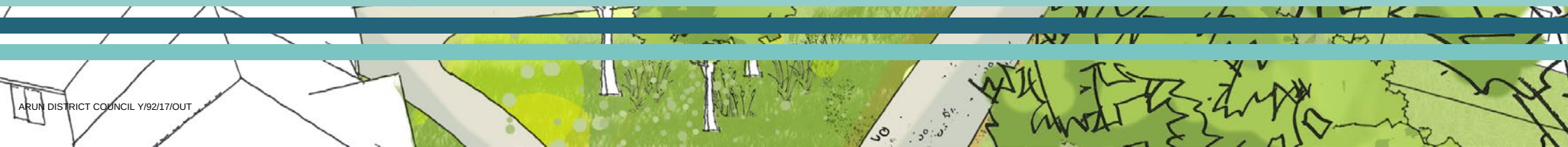




Drove Lane, Yapton

Green Infrastructure Strategy - July 2018



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masterplanning ■ environmental assessment ■ landscape design ■ urban design ■ ecology ■ architecture ■ arboriculture ■ graphic design

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Green Infrastructure Description



(Not to Scale)

Background

The following document has been prepared by FPCR Environment and Design Ltd on behalf of Landlink Estates in respect of land at Drove Lane, Yapton. The purpose of this document is to support the outline application for a residential development with landscaping.

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.



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.

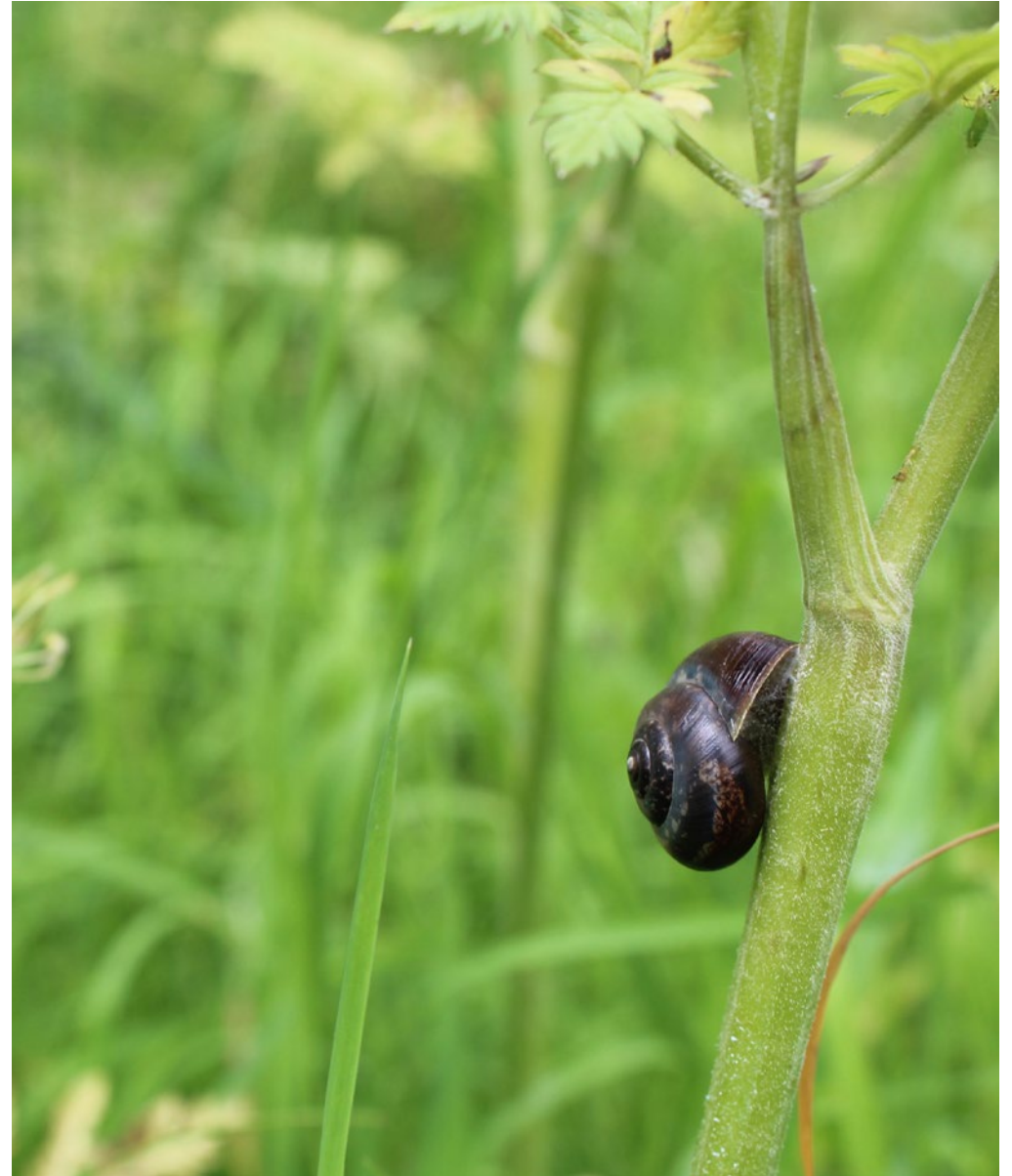
The village centre is a short walk from the site with shop, post office, village hall and green, all located approximately half a kilometre from the site.

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;
- Green links which connect the existing urban edge to the countryside; and
- Public Open Spaces which include dry attenuation basins formal and informal play areas and sports provision.



Biodiversity Objectives

The site is currently an intensively farmed arable field with very limited biodiversity interest.

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. Provide suitable habitats for nesting and foraging through use of proposed native planting;
3. Retain majority of existing hedgerows and hedgerow trees;
4. Creation of wildflower meadows and;
5. Create green corridors through the site.



Amenity & Recreational Objectives

The proposed development, where possible will retain the existing landscape features, providing a more mature initial Green Infrastructure (GI) framework within which to set the new development. Although much of the site is currently occupied by arable and pastoral land, there are areas of local character and features which are of value including an area of land off the B2233 that forms part of the conservation area and the former canal. The proposed development has been designed in response to the character of the area to enable the protection, enhancement and planting of:

- Existing trees and hedgerows on site;
- Proposed GI along the south western boundary to soften the built edge;
- Proposed 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 sports facilities
- Proposed formal play areas

Key amenity objectives include:

1. Create a pleasant setting to the proposed development plots;
2. Provide opportunity for relaxing and socialising;
3. Provide contributions towards District sports facilities;
4. A cycle link to Branham and the potential for pedestrian link to the primary school.

Key recreational objectives include:

1. Create opportunities for exercise and play including play areas, network of proposed trails, opportunities for circular walks;
2. Provide sports facilities and;
3. Provide 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 edges.
- 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.

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

- Canal Green
- Rural Edges
- Drove Park
- Green Links
- TPO Trees

Canal Green



Illustrative View from Main Road at Year 0



Illustrative View from Main Road at Year 15

Canal Green

Key Characteristics

- Located at Main Road entrance
- Minimal intervention / respectful of Conservation Area setting
- Wildflower meadow
- Estate railings
- Line of former canal retained

Biodiversity Benefits

- Creation of wildflower meadows

Amenity Benefits

- Provides welcoming entrance to site
- New footpath connects Main Road to proposed housing



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
- Provide suitable habitats for nesting and foraging through use of native planting

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

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

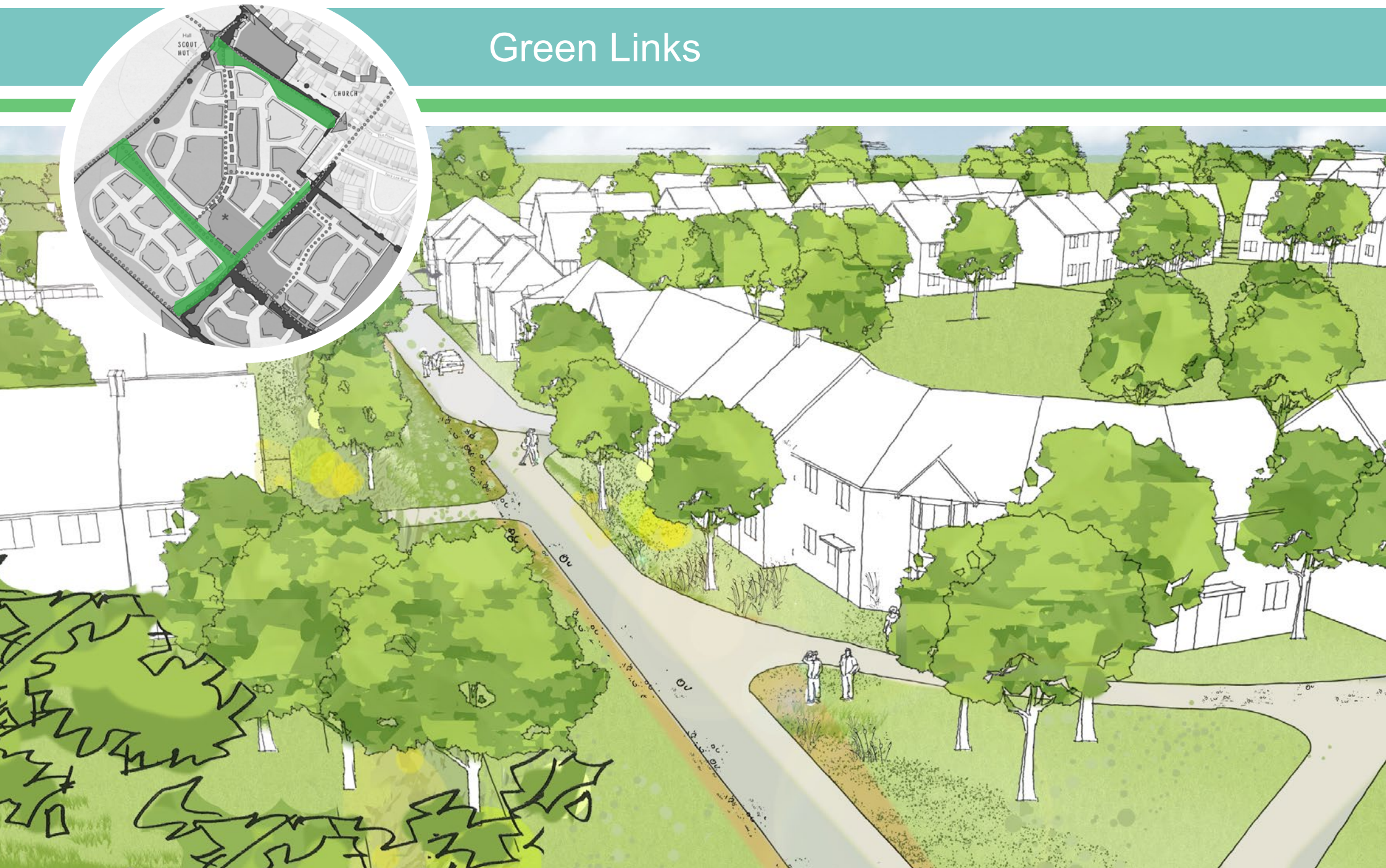
- Provides large areas for the community to use for play, relaxing and socialising

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
- Potential to provide allotments

Biodiversity Benefits

- Provides wildlife corridors
- Provides continuation of habitats for wildlife
- Provide suitable habitats for nesting and foraging through use of native planting

Amenity Benefits

- Traffic-free routes across the site
- Connects open spaces
- 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



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