

We believe the following alternatives would better enhance the community infrastructure:

- We believe primary education is best provided by contributions to additional classrooms at the existing village school or at Ford. Over time children from the development will receive preference as ‘catchment children’ over those currently travelling in to the village school catchment.
- We do not believe a new library facility at Yapton is appropriate.
- We believe that healthcare facilities should be provided in Yapton not at Ford.

We particularly welcome your views on these points.



3. The site

Description

Figure 1. shows the extent of the site (edged red) which measures 24.1 hectares / 59.6 acres. The land is controlled jointly by Gleeson Strategic Land Ltd (the darker green fields) and Landlink Estates Ltd (the lighter coloured fields).

The site comprises a number of open agricultural fields with intervening hedges and some mature trees generally defining the boundaries.

Public Rights of Way

There are a number of public footpaths which cross the site as shown. The proposed development will retain these routes and add new footpaths and cycle links to improve accessibility to the countryside.

Access

There is an opportunity to provide vehicular access into the site from both Bilsham Road and Main Road (B2233). There are bus stops on Bilsham Road and the National Cycle Route 2, runs through the village along Bilsham Road and Burndell Road, very close the site.



Figure 1. Aerial photograph of the site

Ordnance Survey (c) Crown Copyright 2014. All rights reserved. Licence number 100022432

