



Welcome

Orchestra Land are pleased to welcome you to this public consultation event. The purpose of this exhibition is to inform local residents about our proposals for a Care Home and Assisted Living development on land at adjacent to Highfield House, Yapton Road. This Exhibition provides an overview of the proposed scheme and an opportunity to meet the project team, ask questions and provide us with your thoughts and comments.

Your Feedback Is Important

Orchestra Land welcome your views and local knowledge. All your comments are important and will help shape our proposals moving forward, so please take the time to fill in our feedback form.

All of the information on display today can be downloaded from:

www.arrowplanning.co.uk

Feedback forms and any queries can be sent to:

enquiries@orchestraland.co.uk

Thank you for visiting and providing feedback on our emerging development proposals. We look forward to meeting you.

Site Context

The above plan shows the location of the proposed site outlined in red, showing it within the surrounding context of Barnham and Yapton.

The site area measures 1.41 hectares (2.81 acres) and is located on the north side of Yapton Road. The land is currently used for grazing. It is a rectangular shape, with detached homes either side to the east and west.

Around the site are a mix of uses which include residential properties, agricultural and horticultural uses, and other uses such as the Barnham Community Hall. The centres of Barnham and Yapton are located to the west and east of the site respectively. To the north of the site runs the mainline railway with Barnham station situated north-east.

The site is well situated in terms of the surrounding transport network taking 15 minutes by vehicle to reach the centres of Bognor Regis (3-miles) and Chichester (6- miles).

Barnham Community Hall is a 5 minute walk from the site, whilst Barnham train station, supermarkets, restaurants, post office and pub are 10 to 15 minutes walk.

Barnham train station provides regular services with journey times taking between 10 and 45 minutes to the following towns and cities:

- Bognor Regis (7 minutes)
- Chichester (9 minutes)
- Worthing (20-30 minutes)
- Portsmouth (30 minutes)
- Brighton (45 minutes)





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Arboriculture, Ecology & Archaeology

Having carried out an assessment of the site and context - Arboriculture, Ecology and Archaeology have been fully considered and detailed documents covering these disciplines will be submitted in support of the planning application. Below are some of the key findings from our research.

Arboriculture

The site has an existing hedgerow along the Yapton Road boundary, but there are no trees within the main part of the site beyond those along the boundaries.

The proposed layout includes new tree planting both within the site and along the boundaries. This would provide environmental and visual benefits and improve biodiversity on the site.

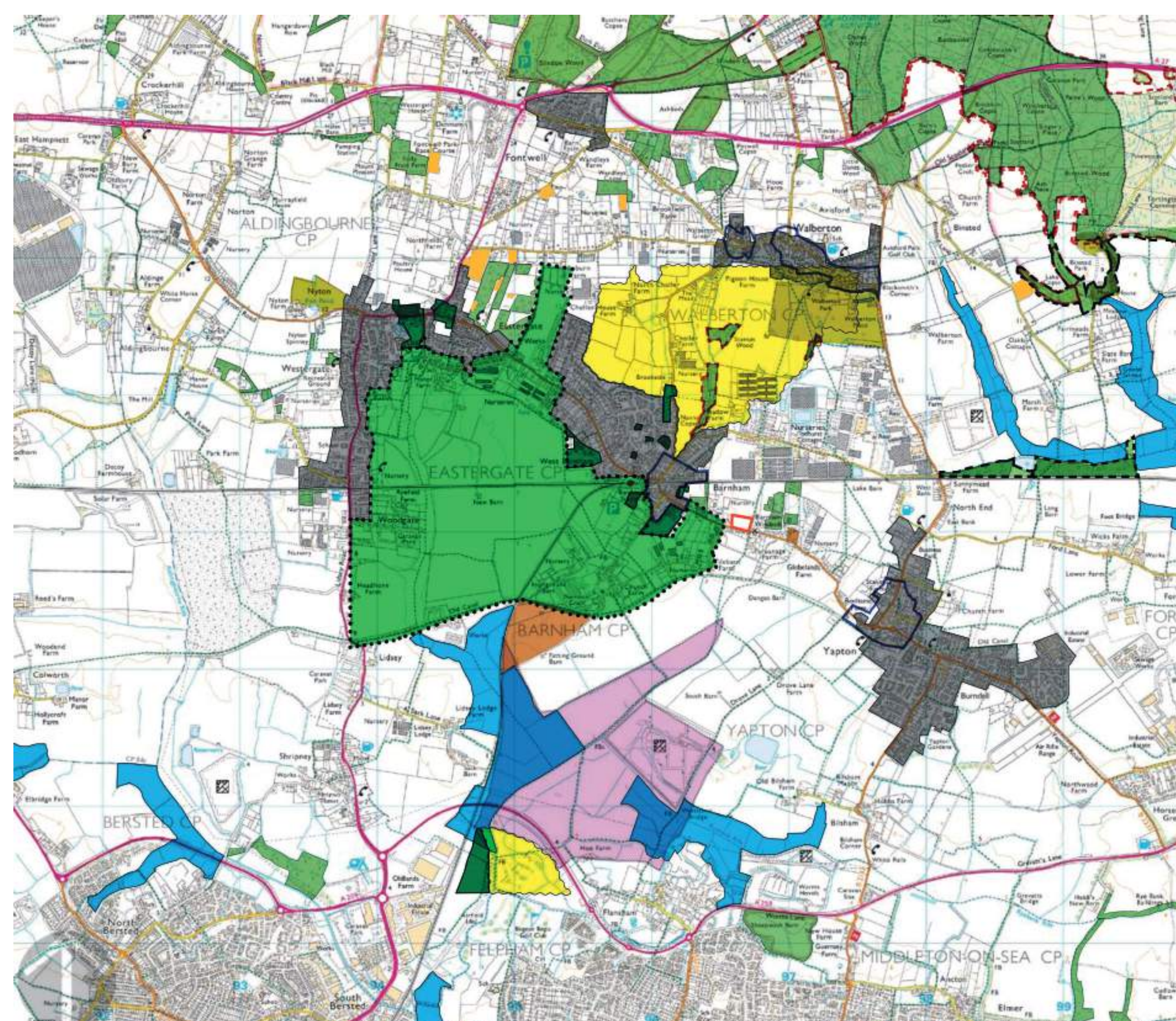
Ecology

The proposals, which are on board 4, also provide generous areas of open space around the buildings. This provides a pleasant setting for future residents and would help to integrate the proposed development into the surrounding area.

A detailed ecological assessment has been carried out (see map on the right side). This includes surveys on the site and surrounding area for protected species including, bats, birds and reptiles.

Archaeology

An archaeological assessment of the site and surrounding area has also been completed. The site is situated opposite the Grade II listed property Ivy Cottage, with the similarly Grade II listed Barnham Windmill to the south east of the site.



KEY

- Site Boundary
- Priority Habitat Inventory - Coastal and Floodplain Grazing Marsh
- Priority Habitat Inventory - Deciduous Woodland
- Ancient Woodland
- National Forest Inventory
- Priority Habitat Inventory - Traditional Orchards
- Woodpasture and Parkland BAP Priority Habitat
- Priority Habitat Inventory - No main habitat but additional habitat exists (England)
- Existing Open Spaces
- Green Infrastructure Corridor (GIC) - Type B (also subject to Community Infrastructure and Housing Growth)
- Green Infrastructure Corridor (GIC) - Type A
- Biodiversity Opportunity Area
- Built-up Area
- Conservation Area



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Transport, Flood Risk & Drainage

The Highway, Drainage and Flood Risk implications of the proposed development have been fully considered and a suite of documents covering these disciplines will be submitted in support of the Planning Application. Below are the key findings from our research.

Transport

The application proposes a new access to the site at the south east corner, connecting on Yapton Road. The proposed access would have clear visibility in both directions at the appropriate standard required from West Sussex County Council.

Improvements to the footway along the site frontage are proposed as part of the scheme, with the footway widened to 2m. This would benefit existing residents as well as future residents, visitors and staff from the proposed Care Home.

Car parking is proposed within the site. The layout shows 42 car parking spaces, along with bike stands, bike storage and separate parking area for minibus, deliveries and service vehicles.



- KEY**
- Site Boundary
 - Location of Wider Viewpoint
 - Kilometre line from centre of site
 - Public right of Way

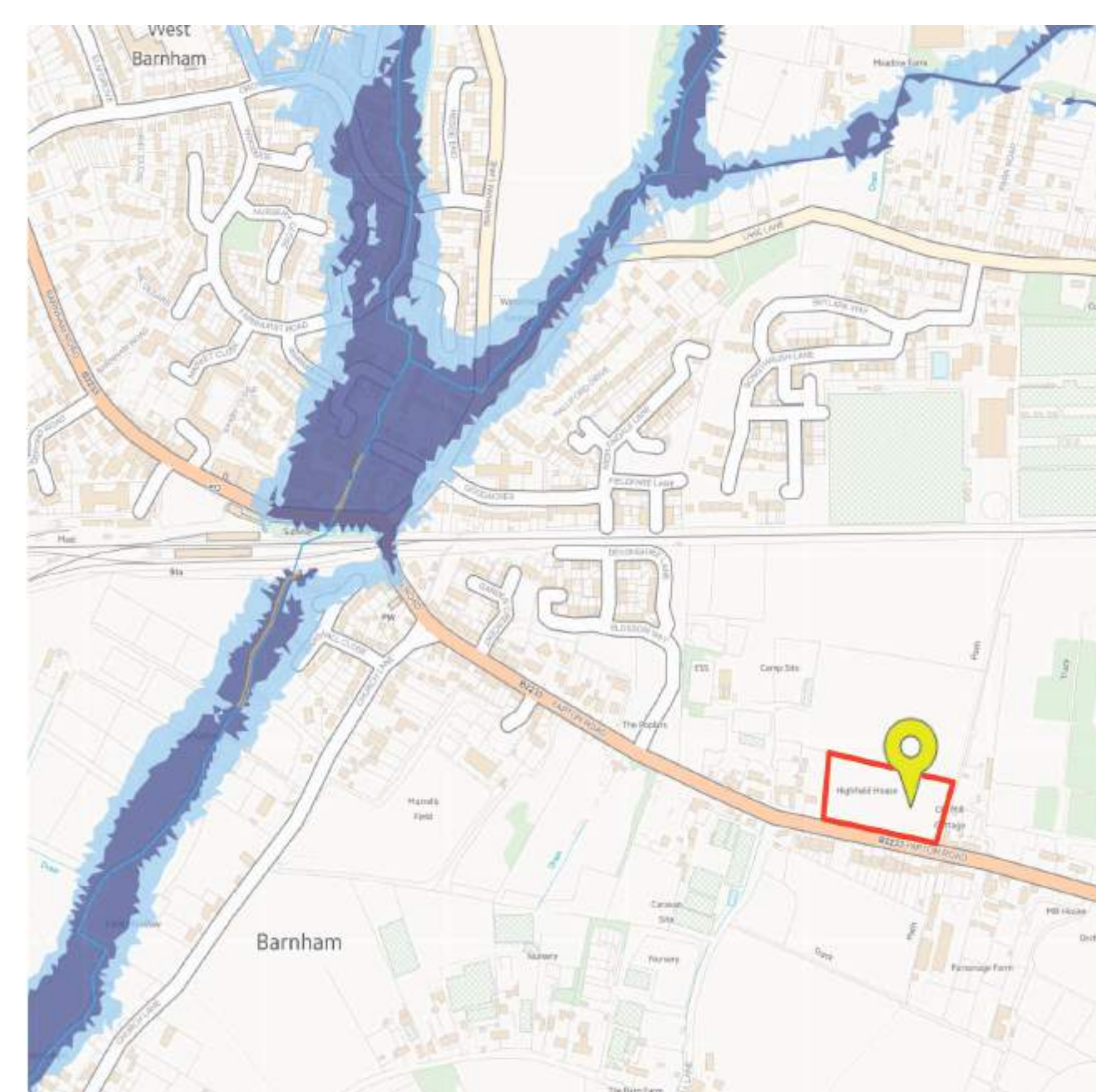
- KEY**
- Flood zone 3
 - Flood zone 3: areas benefitting from flood defences
 - Flood zone 2
 - Flood zone 1
 - Flood defence
 - Main river
 - Flood storage area



Flood Risk & Drainage

The site is located in Flood Zone 1. The proposed scheme incorporates a Sustainable Urban Drainage System (known as SuDS).

The development has been designed to ensure that the scheme would not flood or increase the risk of flooding elsewhere. Different SuDS techniques could be incorporated within the site.



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Scheme Proposal

By understanding the constraints and opportunities of the site, in particular the openness of the site and the nearby built form to the south, east and west; an illustrative scheme layout has been produced to show the development potential.

Proposal Information

The application proposes the following development:

- A 70 bedroom care home
- 32 Assisted living units separated in two buildings.

The application is in outline form only, and therefore is only seeking to establish the principle of development and the means of accessing the site.

An illustrative master plan has been designed which is presented at this exhibition (see right). It shows how the proposed development could be accommodated in buildings over two levels. The proposed buildings are of a traditional design which respect the village setting and location.



GOLPLA or similar grass parking / surfacing



Resin bound / bonded gravel surfacing

