

Residential development and road access defines the eastern site edge, with the northern edge having a tree-lined boundary with Orchard Caravan Park which is accessed from Chichester Road. The western and southern edges have a more densely tree-lined boundary, but then open out to agricultural land and fields. These boundaries are made up of a mix of mature and young trees and dense undergrowth shrubs, but there are possibilities of glimpses to further views, especially during the early and later periods of the year. There are no trees or vegetation present within the main site land area, which is in general a flat, low lying agricultural field set at approx. 5m above Ordnance Datum.

As part of the Outline Application, a detailed site and surrounding area appraisal was carried out which formed a major part in the design and initial setting out of the application parameters. A selection of the images from the Landform Design & Access Statement are set out below.

The above Parameter Plans culminated in an overall Development Masterplan for this land from which the proposed Reserved Matters Planning Layout has evolved.



Indicative Development Masterplan submitted as part of the approved BE/142/15/OUT