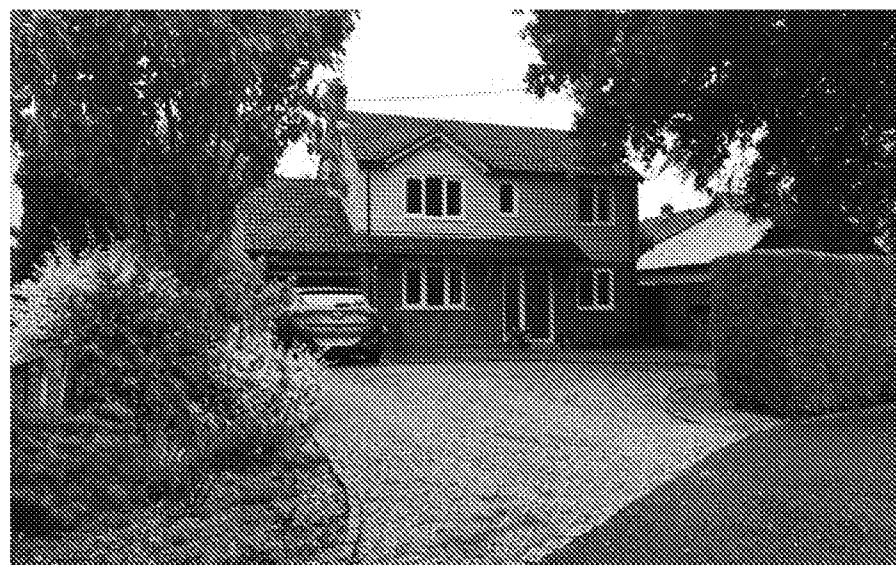




CONSTRAINTS & OPPORTUNITIES

CONSTRAINTS

- Existing vegetation framing the site boundaries.
- Views out of the site including towards existing dwellings.
- Proximity of neighbouring properties.
- Proximity to Walberton Conservation Area
- Proximity to existing primary school.
- Flood risk areas to west of site.

OPPORTUNITIES

- New access junction with Yapton Lane to the east of the site.
- Pedestrian links towards Walberton village centre.
- Internal road layout to ensure low traffic speed.
- Creation of green edge around perimeter of site.
- Land aside for tennis courts.
- Central area of play for local children.

KEY

	Site boundary
	Proposed site access
	Relationship with neighbouring properties
	Views into site
	Existing Public Right of Way
	Existing trees
	Change in levels across site
	Existing school
	Existing recreation ground
	Pond / watercourse
	EA flood risk
	Conservation area



CONSTRAINTS & OPPORTUNITIES PLAN

DESIGN EVOLUTION

As part of the pre-application process Linden Homes have engaged with Arun District Council to discuss the site layout.

At meetings with ADC and local ward members on Thursday 14th August 2018 and Monday 3rd September 2018, Linden Homes presented a layout which was based upon the principles of the outline approval. Comments were made by officers and members and as a result of this consultation the layout was then revised and now forms part of the reserved matters application.

TIMELINE OF EVENTS

23 FEBRUARY 2018
OUTLINE PLANNING PERMISSION
APPROVED

1 APRIL 2018
SITE LAYOUT DESIGNED BASED ON
OUTLINE APPROVAL

9 AUGUST 2018
PUBLIC EXHIBITION HELD

3 SEPTEMBER 2018
MEETING WITH ARUN DISTRICT
COUNCIL

SITE LAYOUT REVISED TO FORM
PART OF THE RESERVED MATTERS
APPLICATION



SITE LAYOUT

The concept of the development is based on the parameters set out in the outline planning permission and the following principles:

1. The provision of an access onto Yapton Lane, as approved in the outline planning permission, which creates an attractive landscaped entrance to the site.
2. A development of 175 dwellings including 30% affordable dwellings, delivered at a density of circa 28 dph.
3. A layout which reflects the existing constraints and adjoining land uses.
4. The layout will reflect and complement the area in terms of the scale, massing and character of Walberton.
5. A road network which is practical and safe which aides navigation through the site and which provides connections into the surrounding roads and paths.
6. Retention of existing landscaping and supplementing with additional planting to strengthen existing boundaries of the site.
7. Inclusion of green edge and corridors within the development.
8. Provision of formal and informal recreation and play spaces.



Avisford

Tennis Court

Little Dances

22.5m



Pond

Pond

Pond

Pond

Pond

Club House

Walberton and Binsted
C of E Primary School

Walberton
(Childrens Nursery)

Recreation Ground

Council Office

Pavilion

Manor Road

Manor Road

Manor Road

Manor Road

Manor Road

Manor Road

Manor Road

Manor Road

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Manor Road

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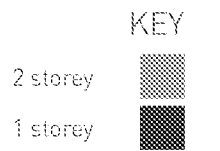
Manor Road

Manor Road

STRATEGY PLANS

STOREY HEIGHTS

All homes within the scheme are 2 storeys in height with garages of single storey construction. This is in line with the outline parameters.



UNIT TYPES

There is a mix of 1 to 4 bed units spread across the site that meets local needs and character. The scale and orientation of the buildings required in certain parts of the site also dictates the type. All units have been designed to NDSS.



STRATEGY PLANS

AFFORDABLE HOUSING

There are a total of 52 affordable units on the sit - 26 Shared Ownership and 26 Affordable Rented - as set out in the Section 106 Agreement. This equates to 30% of the total properties on the site. The mix reflects the need with a range of 1 and 2 bed flats, plus 2, 3 and 4 bed houses. The units sizes are as per the required local need. All units have been designed to National Space Standards.

KEY

Affordable Rented



Shared Ownership

