

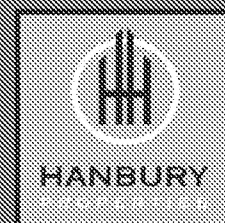
PROPOSED DEVELOPMENT ON LAND AT
LAND EAST OF SHRIPNEY ROAD

WEST SUSSEX

DESIGN & ACCESS STATEMENT

SEPTEMBER 2019

DLA/1948/DAS/RPT/02



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Fig 01 - Illustrative Masterplan





NOTICE

This document has been produced on behalf of Hanbury (PM) Ltd by Davies Landscape Architects (DLA) for the sole purpose of planning for the project below:

Document Title: Proposed Development on Land at Land East of Sinsley Road, West Sussex - Design and Access Statement

Document Reference: DLA1548.DAS.RPT.02/21

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Document History

Rev.	Proposed	Author	Checked	Reviewed	Authorized	Date
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Revision Description Of Changes

Revision	Description Of Changes

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1 INTRODUCTION

1.1 Purpose

- 1.1.1 This Design and Access Statement (DAS) has been prepared on behalf of Hanbury (PM) Ltd in support of an Outline planning application up to 46 residential dwellings, access infrastructure and landscaping on land east of Shripney Road, Shripney.
- 1.1.2 This document should be read in conjunction with the Planning Statement prepared by Luken Beck and other technical reports submitted as part of the application
- 1.1.3 The DAS explains the design approach that has been taken to inform the proposals and demonstrates how the scheme creates a high quality, sustainable development that successfully responds to its semi-rural location and the local context of the site.
- 1.1.4 Public consultation has been undertaken and comments reviewed as part of this process.
- 1.1.5 The application is made in outline with the access detailed. All other matters relating to layout, appearance, landscaping and the internal road layout will be reserved for future consideration. Accordingly, the relevant plans and design material set out in this statement should be considered for illustrative purposes only. The application however is accompanied by parameters plans which can be used as guiding design principles at the reserved matters stage.



Fig 02 - Location Plan

1.2 Structure of the Document

1.2.1 The document has been separated into the following chapters which follow the design process and outline the factors which have determined the final layout.

1.2.2 These chapters have been colour coded to allow for easier referencing. The chapters are as follows:

1.0 Introduction

Provides the relevant background to the scheme, including the policy context and an overview of the pre-application consultation.

2.0 Site Context

Provides background analysis and information about the site and its wider context.

3.0 Constraints and Opportunities

Summarises the findings of the various technical assessments to identify any constraints and opportunities.

4.0 Design Evolution

Outlines the design principles and concepts that have been applied to the development and demonstrates how the proposed development's context has influenced the design.

5.0 Sustainability Credentials

An assessment of the sustainability credentials of the proposal.

1.3 The Design Team

1.3.1 The application has been produced in conjunction with a multidisciplinary project team. This DAS should be read in conjunction with the following reports and plans that accompany the application:



Masterplanning,
Landscape and Visual
& Design and Access
Statement



Planning Statement

KJF Consultancy

Ecological and
Arboricultural Assessment
Heritage

Arcdas



Transport Assessment



Flood Risk Assessment,
Utilities and Drainage
Strategy



Structural Investigations

1.4 Project Description

1.4.1 The Illustrative Masterplan shown in Figure 01 has evolved in response to the constraints and the objectives detailed as part of the overall landscape strategy and mitigation measures.

1.4.2 The proposals will deliver a mix of dwellings to contribute towards meeting Arun District Council's housing requirements. The accommodation schedule is as follows.

Table 1 - Accommodation Schedule

No. Bedrooms	Affordable	Market	Total
1 Bed	5	3	8
2 Bed	5	12	17
3 Bed	2	14	16
4 Bed	1	4	5
			46

1.5 Planning Policy Background/ Overview

- 1.5.1 This section has been structured to provide an overview of national, regional and local landscape policy considered relevant to the location and nature of the proposed development. These policies have been considered as part of the landscape parameters. An assessment of the policy implications is included with the Planning Statement, submitted under separate cover.
- 1.5.2 Table 2 sets out all landscape policies which are specifically relevant to the redevelopment of the site. Relevant extracts from the regional and local policies are available in Appendix B to the rear of this document.
- 1.5.3 A brief summary of the current policy context is outlined within table 2, and illustrated in Figure 03.

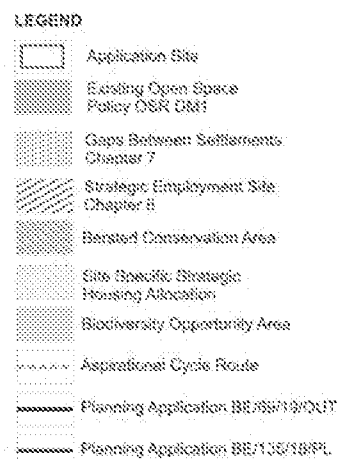


Fig 03 - Local Plan Adopted 2016

Table 2 - Relevant Landscape Policy

Level	Policy	Policy in relation to the landscape & Site
National Policy Framework (NPPF) Updated February 2019	Section 8 - Promoting Healthy Communities	Landscape and visual elements that are considered important when creating healthy and inclusive communities are: Positive planning for open space; Safe and accessible environments, including clear and legible pedestrian routes and high quality public space which encourage the active and continual use of public spaces; and Access to high quality open space and opportunities for sport and recreation.
	Section 12 - Achieving well designed places	Paragraph 127 outlines the importance of good architecture, layout and landscaping in creating visually attractive design. Layouts should positively respond and improve the local character and history of the built environment and landscape. The overriding policy sets out the need to establish a strong sense of place, through good urban design, creating places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.
	Section 15 - Conserving And Enhancing The Natural Environment	The policy reflects the requirement to contribute to enhancing the local and natural environment and the protection of 'valued' landscapes. Para 001 of the Natural Environment Planning Policy Guidance (NE PPG) identifies LCA's as an important tool within this process. Para 118 and NEPPG paras 009, 015 and 019 reiterate the importance of Biodiversity, Ecosystems and Green Infrastructure on the landscape character and habitat network.
Arun Local Plan 2011 - 2031	Site Allocations and Development Management Policies Plan July 2016	
	Policy SD SP1 Sustainable development	Development should be sustainable and contribute to the social, economic and environmental conditions south of the National Park through to the coast and throughout its settlements.
	Policy SD SP1a Strategic Approach	Ensure the growth of the sustainable villages whilst maintaining their setting within the open countryside and develop in the countryside area which reflects its character, with green wedges separating urban areas, high quality agricultural land and environmental assets and retain and enhance natural environment resources, including biodiversity.
	Policy C SP1 Countryside	The policy identifies areas outside the Built Up Area Boundaries as countryside and will be recognised for its intrinsic character and beauty. To ensure better management of the rural-urban fringe in those areas where significant new development is proposed, early consideration will need to be given to landscape and biodiversity enhancement, woodland management, recreation provision and access routes.
	Policy GI SP1 Green infrastructure and development	The policy sets out that all major developments should be designed to protect and enhance the existing GI network and the connections between them. Opportunities to enhance the network should take account of the multiple functions of Green infrastructure assets.
	Policy LAM DMI Protection of landscape character	Development should respect and reinforce the particular characteristics and natural features of the landscape character areas. The historic character and development pattern of settlements should also be preserved.
	Policy D SP1 Design	Development should make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. The proposals should have been derived from a thorough site analysis and context appraisal; adherence to objectives informing sustainable design and the influence these objectives have on the form of the development.
	Policy D DMI Aspects of form and design quality	Development should make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials, landscaping, and design features. Demonstrate a high standard of hard and soft landscaping to reflect the local area and have minimal impact to users and occupiers of nearby property and land. All new development will be expected to incorporate existing and new tree planting as an integral part of development proposals and provide or enhance layouts, streets and public spaces.
	Policy ECC SP1 Adapting to climate change	Development must be designed to take into account the capacity of drainage systems and the incorporation of SuDS and connectivity to the Green Infrastructure network.

Proposed Development on Land at Land East of Shripney Road

Design and Access Statement - September 2019

Level	Policy	Policy in relation to the landscape & Site
	Policy OSR DM1 Open Space, sport & recreation	New developments should contribute to the open space provision of the district where necessary. Provision should be in line with the standards set out within the current Open Space Study and Playing Pitch Strategy and have regard to 'Secured by Design' guidance.
	Policy HER SP1 The historic environment	Designated heritage assets, including their setting, should be conserved and enhanced. These include Conservation Areas, Listed Buildings and Locally Listed Buildings.
	Policy HER DM3 Conservation Areas	New development should acknowledge the character of the area and avoid harm and impact on important views into, out of, or within the Conservation Area
	Policy ENV SP1 Natural Environment	The policy sets the promotion of the preservation, restoration and enhancement of biodiversity and the natural environment through the development process and when possible, the creation of new areas for habitats and species.
	Policy ENV DM4 Protection of trees	The policy sets out a series of requirements to ensure the protection of existing trees on or adjacent to a development site. This includes the preparation of a tree survey, constraints and protection plan.
	Policy ENV DM5 Development and biodiversity	Development schemes shall seek to achieve a net gain in biodiversity and protect existing habitats on site, incorporate elements of biodiversity and facilitate the emergence of new habitats through the creation of links between habitat areas and open spaces.
	Policy W SP1 Water	Development should reduce flood risk and enhance the quality of the water environment to supports a range of habitats and ecosystems.
	Policy W DM3 Sustainable Urban Drainage Systems	Proposals should provide opportunities for SUDS in order to improve water quality and water capture.
	Policy QE SP1 Quality of the environment	Development shall contribute positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity, the natural environment.
Bersted Neighborhood Plan 2014-2029	Policy ES1: Design of new development	Development should be of a high quality design and respond to the specific character of the site and its local surrounding.
	Policy ES2: Surface Water Management	New proposals should seek to provide suitable SUDS to minimise flood risk and manage surface water.
	Policy ES6: Protection of trees	Development must be designed to retain wherever possible ancient trees or trees of good arboricultural and amenity value.
	Policy CLW1: Provision for the elderly	The policy sets out that the design and scale of care homes development is in keeping with the character of the location.
	Policy CLW4: Provision of Allotments	Developments of over 20 houses will be expected to make financial contributions to the provision of allotments within the parish (Land at Chalcroft Nursery).
	HDQ5: Design of new housing	New developments should reflect a high quality design and be in keeping with the local character.
	HDQ6: Outdoor Space	Private gardens or shared amenity areas must be provided for all new dwellings.
	HDQ8: Car Parking	Proposals for new development will have adequate on-site parking to meet current and future needs at a minimum rate of two spaces per dwelling unless alternative and accessible car parking arrangements can be made which do not add to on-street congestion.

SITE CONTEXT



2 SITE CONTEXT

2.1 Site Location

- 2.1.1 The 1.8ha site is located within the village of Shripney and comprises a single large pasture field (OS reference centred SU 93888 02146) as illustrated on Figure 04.
- 2.1.2 Located directly east of the main A29, the site is bordered on to the north, west and south by residential development with countryside to the east.
- 2.1.3 Residential properties also abut both the northern and southern boundaries.
- 2.1.4 The site lies within the jurisdiction of Arun District Council (ADC).
- 2.1.5 For policy, Public Rights of Way (PRoWs) and services information, reference has been made to:
- 2.1.6 <http://www.arun.gov.uk/>;
- 2.1.7 <https://www.westsussex.gov.uk/land-waste-and-housing/public-paths-and-the-countryside/public-rights-of-way/public-rights-of-way-imap/imap/>
- 2.1.8 natureonthemap.naturalengland.org.uk; and
- 2.1.9 <https://historicengland.org.uk/listing/the-list>.



Fig 04 - Site Context

2.2 Designations

Landscape

2.2.1 There are no statutory or non-statutory national, regional or locally designated landscapes or landscape features within the site.

2.2.2 The tree survey has identified that several trees along the eastern boundary are protected by a Tree Preservation Order (TPO) Ref: TPO/BN/1/19 and have been taken into account in the layout.

Cultural and Historical

2.2.3 The site does not contain any designated or known non-designated heritage assets.

2.2.4 Bersted Conservation Area is located approximately 130m to the west of the site and comprises several listed properties. There is however intervisibility between the site and the Conservation Area and does not affect its setting.

2.2.5 There are no further physical, visual, historical or cultural links with any protected landscapes. A full archaeology report is attached separately.

Biodiversity

2.2.6 The site is not associated with and does not form part of any statutory or non-statutory ecological designation.

2.2.7 A Local Nature Reserve (LNR) identified as 'The Brook' lies approximately 500m to the southwest of the site and there are several pockets of Priority Habitat deciduous woodlands located within the village.



Fig 05 - Designations

2.3 Geology and Topography

Wider Context

- 2.3.1 As described within both the National Character Assessment (NCA) and Local Character Assessment (LCA), the wider area forms part of a coastal plain landscape that is typically low lying, flat and open. The topography across the area remains below the high spring tide level at around 4 - 10m AOD.
- 2.3.2 The backdrop to the wider coastal plain is formed by the notably higher and dramatic South Downs further north which provides a distinctive contrast.
- 2.3.3 Fertile soils are typical of the area and have resulted in large areas of arable fields and market gardening.

Site Context

- 2.3.4 The site generally falls gently by approximately 400-500mm from the east boundary towards the west boundary ditch and flat in north x south direction.
- 2.3.5 The Agricultural Land Classification (ALC) identifies the site as 'urban' which describes areas that are considered as having little potential for agricultural use.
- 2.3.6 The Soilscape Map¹ identifies the majority of the site as comprising loamy soils with naturally high ground water.

¹ <http://www.landis.org.uk/soilscape/index.cfm>



Fig 06 - Topography

2.4 Hydrology

Wider Context

2.4.1 The wider landscape is reflective of arable fields defined by a network of straight drainage ditches often edged by reed beds.

2.4.2 These ditches form a complex network which drain into the meandering Lidsey and Aldingbourne Rifes which cut through the area before converging at South Bersted and emptying into the sea at Bognor Regis.

Flood Risk

2.4.3 Consultation with the Environment Agency has confirmed that the vast majority of the site is at low risk of tidal and fluvial flooding. A comparison of the topographical survey and the modelled flood levels show very small parts of the site along the western boundary and south east corner are potentially at risk of fluvial flooding, however this falls within areas of soft landscaping and does not impact upon any of the proposed properties or access routes.

2.4.4 Therefore the proposals will not encroach on the floodplain the site and will not increase flood risk elsewhere. The floodplain is shown in the image below in an extract from the Environment Agency's flood mapping, with blue and green areas showing land falling within the floodplain (Fig 07).

Site Context

2.4.5 Ditches border the east and west boundaries. The west ditch is partially culverted to the south west. The east boundary ditch is more substantial and contiguous.

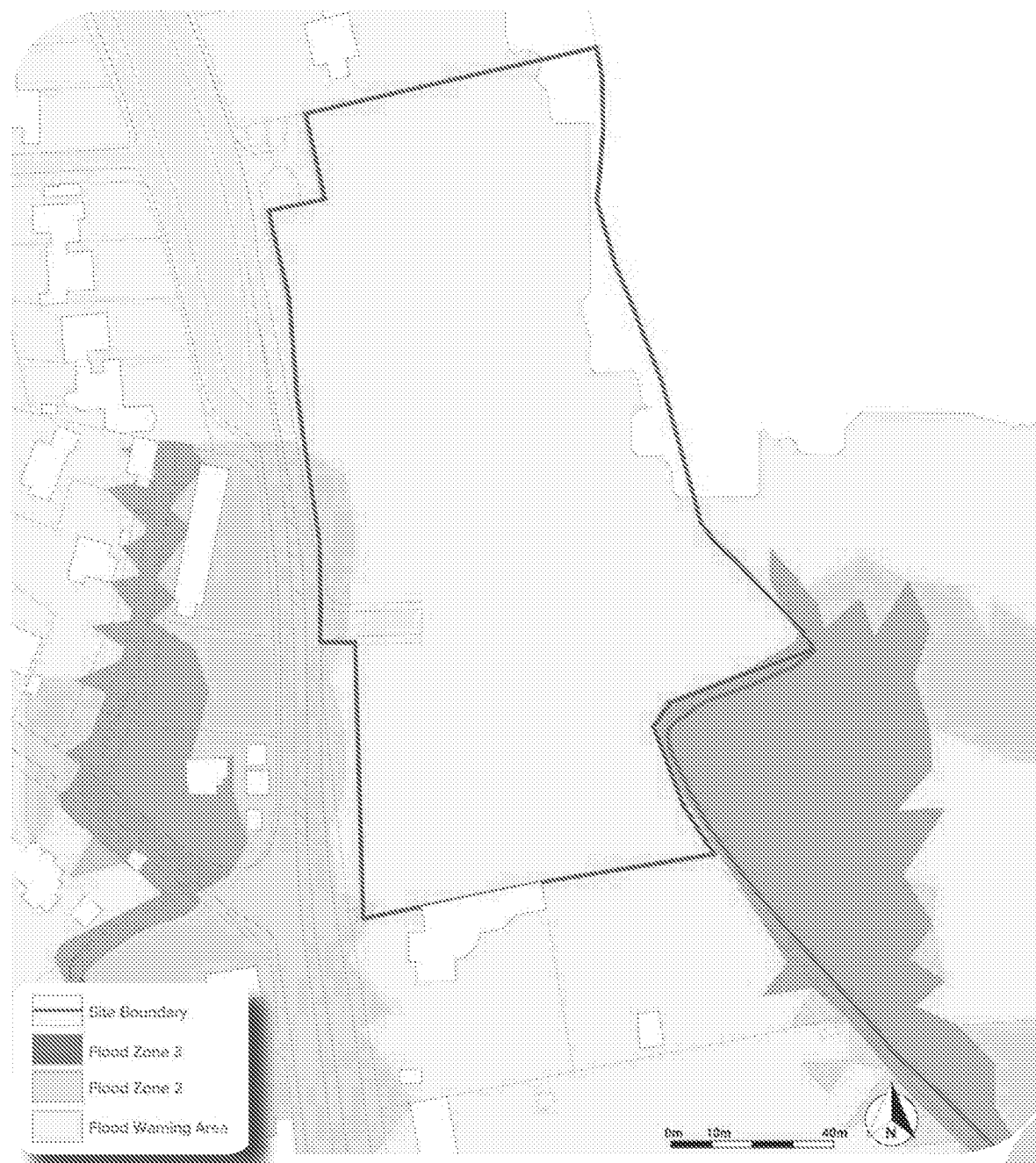


Fig 7 - Environment Agency Flood Maps

2.5 Access

Road

2.5.1 The A29 forms a main arterial route through the wider district that provides access to Bognor Regis and the south coast. At a local level, it runs directly through the village of Shripney, passing the western site boundary and affording direct connections to the neighbouring settlements of South Bersted, Eastergate and Westergate.

2.5.2 The A29 also provides convenient east and west links to Littlehampton and Chichester (8km and 6.5km respectively) from the A259 approximately 430m south of the site.

2.5.3 Access to the site is currently obtained from an informal track along the western boundary with the A29 and the junction will need to be upgraded.

Bus

2.5.4 The closest bus stop is located approximately 30m south of the site along the A29 whereby two local services, the 66A and 66C, operate journeys between Bognor Regis, Barnham, Yapton and Walberton.

Rail

2.5.5 To the south of Shripney, Bognor Regis train station provides direct services to London Victoria, Gatwick Airport, Littlehampton and Barnham. Additional routes are also available from Barnham Station to the northeast.

Public Rights of Way (PRoW) and other Pedestrian Access

2.5.6 The landscape assessment all relevant PRoW has

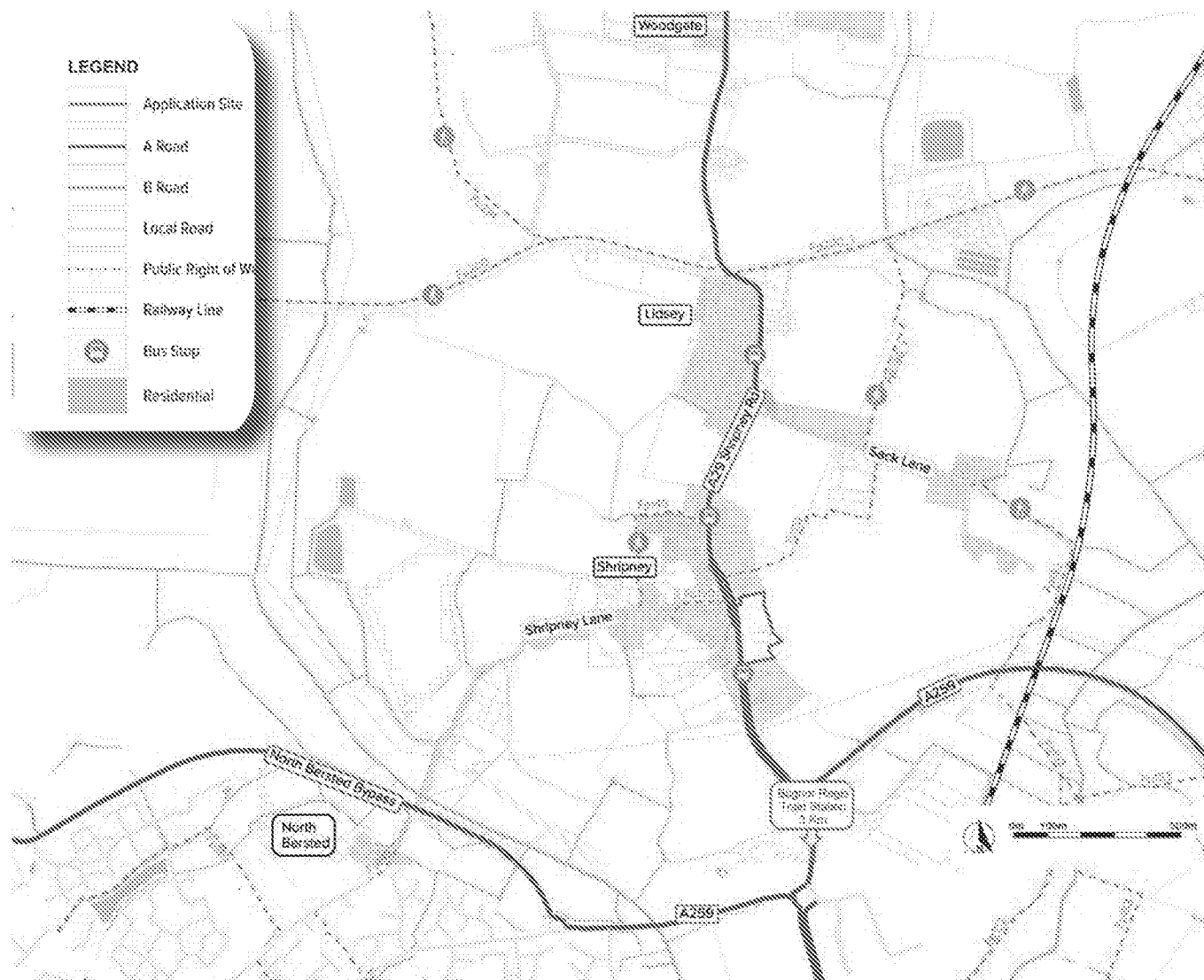


Fig 08 - Access

identified within the Visual Envelope (VE) have been described. The only footpaths within the local vicinity are:

- Footpath 151 runs northeast from the A29 Shripney Road approximately 67m north of the site. It travels

around the perimeter of the adjacent fields to meet Sack Lane and Woodpecker Nursery.

- Footpath 150 runs west from the A29 opposite the site. It follows the route of Barn Lane to provide a local link between the site and Shripney Lane.

2.6 Landuse and Vegetation

2.6.1 For the purposes of this section the assessment has considered:

- Agricultural patterns and landuse;
- Settlement and Built Form; and
- Site Features - Boundary treatments, trees and other key features.

Agricultural Patterns & Landuse

Wider Context

2.6.2 As described within the LCA, the wider landscape reflects a typically productive network of large arable fields, modern farm units and glasshouses.

2.6.3 Although arable forms the dominant landuse within the area, there are also several large caravan parks and nurseries located along the main routes and on the fringes of local settlements.

2.6.4 Fields with in the villages are often smaller in size, or have been subdivided through the ages for use as pasture land and paddocks as is the case with the site area.

Site Assessment

2.6.5 The condition of the site is considered to be **low** quality grassland, and confirmed is having limited ecological sensitivity ecological benefit.

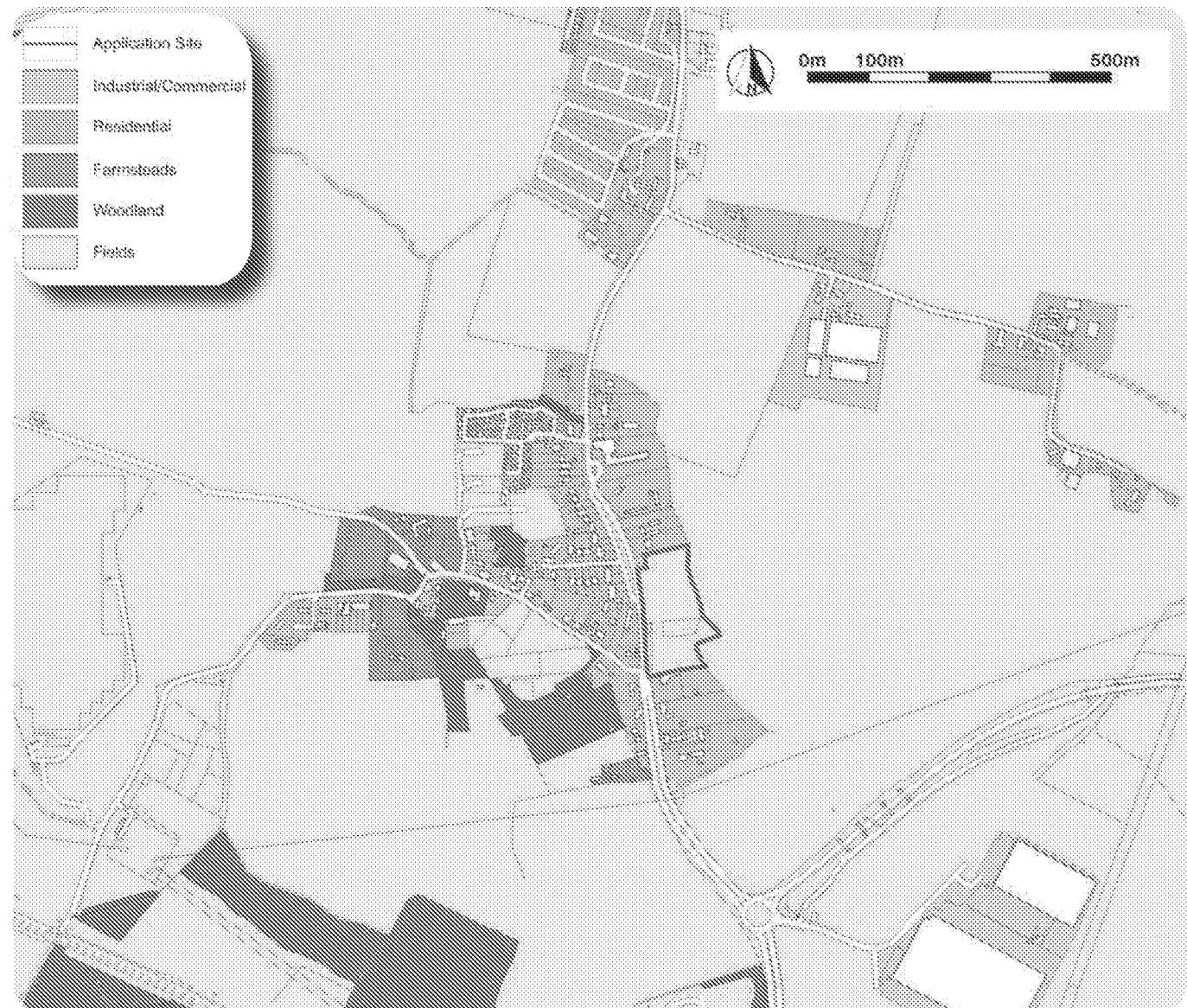


Fig 9 - Landuse

Settlement & Built Form

Wider Context

- 2.6.6 Away from the large conurbations of Bognor Regis to the south and Chichester to the west, the majority of settlements have evolved from small historical villages located along the main transport routes through the district.
- 2.6.7 The arable nature of the landscape has also resulted in a number of large farmsteads located throughout the plain.
- 2.6.8 The village itself originates from the medieval property of Shripney Manor to the west of Shripney Lane which now forms part of the Conservation Area.
- 2.6.9 Rapid expansion of the village along Shripney Lane and the A29 appears to have taken place from the late 1930's. This has resulted in a largely suburban mix of red brick and render bungalows and detached properties set within large plots.
- 2.6.10 A large residential caravan park (Marigolds) originating from the 1970's also forms the north western limit of the village.
- 2.6.11 Site Assessment
- 2.6.12 Whilst the site does not currently comprise any built form, it is surrounded to the north, west and south by large residential properties.

2.7

Socio-Economic Context

- 2.7.1 The Parish of Bersted is one of the largest in the district and wraps around the north western sides of the town of Bognor Regis. It includes a mixture of housing types, out of town shops and business parks. The character of the Parish is a mixture of suburban and semi-rural.
- 2.7.2 Shripney is a 13th century hamlet that lies northeast of North Bersted and contains five Grade II listed buildings, including a large and very fine manor house.
- 2.7.3 The main A29 runs through the hamlet as is a major factor in the way of life for its residents. This road leads to the industrial and out of town shopping areas of the Parish and is the northern entrance to the town of Bognor Regis. The A29 is due to be upgraded to the north but will not bypass Shripney.
- 2.7.4 The area is rural in essence and a large part of Shripney Lane has been designated as a Conservation Area.
- 2.7.5 Although most of the leisure destinations and facilities are located in Bognor Regis distance of the seafront, there is a larger caravan parks located north of Shripney Road.
- 2.7.6 Bersted is one of the largest parishes in the County in terms of population. The 2011 Census shows the population as 8,495 people living in 3,630 households.
- 2.7.7 Visually the Parish is one of marked contrasts, with dense housing development, suburban in character, in its southern part and open countryside in its northern and western areas.



The Robin Hood Pub



Premier Inn Bognor Regis



LIDL Retail Centre at Shripney Rd

Existing Services

- 2.7.8 Shripney benefits from a wide range of facilities and services which include a public houses, a hotel, and a variety of large stores including B&Q and Sainsbury's, a church, 2 schools, pre-school and community centre, a community college, a number of 'take away' restaurants, a Post Office and The Bognor Regis Golf Club.
- 2.7.9 Additional retail facilities and employment opportunities will be at Odland Farm and Salt Box.
- 2.7.10 Rolls Royce and Odland Farm has already provided 350 high quality jobs in the area.
- 2.7.11 Bognor School, Bartons Primary School and Felpham Community College are less than 2Km from the site and Eastergate CE Primary School in Chichester is less than 3km from the site.
- 2.7.12 The majority of services are within easy walking distance from the site as indicated below and a good bus service is available on Shripney Road.

Table 3 - Existing Services - Distances

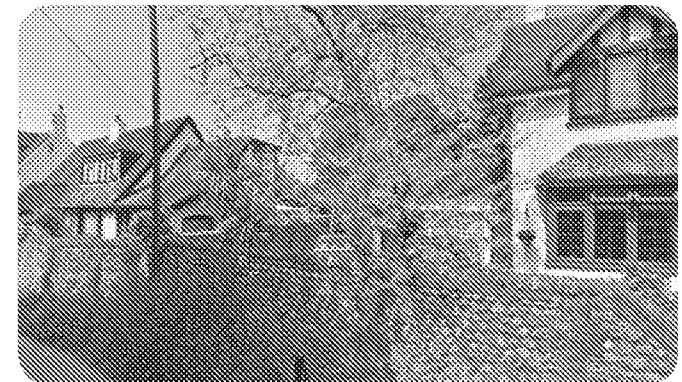
Amenity/Facilities	Distance
1 Robin Hood Pub	350m
3 Premier Inn Bognor Regis	350m
9 Bersted Brooks	700m
10 The Bognor Regis Retail Park (KFC, Lidl, Matalan, Halfords,)	800m
11 Travis Perkins	870m
12 McDonalds	900m
13 The Base Skate Park CIC	945m
14 Holy Court Play Area	12 Km
15 Burger King	12 Km
16 B&Q Bognor Regis & M&S Bognor Regis Food Hall	125 Km
17 Sainsbury's	128 Km
18 Dizzy Ducklings Pre-School and Bersted Park Community Centre	15 Km
19 Bartons Primary School	17 Km
20 Bognor School	17 Km
21 Bognor Regis Golf Club	18 Km
22 Holy Cross North Bersted	2 Km
23 The Royal Oak Pub	2 Km

Table 4 - See hybrid application BE/135/18/PL. Pending approval

Facility/Service	Distance
3 Warehouse/ Distribution	330m
4 Warehouse/ Distribution	400m
5 Shops/Retail	400m
6 Drive-thru restaurant	450m
7 Drive-thru restaurant	450m
8 Warehouse/ Distribution	590m



The Marigolds Residential Park Homes, Shripney Road



Shripney conservation area



Housing in Shripney Road

Amperes/ft. lbs.	Distance
9 Retail & Take	530 ft.

America Pacifica		Distance
10	Warehouse/ Distribution	330m
11	Warehouse/ Distribution	400m
12	Stops/Retail	400m

Company/Project/Institution	Capacity
Rolls Royce Motor Car Technology and Logistic Centre	720m

2.8.1 A comprehensive archaeological investigation of the proposed development site has been undertaken.

2.8.2 At the extreme north of the site an isolated Bronze Age pit, possibly a single cremation burial pit, was discovered.

2.8.3 As summarised on this site plan the investigation has shown that the site contains a series of 3rd to 4th century Romano British drainage and boundary ditches. Within the ditch and associated features fragments of Roman domestic pots were recovered.

2.8.4 Review of the localised topography and results of the site-specific investigation suggest that more intensive Romano British remains lie outside the site probably to the north east.



Fig 10 - Existing Facilities

2.10 Aesthetics and Perceptual

2.10.1 Within the immediate context of Shripney however, these views are limited by development within the village, and views out are further contained by the vegetated settlement edges which are characteristic of the LCA.

- The NCA 126 is a flat landscape.

2.10.2 There are no visual links to local landmarks.

Land Management Guidelines

2.10.3 Views out from the south eastern extent of the village, including the site, have also become heavily influenced by the new road infrastructure to the north of Bognor Regis (Bognor Regis Northern Relief Road) and the associated large scale development of commercial and industrial units nearby.

- Maintain and strengthen field boundaries and link up existing remnant hedgerows and tree lines to re-establish coherent field boundaries and wildlife corridors.
- Encourage a full tree survey and landscape enhancements around villages and on their approaches.
- Establish new vegetation features by the planting of hedgerows and tree clumps in field corners and along roadsides.
- Maintain and enhance the landscape and biodiversity of rife and other existing habitats.

2.10.4 The proximity and influence of surrounding development directly north, south and west of the site results in a fairly enclosed aspect which further separates any association with the wider, more open and arable landscape directly east.

Landscape Sensitivity

2.10.5 A full narrative of this assessment is given in the LVA. In summary, both the site and 1a were considered Moderate Sensitivity.

Landscape Value

2.10.6 In summary, parcel 1a was considered Moderate Value however the actual site was considered borderline Moderate/Slight.

2.11 Site Features

- 2.11.1 The site currently comprises an area of low quality grassland with key characteristic features restricted to the boundary treatments.
- 2.11.2 The northern and southern site boundary is defined by residential developments, the western extent of the site runs parallel to the A29 and To the east, the boundary is delineated by a drainage ditch.
- 2.11.3 Northwest corner of the site is defined by a water pumping station and Barn Lane substation enveloped by a 2m high fence.
- 2.11.4 Access into the site is obtained from an unmade track along the western boundary.



Fig 11 - Site Features

2.12 Visual Analysis

2.12.1 The visual envelope was used to inform a 'Study Area' in which potential receptors, such as Public Rights of Way and potential impacts upon the setting of cultural and heritage elements could be identified.

2.12.2 Photographs have been included to provide further information and to present a record of views that are considered representative of potential receptors and a detailed description of the view accompanies each image.

2.12.3 The low-lying topography has resulted in limited opportunities for views of the site from public receptors. Within the village views are restricted to Shripney Road and the housing immediately adjacent.

2.12.4 The views studied in detail on the LVA are the following:

- North: Northern boundary adjacent housing and Fp151.
- East: Fp 152.
- South: Southern boundary adjacent housing, Felpham Relief Rod and Rolls Royce Technology Centre.
- West: Dwellings and users of Shripney road.



Fig 12 - Visual analysis

Proposed Development on Land at Land East of Shripney Road

Design and Access Statement - September 2019



View towards northern boundary from within site.



View towards eastern boundary from within site.



View towards southern boundary from within site.



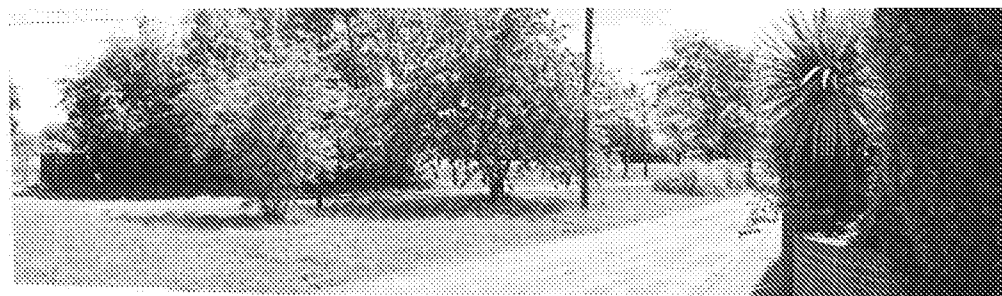
View towards western boundary from within site.



View northwest from A29 Shripney Road.



View northwest from A29 Shripney Road.



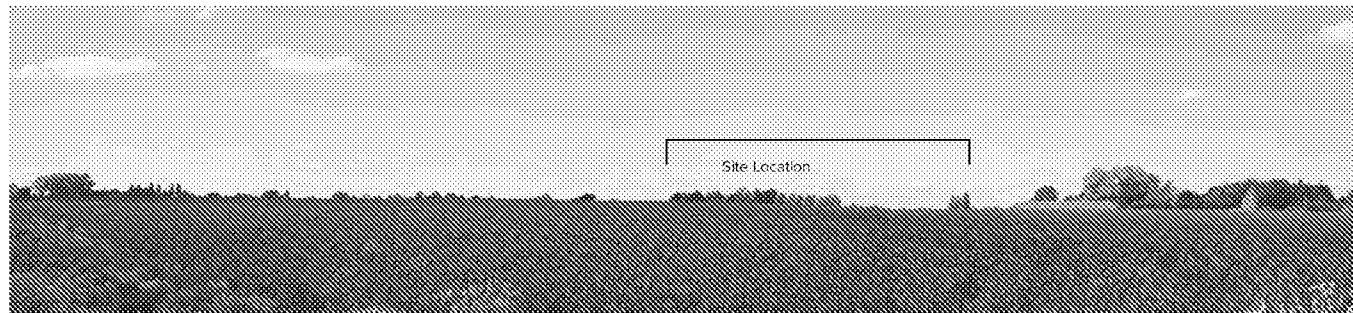
View northwest from Barn Lane.



View northeast from FP 151.



View northeast from FP 151.



View east from FP 151.



View southwest from Shripney Lane.



View southwest from Shripney Lane.



View southwest from Shripney Lane.

Proposed Development on Land at Land East of Shripney Road

Design and Access Statement - September 2019



View southwest from A29 Shripney Road.



View west from A29 Shripney Road.



View west from Shripney Lane.