

How can you be involved?

- We invite you to read the boards and ask the project team any questions.
- Please let us know your feedback by filling out the online survey by using the QR code below or visiting www.landsouthof-fordlane.co.uk



- Thank you for taking the time to attend today's event and find out more about the emerging proposals.
- Our consultation ends on 25 April.

Site Overview

- The site occupies an area of approximately 34.7ha and predominately comprises agricultural land, currently utilised for pasture and silage.
- It is bounded by the village of Yapton to the south and west, Ford Lane to the north, with further agricultural land to the north east of the site.
- The site is located across two civil parishes within the Arun District in West Sussex. The south eastern portion of the site is located within the Parish of Ford and the north western portion of the site falls within the Parish of Yapton.
- With reference to the masterplan, the development proposals include the following:
 - High quality sports & leisure facilities
 - A 10-form-entry secondary school
 - Country Park
 - Up to 400 high quality homes
 - 30% affordable homes
 - New cycle / footpaths
 - Community space - ideas welcome



 Site Boundary






Visualisation

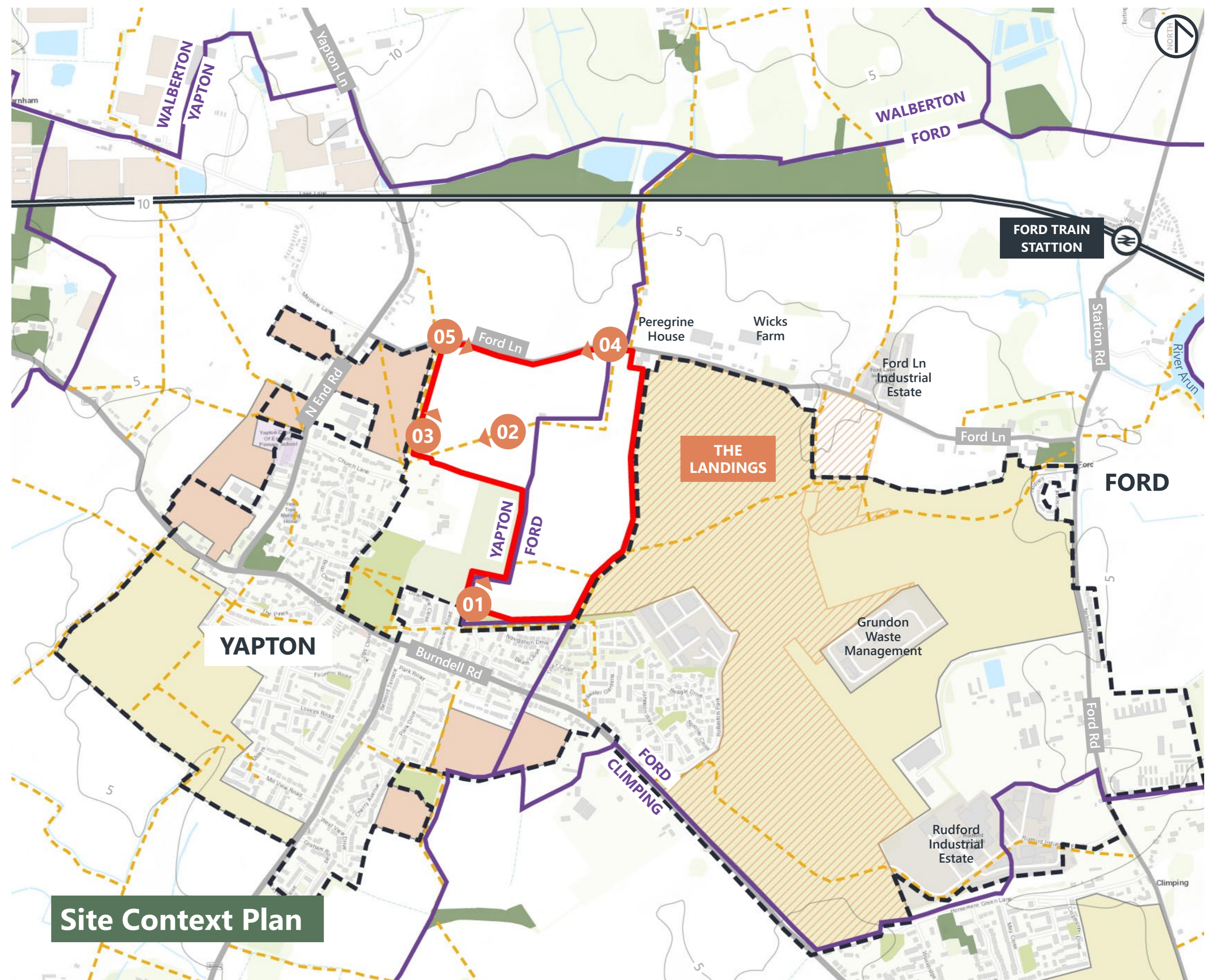
View looking North from Church Rd Conservation Area towards South Downs National Park



Planning Context

- Arun District Council (ADC) and West Sussex County Council have been consulted with on the development proposals.
- The Landings is located to the east of the site and has received consent for circa. 1,500 dwellings, a new local centre and a 2FE primary school.
- There are additional strategic housing allocations and local allocation sites in Ford and Yapton. However, ADC is currently significantly below its 5 year housing land supply requirement.
- Due to the established need for secondary schooling in this area, local policy supports the delivery of a new secondary school within the district.
- The site presents an opportunity to assist ADC in meeting their housing requirements and delivering a secondary school which is centrally located within the district.
- The area of the site within the boundary of Ford Parish is designated within the Ford Neighbourhood Plan as a Local Gap.

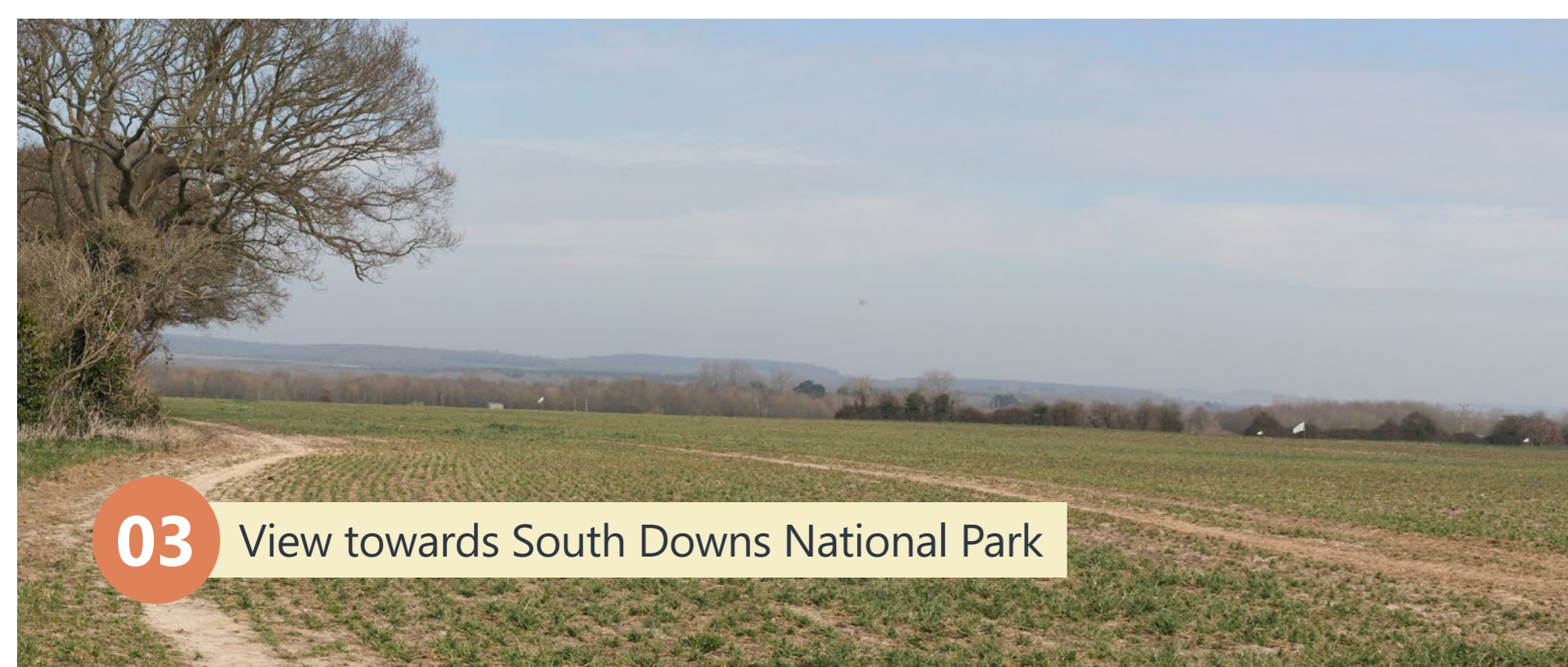
-  Site Boundary
-  Parish Boundary
-  Existing Built-Up Area (Arun Local Plan)
-  Strategic Housing Allocation (Arun Local Plan)
-  The Landings Application Site with Planning Consent
-  Additional Housing Site Under Construction / Completed



01 Mature vegetation in the south west of the site



02 View towards Yapton Church Ln Conservation Area



03 View towards South Downs National Park

Access & Connectivity

- The site is located within close proximity to local facilities within the centre of Yapton and The Landings will further supplement the availability of local amenities.
- Yapton is well served by existing bus services providing connections to Arundel, Littlehampton and Chichester. The closest bus stops are located on Burndell Road.
- The closest railway station is located at Ford to the north east, providing direct train links to Chichester, Southampton and Brighton.
- Two Public Rights of Way (PRoWs) run through the site:
 - Footpath 359 runs through the northern portion of the site connecting Yapton to the east with Ford Lane to the north.
 - Footpath 363 runs through the southern portion of the site and adjoins the proposed Arun Way (forming part of The Landings) which connects to Ford Lane / Station Road to the north and onwards to Ford railway station.

Historic Environment

- The site does not contain any designated or non-designated heritage assets. However, there are a number local heritage assets including the Yapton Church Lane Conservation Area and the Grade I listed Parish Church of St Mary.
- These assets and their significance will be carefully considered through the evolution of the development.
- They have an insular character and views into and out of the conservation area and to the church are very limited.
- A rural heritage view looking south towards the conservation area from Ford Lane has also been identified and should be retained.
- The alignment of the former Portsmouth and Arundel Canal lies adjacent to part of the southern boundary. Burndell Bridge is noted as important early 19th century remnant feature within the landscape located to the south west.

Drainage

- The landform within the site is largely flat, with a gentle gradient across the site ranging from 7.75m AOD at its highest point to 6.75m AOD at its lowest.
- The site is situated within Flood Zone 1 and is deemed to have a very low probability of flooding in any given year.

Natural Environment

- The proposed development site is not located within any statutory or non-statutory ecological designations.
- The proposed development site itself is currently characterised predominantly by arable land with semi-improved grassland, hedgerows, trees and mature scrub.
- A preliminary ecological appraisal has been carried out, along with surveys for bats, reptiles, great crested newt (GCN) and breeding birds.
- Overall, the proposed development is not anticipated to have any significant effects on ecology and biodiversity and the proposals will be required to deliver at least a 10% increase in biodiversity.



Landscape

- The site is located within the 'North of Yapton Coastal Plain' local Landscape Character Area.
- This is described as consisting of predominantly arable fields of varying size and enclosure with parkland and recreation adjacent to Yapton.
- The area is surrounded by pockets of established woodland and hedgerow. The Ford-Barnham railway link runs to the north of the site, exerting an urbanising influence along Ford Lane.
- The site and local context reflect this character area description.
- The site is not covered by any designation for landscape value with the South Downs National Park located approximately 1.75 km to the north of the site. Views are possible from within the site to the rising landform of the South Downs although this is seen at a distance.

Visual

- The site has a reasonably limited visual envelope. It is enclosed by existing development to the west and south. Views from the north and east are limited by a combination of flat landform and tree belts on field boundaries.
- Some longer views to the site are possible from the raised landform to the north. However, the site is seen at a distance as a small part of the expansive views available.
- A number of public footpaths cross the site and views across the site are possible from along these routes.



04 View south east along Ford Ln



05 View south west along Ford Ln

Opportunities & Constraints

- The following opportunities and constraints have been taken into consideration and helped to inform key design drivers for the development of the concept masterplan proposals:



- Site Boundary
- Potential for 10FE Secondary School
- Potential for Vehicular Access off Ford Ln
- Existing PRoWs
- Potential for Alterations to PRoWs
- Key Pedestrian / Cycle Links
- Key Pedestrian / Cycle Gateway to Landings
- Other Pedestrian / Cycle Enhanced Access Points
- Development Offset from Ford Lane
- Urban Influence from the Landings
- Key Views towards National Park to be Celebrated
- Key Rural Heritage View to be Retained
- Yapton Church Ln Conservation Area
- Yapton Main Rd Conservation Area
- Parish Church St Mary Grade I Listed
- Manorial Dovecote at Church Farm Grade II Listed
- Grove Lodge Non-Designated Local Heritage Asset
- Burdell Bridge Local Landmark Feature
- Alignment of the Former Portsmouth & Arundel Canal
- Design to Respond to Setting of Former Canal
- Habitat on Site to be Retained
- Local Gap between Ford and Yapton Maintained
- Potential for the Creation of Green Links
- Potential for Screening of Development
- Overhead Power Line - Easement
- Flood Zone 2
- Flood Zone 3
- Arun Valley SPA Impact Zone

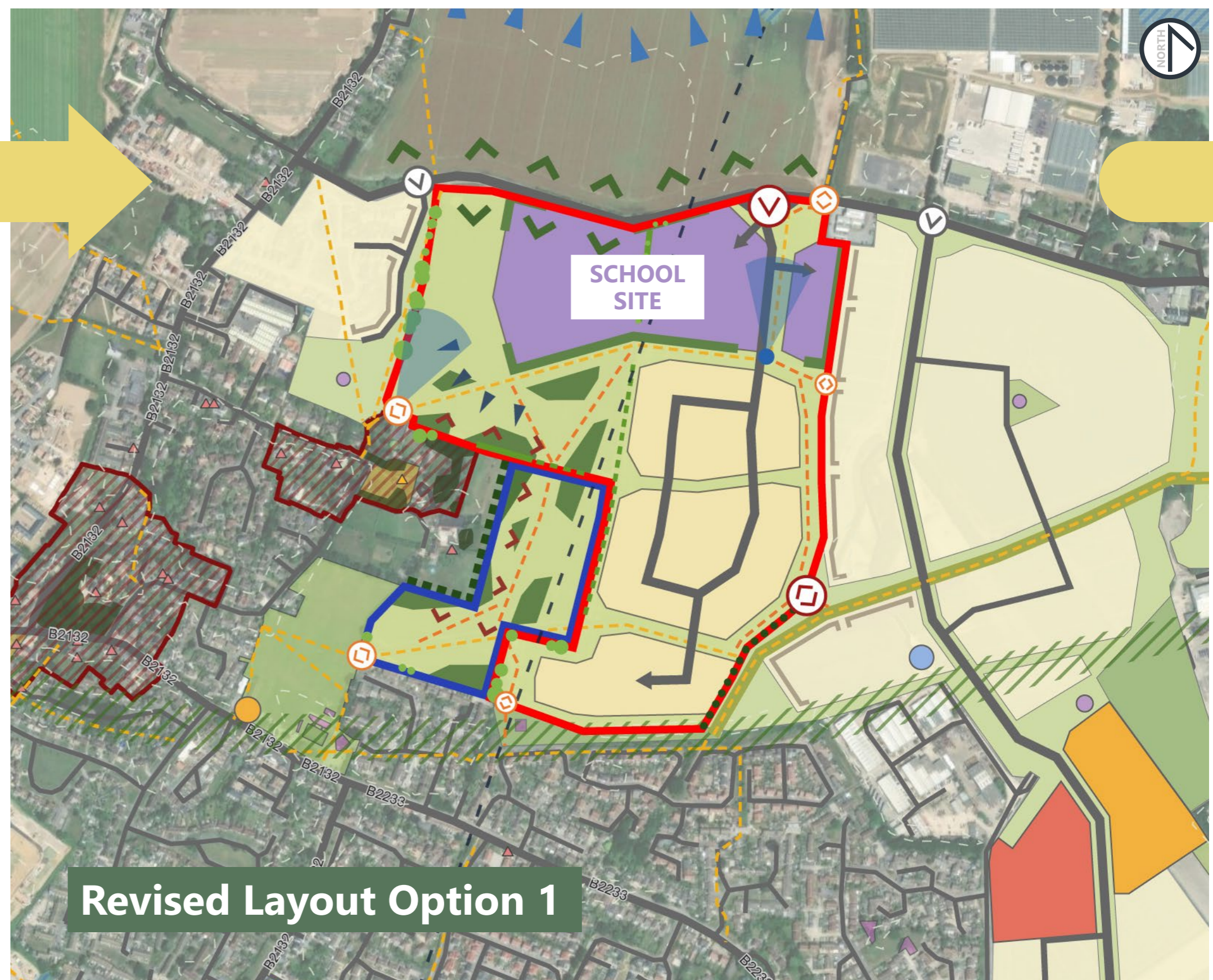


Land south of Ford Lane



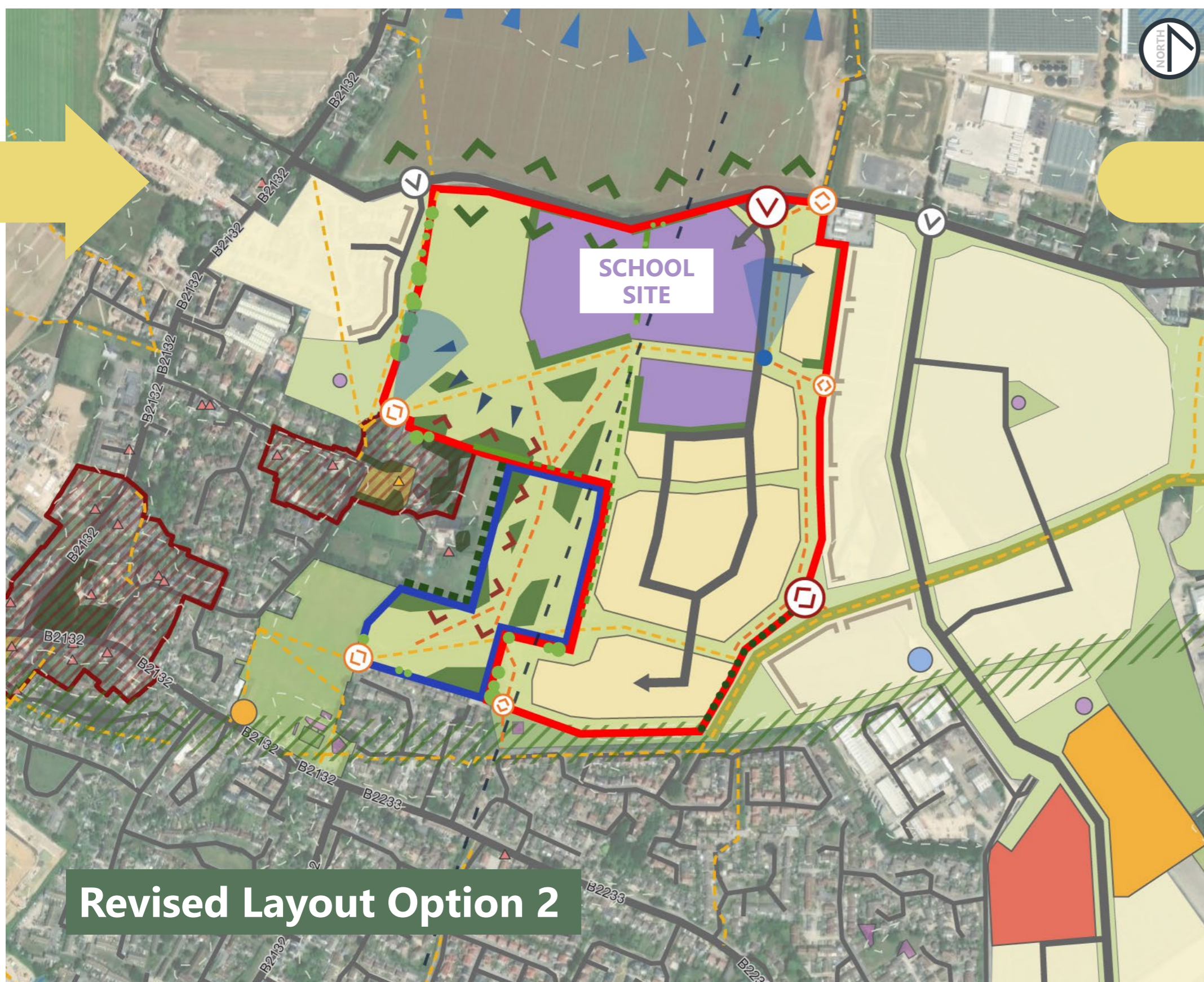
Initial Illustrative Masterplan

- School centrally located within the eastern portion of the site surrounded by residential development to the north, east and south.
- Location of school was considered unworkable due to it feeling disconnected from the Landings site and existing communities in Ford and Yapton.
- Western portion of the site largely left as open space with the exception of a small residential development parcel and civic centre which was later considered unviable.



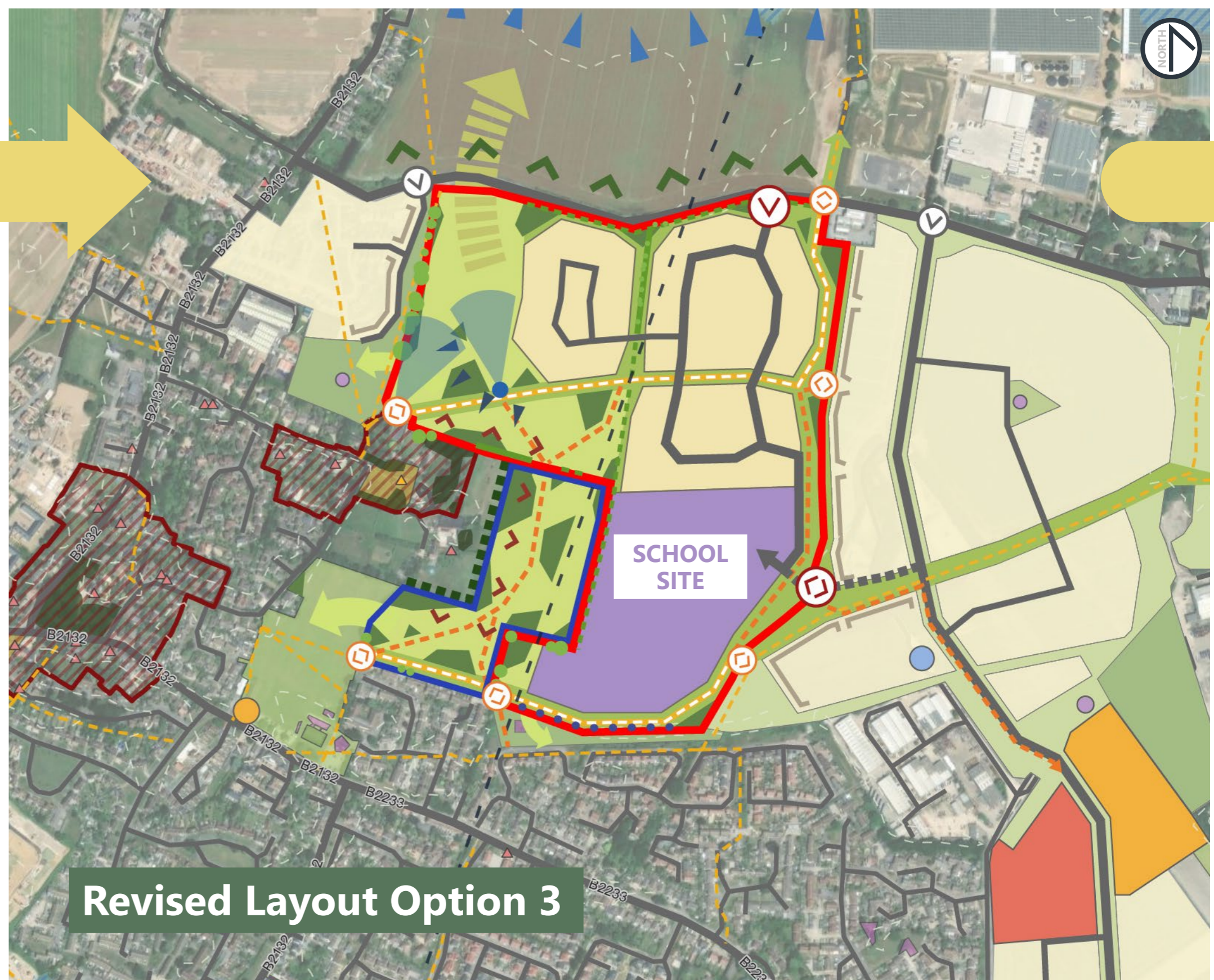
Revised Layout Option 1

- School located within the northern portion of the site directly off Ford Lane.
- Residential development within the southern portion of the site.
- Limited space to accommodate country park to provide local gap between settlements and create opportunities for ecology and amenity.
- School site restricted by existing PRoW requiring separate carpark area limiting viability of site.



Revised Layout Option 2

- School located within the northern portion of the site directly off Ford Lane.
- Less residential development within the southern portion of the site limiting viability of site.
- Creation of country park to maintain local gap between settlements and create opportunities for ecology and amenity.
- Intended for the school building to be set back from the road and for the design of sports and recreation grounds to retain sense of openness along Ford Lane and within the western portion of the site.
- School site restricted by existing PRoW requiring separate area for sports and recreation area limiting viability of site.



Revised Layout Option 3

- School located within the southern portion with better connections with the Landings and existing communities in Ford and Yapton.
- Residential development within the southern portion of the site to positively address Ford Lane.
- Planting enhancement along Ford Lane to filter views of proposed development and frame views out towards the South Downs National Park.
- PRoW to be realigned to improve landuse efficiency.
- Creation of country park to maintain local gap between settlements and create opportunities for ecology and amenity.





- ▭ Site Boundary
- 12.8ha Residential Development
- 3.4ha High Density (35-40dph)
- 4.2ha Medium Density (27.5-35dph)
- 5.2ha Low Density (20-27.5dph)
- 0.3ha Civic Centre / Community Space
- 8.4ha 10FE Secondary School
- Local Centre (the Landings)
- Primary School (the Landings)
- ▭ Indicative Building Frontages
- ▭ Potential Primary Road Access Point off Ford Ln
- Proposed Primary Road
- Potential Road Connection with the Landings
- Proposed Secondary Road
- Proposed Tertiary Road
- Existing / Realigned PRoW
- Proposed Pedestrian and Cycle Connections

- ⤴ Enhanced Pedestrian and Cycle Access Point
- ⤴ Enhanced Pedestrian and Cycle Crossing Point over Ford Lane
- Proposed Amenity / Play
- ➔ Proposed Green Corridor to Connect and Enhance Existing Green Infrastructure Framework
- Country Park (Arcadian Parkland to create Green Buffer to Conservation Area and Area of Separation)
- Proposed Transitional Landscape Character (Arcadian Parkland to Rural Landscape to the North) to Retain Perceptual Qualities Experienced travelling along Ford Ln
- Existing Tree Retained
- ▬ Existing Hedgerow to be Retained and Enhanced
- Proposed Structural Block Planting
- Proposed Tree Planting
- ⤴ Indicative SuDS Basin
- ⤴ Indicative Swale Feature

1. The majority of the development site will be low density towards the north and west, creating a suitable transition from urban to rural.
2. Higher density development is proposed to the south east to align with the Landings development and reinforce strong connectivity.
3. A single point of access is proposed off Ford Lane.
4. The proposed 10FE secondary school is located to the south east to establish a key node between the development site and the Landings.
5. A community space will be centrally located and create space for additional facilities and community space in response to local needs.
6. Strong links to surrounding communities will be created utilising the public footpaths network including a potential extension to the Arun Way along the southern boundary of the site.
7. Opportunities to reveal and celebrate the heritage landscape associated with the former canal along this key route.
8. The two public footpaths which pass through the site are shown realigned to provide stronger connections through the site and improve the wider public footpath network.
9. The creation of a country park seeks to provide a local gap between settlements, create a green buffer to the Conservation Area and provide enhanced opportunities for ecology and amenity.
10. The country park will be sensitively designed to resemble an Arcadian Landscape in response to the setting of local heritage assets. The character of the landscape will become more informal in character to the north to respond to the rural landscape north of Ford Lane.
11. The rural heritage view from Ford Lane towards Yapton Church Lane Conservation Area will be retained with development set back and screened with new structural planting.
12. Proposed green links through the development are orientated to afford additional views of the National Park and to reinforce strong visual connectivity with the wider landscape.
13. The highest value habitats (mature trees and hedgerows), as well as some lower value ones (field margins) will be retained.
14. Habitat creation will provide a matrix of varied habitat resources including wildflower grassland, sustainable urban drainage systems including ponds and ditches, scrub, native hedgerows, and a large number of new trees and woodland planting.



Land south of Ford Lane



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- 0.3ha Civic Centre / Community Space
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- Indicative Building Frontages
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- Proposed Primary Road
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- Proposed Secondary Road
- Proposed Tertiary Road
- Existing / Realigned PRoW
- Proposed Pedestrian and Cycle Connections

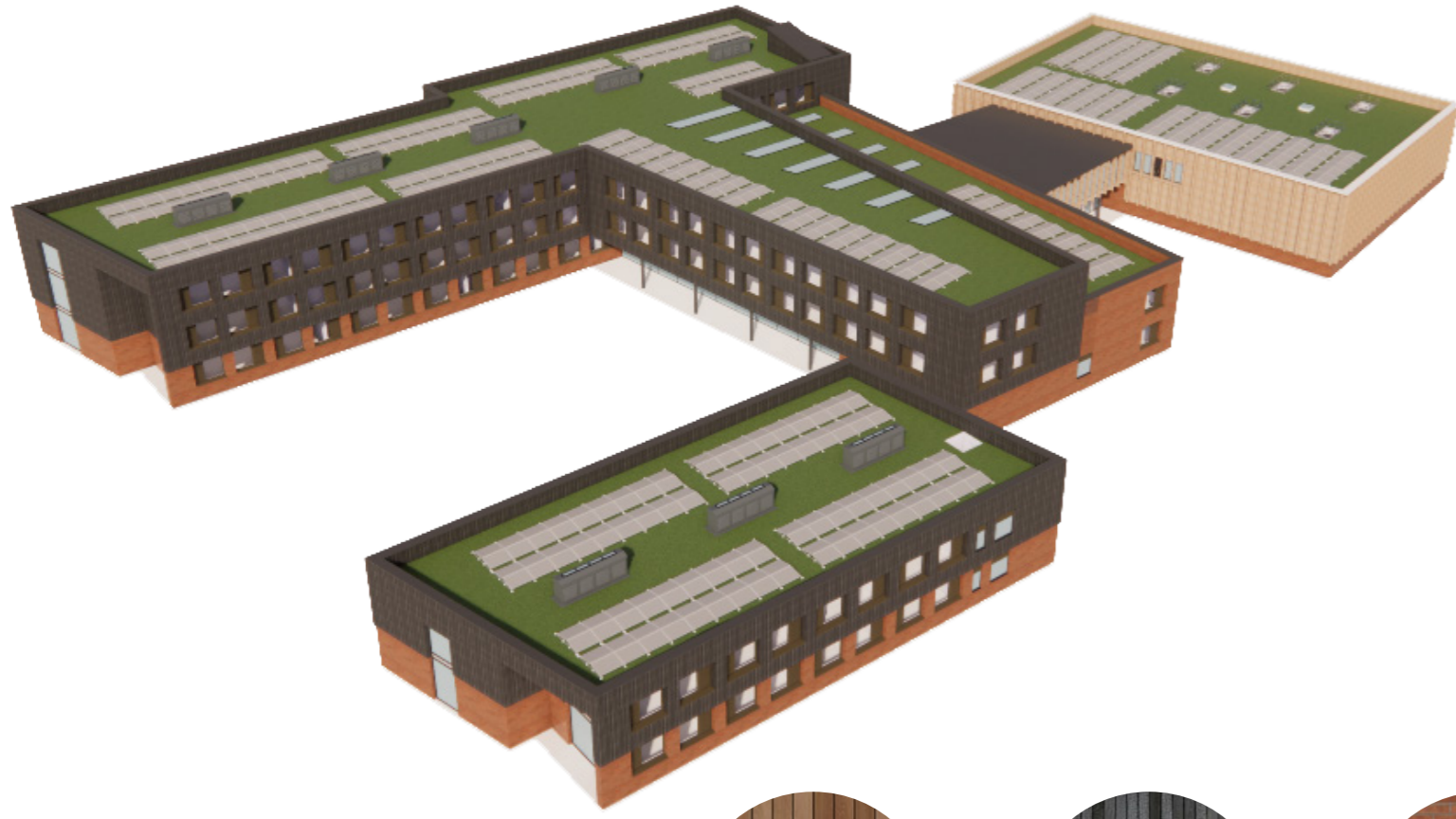
- Enhanced Pedestrian and Cycle Access Point
- Enhanced Pedestrian and Cycle Crossing Point over Ford Lane
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Land south of Ford Lane

- 8FE School with central facilities sized for 10FE.
- Future expansion provision to take the school to 10FE.
- Positioned to serve existing community as well as growing surrounding community.
- Opportunity for community use facilities including sports, performance and café.
- Designed to Department for Education new school standards.
- Net Zero Carbon in operation.
- Promotion of sustainable transport to site, including cycle storage provision and strong local connectivity.



Secondary School
3D Model Axonometric

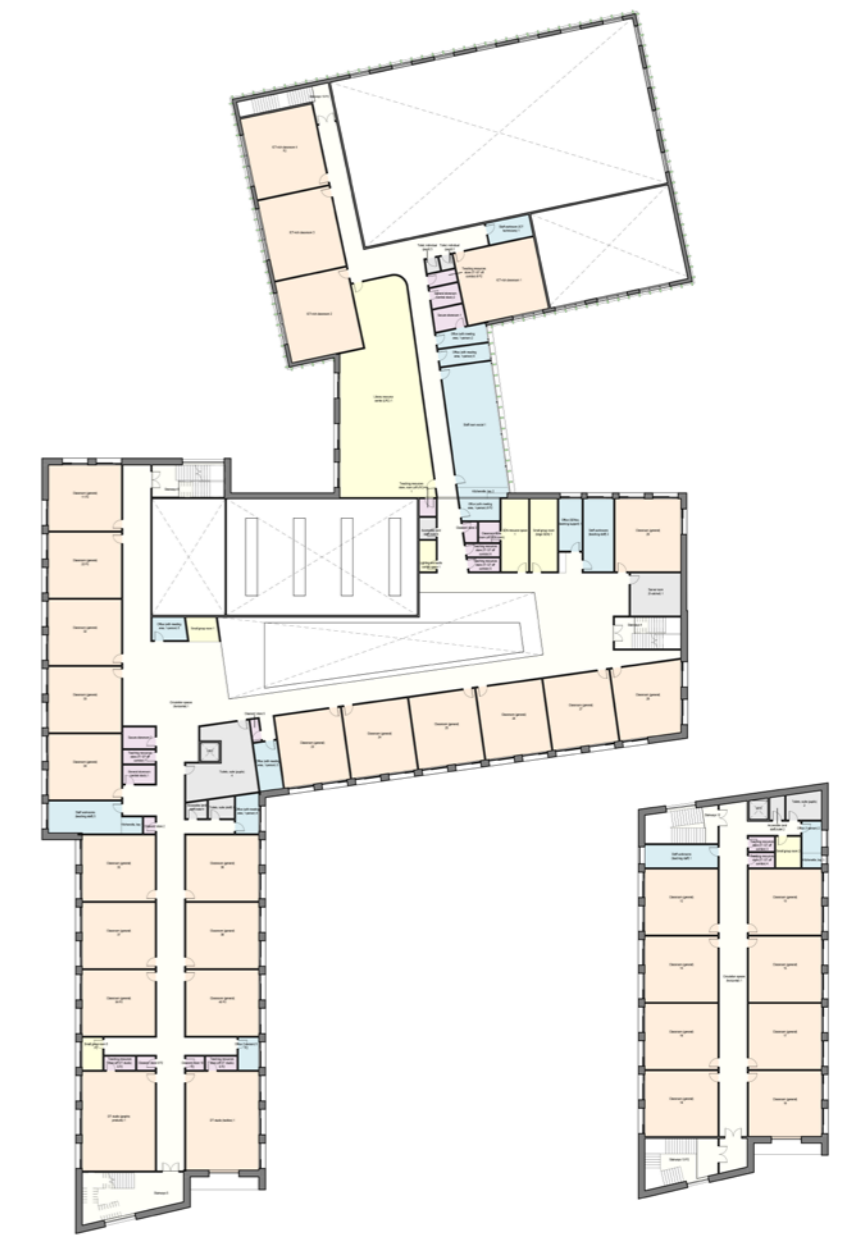
Materiality



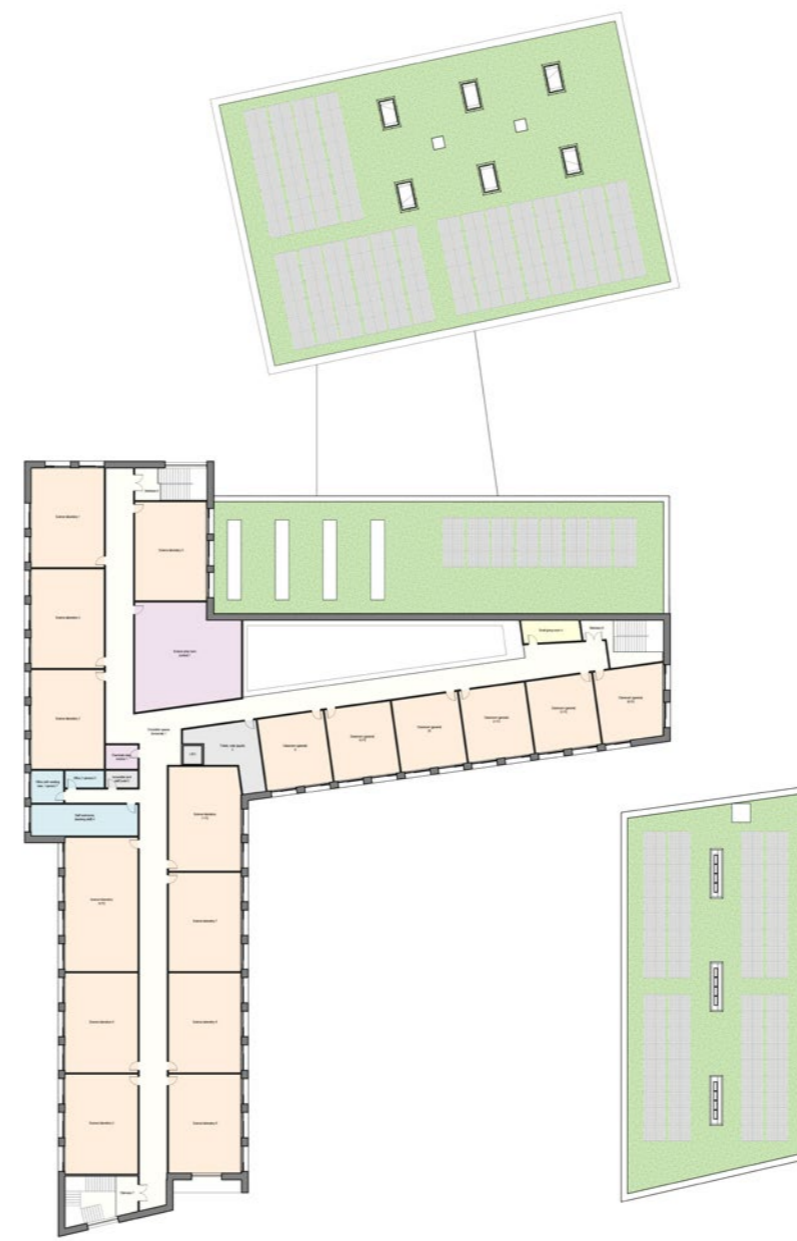
Timber Cladding or Similar Charred Timber Cladding or Similar Red Brick



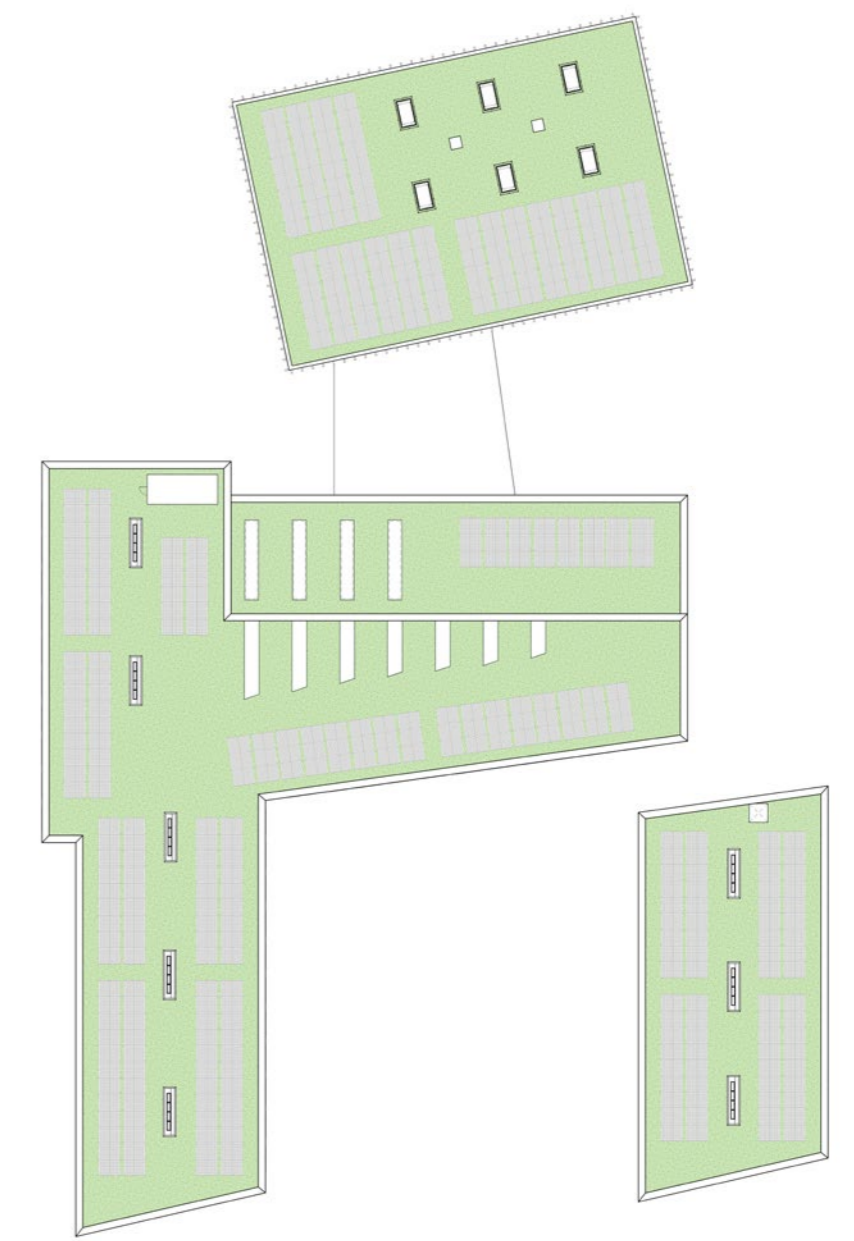
Ground Floor



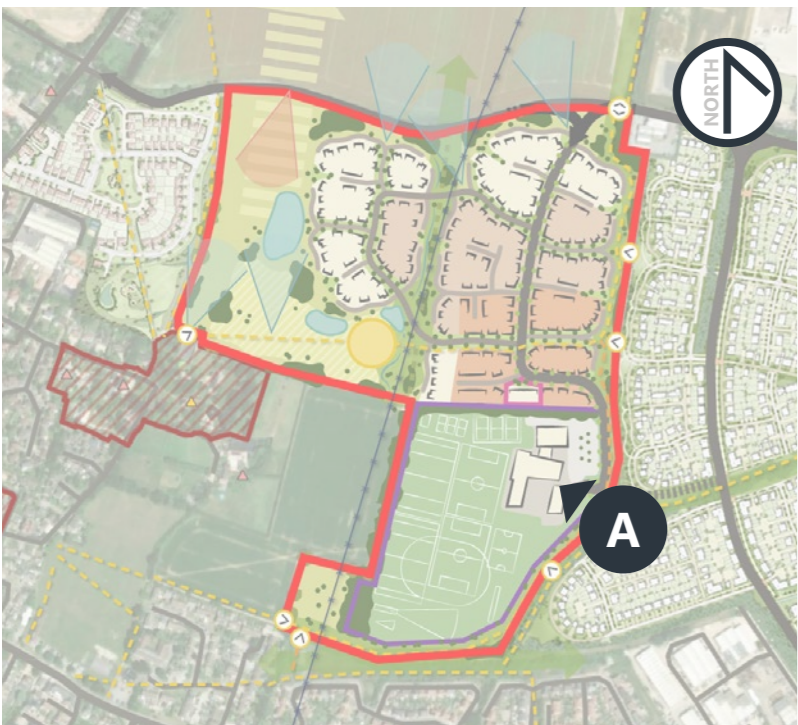
First Floor



Second Floor



Roof



- General / Specialist Teaching Space
- Support Teaching Space
- Halls / Large Learning Space
- Administration / Staff Space
- Storage
- Plant / Kitchen / Services
- Circulation

School Floorplan

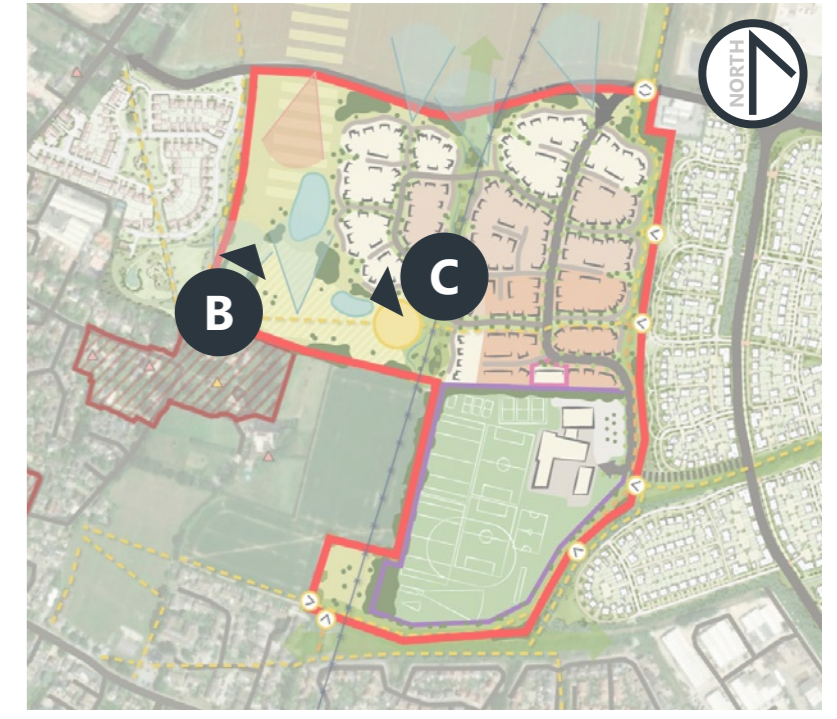


Visualisation A

View looking North of Proposed Secondary School from Key Gateway Site



- The creation of a sizeable country park will provide a high-quality landscape creating opportunities for improved amenity and recreation for both existing and future residents.
- This is whilst providing a suitable green buffer to the Conservation Area and local heritage assets. The landscape character design will respond to the setting of the heritage assets.
- The park will provide ample space for formal play as well as informal recreation, creating a dynamic and animated place to live, work and play in.
- Structural planting will be strategically located to filter views of the development and reinforce key views north towards the South Downs National Park, creating strong interrelationship between the site and wider landscape.
- Proposed habitat enhancement and creation will also improve opportunities for biodiversity on site and enrich the experiential quality of the landscape.



Visualisation B

View looking West from Play Area towards Church Rd Conservation Area



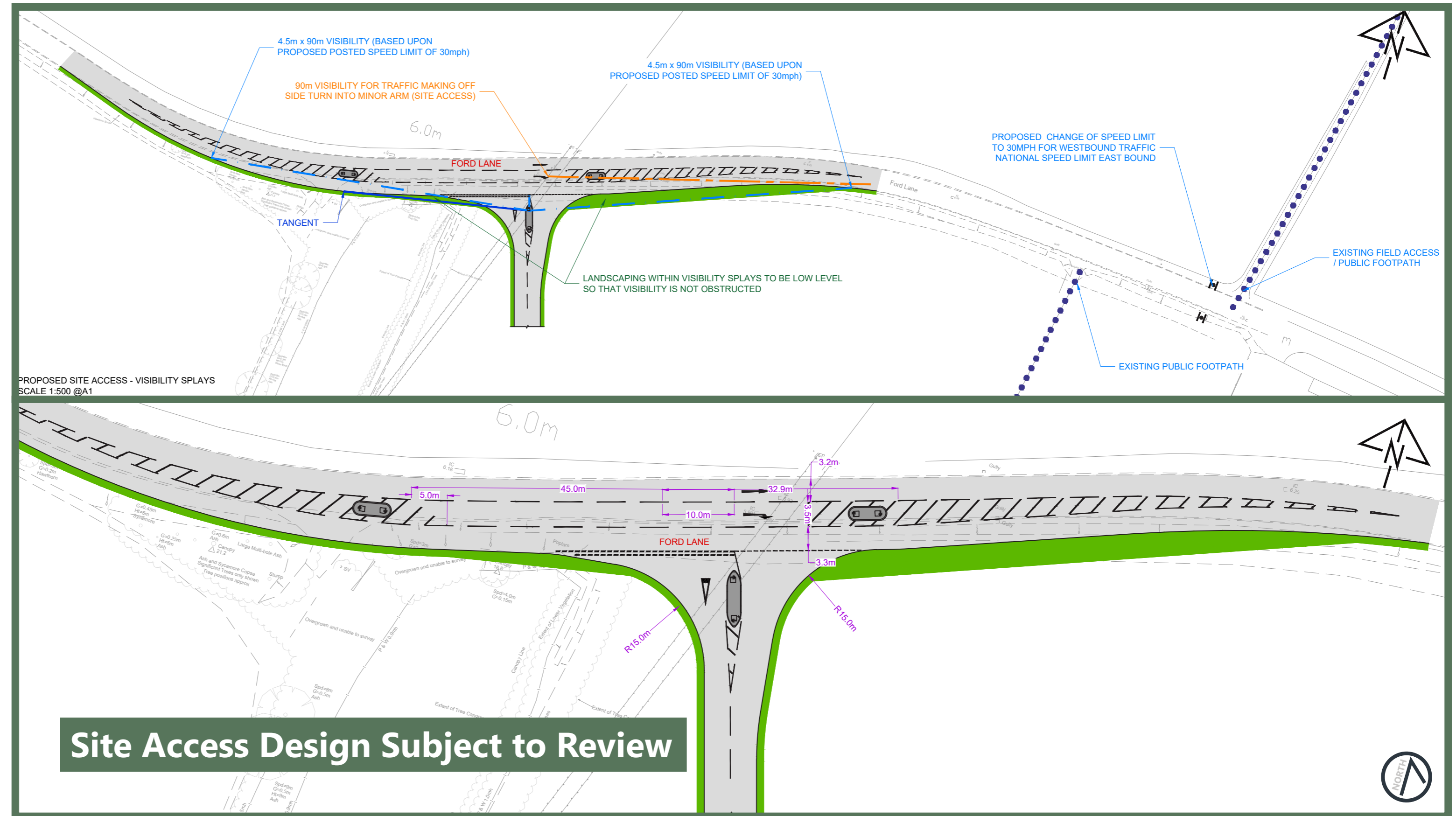
Visualisation C

View looking North from Church Rd Conservation Area towards South Downs National Park



Access Proposals

- A vehicular access in the form of a priority T-junction with ghost island right turn lane will be provided from Ford Lane, designed in accordance with appropriate standards. Suitable visibility splays are achievable.
- Pedestrians and cyclists will be able to connect to the site through a number of locations including from existing areas within Yapton and the Landings.
- Improvements to existing PRoWs will be provided to enhance movement within the site and enhance access to the wider PRoW network for the benefit of existing and future residents.
- An active travel strategy will be implemented to deliver improvements to off-site pedestrian and cyclist routes from Yapton towards the site. The extent of these improvements is to be agreed with the Local Highway Authority through the planning application.
- The application will be supported by a detailed Transport Assessment that will evaluate the effects of the development upon the local transport networks, taking into account the cumulative impacts of all consented development that have not yet been built.



Connectivity Proposals

- Streets will be designed to promote pedestrian and cycle activity and to create characterful places which enhance the overall quality of the proposed development.
- The following sections illustrate the typical street typologies which will be integrated throughout the proposals.
- Streets and spaces will be designed in accordance with the Arun District Council Design Guide Supplementary Planning Document.



What Next?

- After consultation ends on 25 April, review responses
- Review development proposals
- Finalise application
- Submit application in May 2024

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