

1. 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)



Land at South West Yapton
COMMUNITY ENGAGEMENT EXHIBITION



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

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4. Heritage, Landscape and Ecology



Figure 2. Opportunities and constraints plan

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Heritage

The route of the former Portsmouth - Arundel Canal runs east to west through the northern part of the site. The field is also included within the Conservation Area and there are a number of Listed Buildings in the locality. The intention is to avoid any built development within the Conservation Area and the former canal to protect these features.

Landscape

The site lies in a predominantly flat landscape known as the Chichester to Yapton Coastal Plain character area. The site comprises five field parcels, separated by tree-lined hedgerows. With additional planting and careful design, views into the site can be managed to reduce the visual impact of the development. The design solution is seeking to incorporate existing trees and hedges and create new landscape features to add further structure to this otherwise open area. The site offers the potential for new formal and informal open spaces and allotments to provide a variety of experiences for the new and existing residents.

Ecology

An initial ecological survey has been undertaken for the site which found limited interest as the fields are intensively farmed. The surrounding hedgerows support nesting birds and this will restrict any works within the nesting season. The trees will be retained, with only a few removed for access. Many more trees will be planted to soften the development and create new habitats for biodiversity. There is a small population of slow worms on the site, these will be relocated away from areas of built development.



5. The vision



Figure 3. The vision for the site



Figure 4. Illustration of the character of a typical street



Figure 5. Illustration of the edges of the site



6. The draft masterplan



Description

The draft masterplan illustrates how the site could be developed to show the following key elements:

- 1 Retaining existing vegetation with new additional planting to screen and soften the development edges including those which back onto existing housing
- 2 Retaining the existing public rights of way within the site with new footpaths and cycle links
- 3 Preserving the existing public open space at the northern end of the site with three new focal public open spaces, “greens” within the site. The spaces will include areas for recreation and children’s play facilities.
- 4 Providing two new allotment areas for existing and future residents
- 5 Providing landscaped edges to the areas of residential development on the north western and south western boundaries
- 6 Providing a new main access route through the site for vehicles which will be designed to manage speeds at a maximum of 30mph and prevent a “rat run effect”
- 7 Providing up to 550 new homes with a range of densities within the site with higher density in the centre and lower density on the edges of the site. The new homes will include a mix of housing sizes and types and include 30% affordable homes

Figure 6. Draft masterplan for the site

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7. Access, Movement and Drainage

Vehicular access

The Highway Authority (West Sussex County Council) have agreed that two points of vehicular access; one from Drove Lane the other from Bilsham Road are suitable for the proposed development. It is envisaged that the accesses will join up within the site to form a new village road.

WSCC have agreed the site is sustainable, being within easy walking distances of bus stops and local facilities. We recognise that the development of any new housing will create additional traffic movements. We have looked at a number of mitigation measures starting with the masterplan, which has been designed to prevent any worsening of existing traffic conditions.

The design is predicated on traffic flowing in a very similar fashion to the current level as a result of local improvements being made to junctions. The development will also contribute to junction improvements on the A259.

Pedestrians and cyclists

All the footpaths that run around the site will be retained and form part of an improved network of walking routes. This will support full permeability of the site for both new and existing residents.

New dedicated cycle routes are proposed across the site to encourage easy access to village facilities and the wider cycle network.

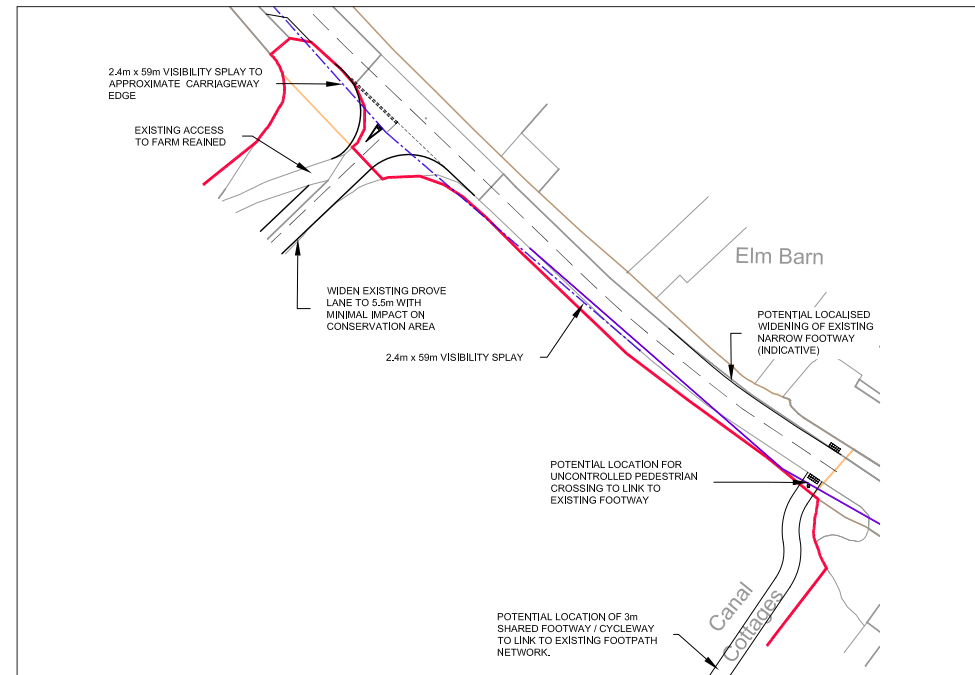


Figure 7. Proposed access to Main Road

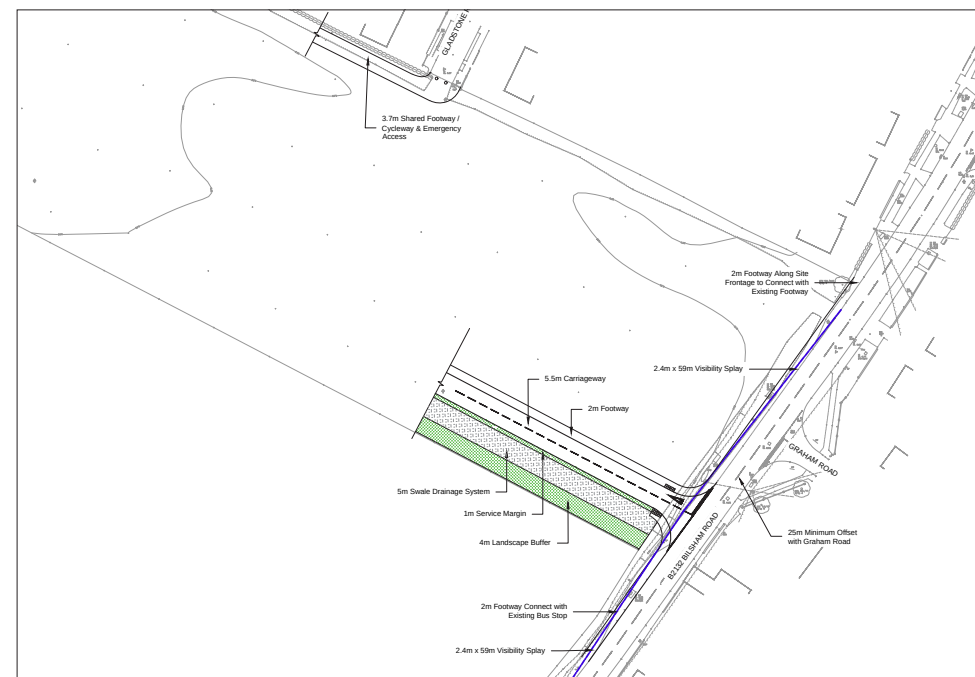


Figure 8. Proposed access to Bilsham Road

The County would like to see the provision of a cycle link between Yapton and Barnham railway station in line with the Council's walking and cycling strategy, we are seeking your views on this idea.

Car and cycle parking

Car parking will be provided within the site according to the adopted parking standards provided by WSCC. All new housing will have allocated off-road parking as well as unallocated parking for visitors. These provisions take into account local vehicle ownership and are considered to strike a fair balance between land use and demand. Cycle parking will be provided in new garages or accessible garden sheds.

Drainage and Flooding Considerations

There is a small area of land within the central southern part of the site which is identified by the Environment Agency as a medium risk from flooding. The design of the housing development avoids the potential areas of flood near Bilsham Ditch and will ensure there is enough free draining areas and water storage areas in the form of open ditches and flood water detention areas which will compensate for the built development so the site accommodates at least the same amount of surface water as it does currently, if not more.

Foul drainage solutions are still being explored, the foul drainage from the new dwellings will need to be dealt with by additional or new capacity funded by the development.



8. Frequently asked questions

The site is identified for at least 400 dwellings, why are you showing 550 dwellings?

The combined site capacity for SD7 has been described in the emerging policy as at least 400 dwellings. This estimated capacity reflects the lack of significant constraints on the site as a result of the technical work, but reflects the Council's policy to accommodate a primary school and library on site.

We believe that 400 dwellings would not meet the requirement to make efficient use of the site, there is ample space for 600 dwellings at a density consistent with the village as the masterplan layout shows. In addition we do not support the development of an additional single form entry (one class per year) primary school on the site as West Sussex County Council, the Education Authority, do not support this approach, as it is not necessary when there is an existing school already in the village which could be extended.

What about all the other planning applications and appeals for housing sites?

All the current planning applications and appeals are part of a separate planning process.

There are a number of planning applications being considered in the village at present for sites, which are not allocated in either the Yapton Neighbourhood Plan or the Arun Local Plan.

This site will be considered in a different context to those sites as it is an emerging allocation, required as part of the Local Plan for Arun. This site is required as part of the strategic planning for Arun District to 2031.

Will there be affordable houses on the site?

Yes, the site will provide a proportion of affordable houses consistent with Arun District Council's policy. The type of housing is currently undefined but has the potential to provide a mix of rental, shared ownership and discount market housing.

Why does the plan not include a new primary school?

The scale of the development does not justify a new primary school; it would also be very inefficient to have another school in the village.

Where will the children go to school?

We would make appropriate financial contributions to the existing school at Yapton for more classroom spaces, and at the proposed new school at Ford commensurate with the increase in demand the new housing generates. Over time children from the development will receive preference as 'catchment children' over those currently travelling in to the village school catchment so eventually all the children in Yapton would be able to attend the local school.

Local secondary schools have spare capacity that would serve the Yapton catchment; the development will contribute to these schools.



9. Frequently asked questions

What about the trees?

Most of the trees are on the boundary of the site and can be saved and form part of the extensive greenspace network around and through the site.

Will I still be able to walk on the footpaths around the site?

Yes, the footpaths will be retained and enhanced to create enjoyable walking circuits around and through the site. In addition a dedicated off-road cycleway will be provided across the site.

Where will the new residents go to see the Doctor?

We would like to make a contribution to improve GP facilities in Yapton; we do not agree with Arun District Council these should be located in Ford.

Surely Yapton should be able to decide what housing goes where through the Neighbourhood Plan?

Arun District Council has a strategic duty to plan the future of the District, and the Yapton Neighbourhood Plan must be in 'general conformity' with that strategy. It is not possible for the Yapton Neighbourhood Plan to identify a strategic site for the village.

When will development start?

We anticipate that if the site is supported at the Independent Examination, and Arun District Council reach a positive decision on the outline planning application the first houses could be built in the latter part of 2018 and potentially completed in 2023.



How do I make my views known about this proposal?

Please fill in a form to make comments about the proposal for the site promoters to consider before they submit the outline planning application. You will also be able to make comments to Arun District Council when they process the planning application.

How do I keep in touch with how this proposal is progressing?

Keep an eye on the Yapton Parish News and village noticeboards where we will keep the community informed of our next steps.

