



Land at Bilsham Road, Yapton

Green Infrastructure Strategy - July 2018

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Land at Drove Lane,
(Y/92/17/OUT)

Figure 1 Concept Masterplan

(Not to Scale)

Background

The following document has been prepared by FPCR Environment and Design Ltd on behalf of Gleeson Strategic Land in respect of land at Bilsham Road, Yapton. The purpose of this document is to support the outline application for a residential development with landscaping (Ref: Y/91/17/OUT)

The location and extent of the site is identified in Figure 1. The Green Infrastructure (which is subject to a reserved matters application) comprises green links, rural landscape edges, formal and informal play areas, attenuation and allotments. The Green Infrastructure, including public open space, will predominantly serve the residents of the housing proposed on site but also the wider community.

This green infrastructure document provides detail on the character and potential benefits of the proposed landscaping as part of the outline application.

Vision

The overall vision for the Green Infrastructure (GI) proposals is;

To create multi-functional green spaces and corridors which enhance biodiversity, provide opportunities for play and recreation, incorporate sustainable drainage features, establish a pleasant and safe landscaped setting to the proposed development areas and ensure that the green infrastructure is designed to assimilate into the village through appropriate intervention and planting.



Cottages on Church Road



Yapton Free Church on Main Road



House on North End Road



Bridge from former Chichester to Arundel Canal

Site Location & Context

The site is located on the western edge of Yapton. Yapton is a village located to the north east of Bognor Regis in the Arun District of West Sussex.

To the north the site is bounded by the B2233, the main road that runs through the centre of Yapton. To the south west the site is open to the surrounding countryside. The western boundary connects the site to the existing development within Yapton.

The village centre is a short walk from the site with shop, post office, village hall and green, all located approximately half a kilometre from the site.

Concept & Approach

The proposals seek to assimilate built development within an exemplary Green Infrastructure Framework, akin to the surrounding area of Yapton. As a result of this approach the overall long term biodiversity, amenity and recreational benefits can be significantly enhanced.

Key Green Infrastructure Elements include:

- Retention of existing hedgerows and hedgerow trees located within the site;
- A rural edge to the surrounding countryside to the south west;
- Additional street tree planting;
- Opportunity for community allotments if required;
- Green links which connect the existing urban edge to the countryside; and
- Public Open Spaces which include attenuation basins formal and informal play areas and sports provision.



Biodiversity Objectives

The main biodiversity objectives for the green infrastructure are based on the requirement to maintain and enhance the nature conservation value of the new GI framework and the retained habitats and to mitigate any identified adverse effects of the development on the flora and fauna of the site. Creation of new habitats and enhancement of existing habitats will provide improved features for wildlife within the area and act to buffer any potential impacts.

Objectives will help foster a sensitive and appropriate use of the GI which ensures that both the biodiversity and recreational opportunities are realised, but that they do not compete or adversely affect the effective functioning and purpose of each other.

Key biodiversity objectives include:

1. Creation of varied habitats including; grassland, hedgerows and additional tree planting;
2. Potential to include new wildlife friendly features such as bird and bat boxes;
3. Provide suitable habitats for nesting and foraging birds through use of proposed native planting;
4. Provide suitable habitats for commuting and foraging bats;
5. Retention of the population of reptiles existing on site;
6. Retention where possible of hedgerows and hedgerow trees; and
7. Creation of wildflower meadows.



Green Infrastructure Description

Amenity & Recreational Objectives

The proposed development, will retain, where possible, the existing landscape features, providing a more mature initial Green Infrastructure (GI) framework within which to set the new development. The site currently comprises arable farmland and the proposed development has been designed to respond to the character of the area and seeks to protect existing landscape features, such as existing trees and hedgerows on site where possible. Enhancement of the landscape will include:

- Proposed GI along the south western boundary to soften the built edge;
- Potential community allotments;
- Proposed tree and hedgerow planting to create an attractive setting for residents and visitors alike;
- Proposed green links which connect the existing urban edge of Yapton to the countryside and provide public open spaces for all to enjoy; and
- Proposed attenuation basins which will assist with drainage management.
- Proposed informal and formal areas of play.

Key amenity objectives include:

1. Create a pleasant setting to the proposed development plots;
2. Provide opportunity for relaxing and socialising; and
3. Create opportunities for community groups such as a community allotment group.

Key recreational objectives include:

1. Create opportunities for exercise and play including play areas, network of proposed trails, opportunities for circular walks;
2. Potential sports facilities and;
3. Retention and connections to existing public right of way network.

SUDS Strategy



SUDS Strategy

As part of the Green Infrastructure design, a SUDS strategy has been developed. This has identified strategic locations within the areas of open space that will be designed primarily for the attenuation of water.

Key interventions will include;

- A series of attenuation basins along rural edge, with further basins against Cobham Close/Loveys Road Edge.
- Attenuation basins that will be dry (grassed), with shallow-sloping sides. These will only contain water for approximately 48 hours after a flood event.
- Permeable paving could be utilised on private drives and parking areas.

Green Infrastructure Description



Green Infrastructure

The open space has been identified across the overall masterplan and has been further subdivided into 4 character areas. The majority of these character areas are found across the entire site including land to the north, off Drove Lane. This will ensure a cohesive landscape strategy that flows across the entire site.

These areas have unique characteristics in terms of planting, use and style with corresponding benefits including biodiversity, amenity and recreation, these have been listed and described on the following pages.

KEY

-  Lambs View Park
-  Rural Edges
-  Drove Park
-  Green Links
-  TPO Trees

Rural Edges



Artists impression of Rural Edges

Rural Edges

Key Characteristics

- Rural countryside edge
- Hedgerow & trees filter views to housing from wider countryside
- Housing overlooks open space
- Lower density of housing
- Areas for drainage attenuation

Biodiversity Benefits

- Creation of varied habitats and wildlife corridors
- Provides suitable habitats for nesting and foraging through use of native planting
- Potential to provide 'dark corridors' for wildlife

Amenity Benefits

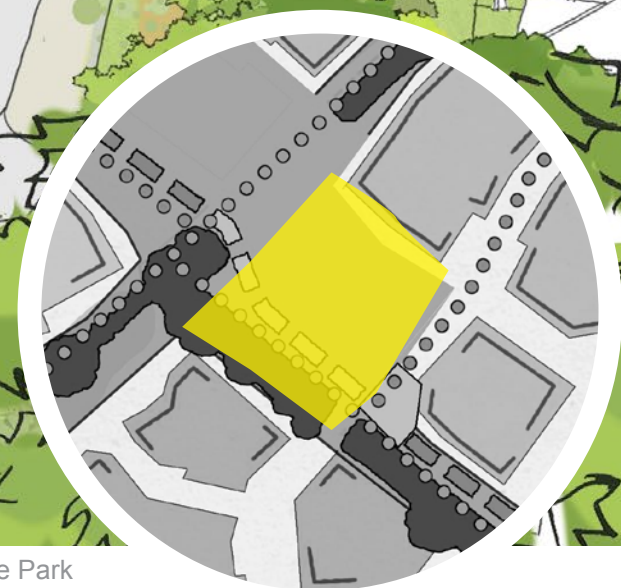
- Filtered views to open countryside
- Opportunities for relaxing and socialising

Recreational Benefits

- Footpaths through Green Infrastructure



Drove Park



Artists impression of Drove Park

Key Characteristics

- Central location within development
- Primarily for recreational use
- Active surveillance from surrounding properties
- Equipped play areas & naturalised play
- Opportunities for kick-about/ other sports
- Short cut amenity grass & boundary tree planting

Amenity Benefits

- Provides large areas for the community to use for play, relaxing and socialising

Recreational Benefits

- Creates opportunity for exercise and play through formal play areas, sports pitches and more informal open space



Green Links



Green Links

Key Characteristics

- Retained existing vegetation
- New native tree planting
- Footpath links through the development
- Housing overlooks Green Links
- Attenuation basins adjacent to existing housing at Cobham Close
- Potential to provide allotments

Biodiversity Benefits

- Provides wildlife corridors
- Provides continuation of habitats for wildlife
- Provides suitable habitats for nesting and foraging birds through use of proposed native planting
- Provides suitable habitats for commuting and foraging bats

Amenity Benefits

- Traffic-free pedestrian/cycle routes connect through the site
- Breaks up development parcels, providing some screening
- Pleasant outlook for new residents
- A space for residents to grow their own

Recreational Benefits

- Footpaths through Green Infrastructure
- Creates opportunity to socialise and exercise through gardening



Lamb's View Park



Lamb's View Park

Lamb's View Park

- Smaller recreational area
- Equipped play area
- Short cut amenity grass & boundary tree planting
- Active surveillance from surrounding properties
- Additional space for attenuation

Biodiversity Benefits

- Larger specimen tree planting for increased habitat opportunity in these areas

Amenity Benefits

- Provides area for the community to use for play, relaxing and socialising
- Filtered views to open countryside

Recreational Benefits

- Creates opportunity for play
- Footpaths through Green Infrastructure



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