



Scale Bar 1:250 (Metres)

# Proposed Site Layout Plan

July 2024 1:250 at A1  
 CAD file name: Shripney Road 2024 - Rev07.dwg



Land to the East of Shripney Rd, Shripney, Bognor Regis PO22 9NPT - Proposed Site Layout Plan

RH24/SL-30 E

60A North Street, Chichester, West Sussex, PO19 1NB, tel 01243 815720, email: chris@manhirellp.com

**SITE AREA = 0.406** hect

**HOUSING MIX** G.I.A

| Type    | Bed   | Car Spaces   | G.I.A               |
|---------|-------|--------------|---------------------|
| TYPE A  | 3 bed | 2 car spaces | 118.7m <sup>2</sup> |
| TYPE A1 | 2 bed | 2 car spaces | 80.7m <sup>2</sup>  |
| TYPE B  | 4 bed | 3 car spaces | 140.0m <sup>2</sup> |
| TYPE C  | 5 bed | 3 car spaces | 170.0m <sup>2</sup> |

**PLOT AREAS**

| Plot                         | Type            | Bed / People     | Parking |
|------------------------------|-----------------|------------------|---------|
| Plot 1 - 349.7m <sup>2</sup> | 2 bed 4p        | 2 spaces         |         |
| Plot 2 - 265.6m <sup>2</sup> | 3 bed 4p        | 2 spaces         |         |
| Plot 3 - 290.9m <sup>2</sup> | 4 bed 5p        | 2 spaces         |         |
| Plot 4 - 299.7m <sup>2</sup> | 4 bed 5p        | 2 spaces         |         |
| Plot 5 - 663.0m <sup>2</sup> | 5 bed 7p        | 3 spaces         |         |
| Plot 6 - 248.7m <sup>2</sup> | 3 bed 4p        | 2 spaces         |         |
| Plot 7 - 349.8m <sup>2</sup> | 3 bed 4p        | 2 spaces         |         |
|                              | Visitor Parking | 2 Spaces         |         |
|                              | <b>Total</b>    | <b>23 Spaces</b> |         |

**Total Dwellings 7**

**SITE ACHIEVES 21.5 DWELLINGS / HECTARE**  
Dwellings / hectare calculated on site area x 80% as site is over 0.4 hect