



# ILLUSTRATIVE MASTERPLAN

## LEGEND

- Site Boundary
- 12.9ha Residential Development
  - 5.2ha High Density (32.5 - 37.5dph)
  - 3.5ha Medium Density (27.5 - 32.5dph)
  - 4.2ha Low Density (20.0 - 27.5dph)
- Potential for 0.3ha Civic Centre to be Located within the Highlighted Area
- 8.4ha 10FE Secondary School
- Local Centre (The Landings)
- Primary School (The Landings)
- Indicative Building Frontages
- Proposed Vehicular Access Point off Ford Ln (Bell-Mouth T Junction)
- Proposed Primary Road
- Proposed Secondary Road
- Existing Public Footpath / Diverted Public Footpath within the Site
- Proposed Key Gateway Point
- Proposed Pedestrian Access Point
- Public Footpath to be Stopped Up
- Informal Footpath (to the South of the Site)
- Proposed Permissive Footpath
- Proposed Footpath Connection
- Proposed Footpath along Ford Lane to tie in with the Landings
- Proposed Green Corridor to Connect and Enhance Existing Green Infrastructure Framework
- Proposed Country Park to Create Green Buffer to Heritage Assets and Retain Views North towards the South Downs National Park
- Landscape Character to Reflect Rural Landscape to the North of Ford Ln with Local Gap Retained Between Yapton and Ford as Experienced along Ford Ln
- Proposed Play Area
- Existing Tree to be Retained
- Existing Hedgerow to be Retained and Enhanced
- Proposed Structural Block Planting
- Proposed Street Tree Planting
- Proposed Tree Planting
- Indicative SuDS Basin
- Overhead Power Line with Potential to be Undergrounded to Improve Setting to Heritage Assets

rev details date



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client  
SBEPI Ltd

project  
Land off Ford Lane, Yapton

drawing title  
Illustrative Masterplan

drawing status  
PLANNING

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JJP	TBR	06 Jun 25

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