

LAND EAST OF TYE LANE WALBERTON

DESIGN & ACCESS STATEMENT

OCTOBER 2018





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INTRODUCTION

INTRODUCTION

This Design and Access Statement has been prepared on behalf of Linden Homes (South) and Wates Developments to provide supporting information for the proposed development of the site known as Land East of Tye Lane in Walberton.

Outline planning permission (ref: WA.44.17.OUT) was granted in February 2018 for a development of up to 175 dwellings, open space, landscaping and associated works. The Parameter Plan approved as part of the outline planning permission provides the framework against which this Reserved Matters application has been designed.



APPROVED PARAMETER PLAN

Wates

Linden
HOMES

thrive.
architects

SITE LOCATION

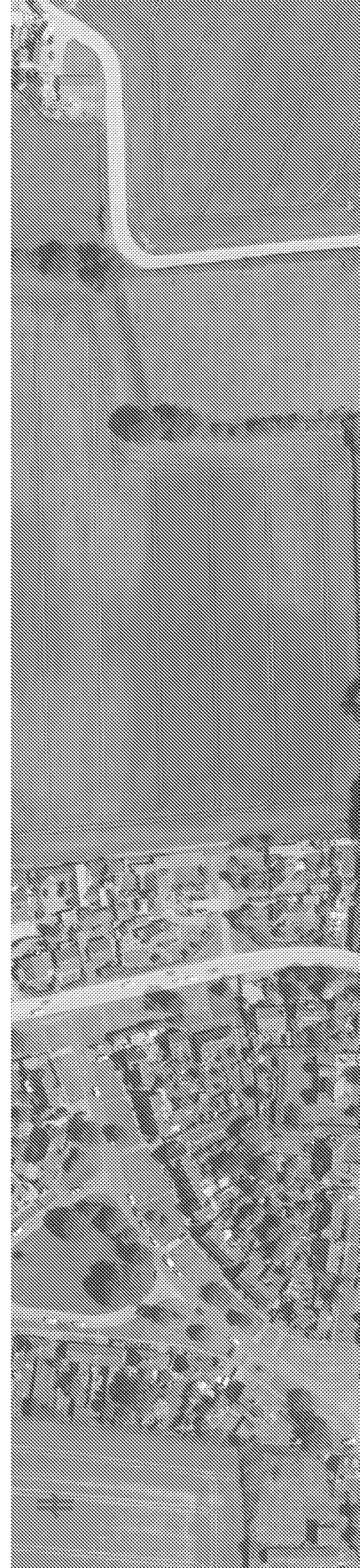
The application site is a field currently in arable use located to the north of Walberton, on the urban edge of the village, it acts as a transition from the existing development to the open countryside to the north.

The site is bordered to the west by hedgerows and trees with fields beyond, existing hedgerows and trees form the southern boundary with Walberton School and the village playing fields beyond. To the east are intermittent hedgerows and trees with housing beyond. To the north is Avisford Park Hotel and Golf course with an intermittent tree and hedgerow.

It is approximately 225m wide by 570m long (at its widest points) with an area of 11.22ha.



SITE LOCATION PLAN





THE SITE

Primary School

Church hall

THE STREET

Village hall

Cricket club

Parish Council

Golf club

AVISFORD PARK ROAD

SITE LOCATION PLAN

SITE CONTEXT

The proposal site adjoins the northern edge of Walberton. It lies approximately 8 miles east of Chichester, the nearest major town.

The A27, a main distributor road heading west towards Chichester and east towards Brighton, lies approximately 0.5 miles to the north. Access to these settlements and the further road network is provided by the B2132 which is directly outside the site.

Within the centre of Walberton there are bus stops which offer regular bus services running to the neighbouring towns of Chichester, Barnham and Littlehampton. The nearest access to the national rail network is in Barnham, 2.5 miles to the south-west, which provides services to Brighton and Chichester.





LOCAL CONTEXT

Within the local area can be found a variety of buildings, constructed in different styles and with varying materials and finishes.

The adjacent photos provide a selection of the buildings found in the vicinity, with most constructed within the 20th and early 21st centuries.

Most of these buildings are predominantly 2 storey, of a simple form and scale. Some have rooms in the roof, extending to either 1.5 or 2.5 storeys. Most buildings are set back from the road, behind modest gardens.

Most of these buildings are constructed of red or multi-brick with red/brown concrete tiles, there are also some elements of cobblestone and slate grey colour roof tiles. Some key buildings on the street have render or tile hanging.

Windows and doors are predominantly constructed of timber or white uPVC.

