



Aerial Photography map data ©2015 Google. Imagery ©2015 Landsat / Copernicus

Legend

 Development Site Location



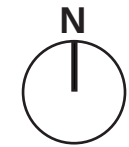
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Project Title
**Land North of Stakers Farm
Yapton, West Sussex**

Drawing Title
Site Location

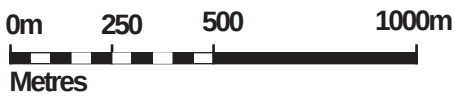
Scale	Drawn	Approved	Date
NTS	DW	JP	06/17

Drawing No
Figure 1.1
LLD1136 / Granite Gate





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Legend

-  Development Site Location
-  Listed Building within 1 km
-  Conservation Area

**LIZARD**
Landscape Design and Ecology

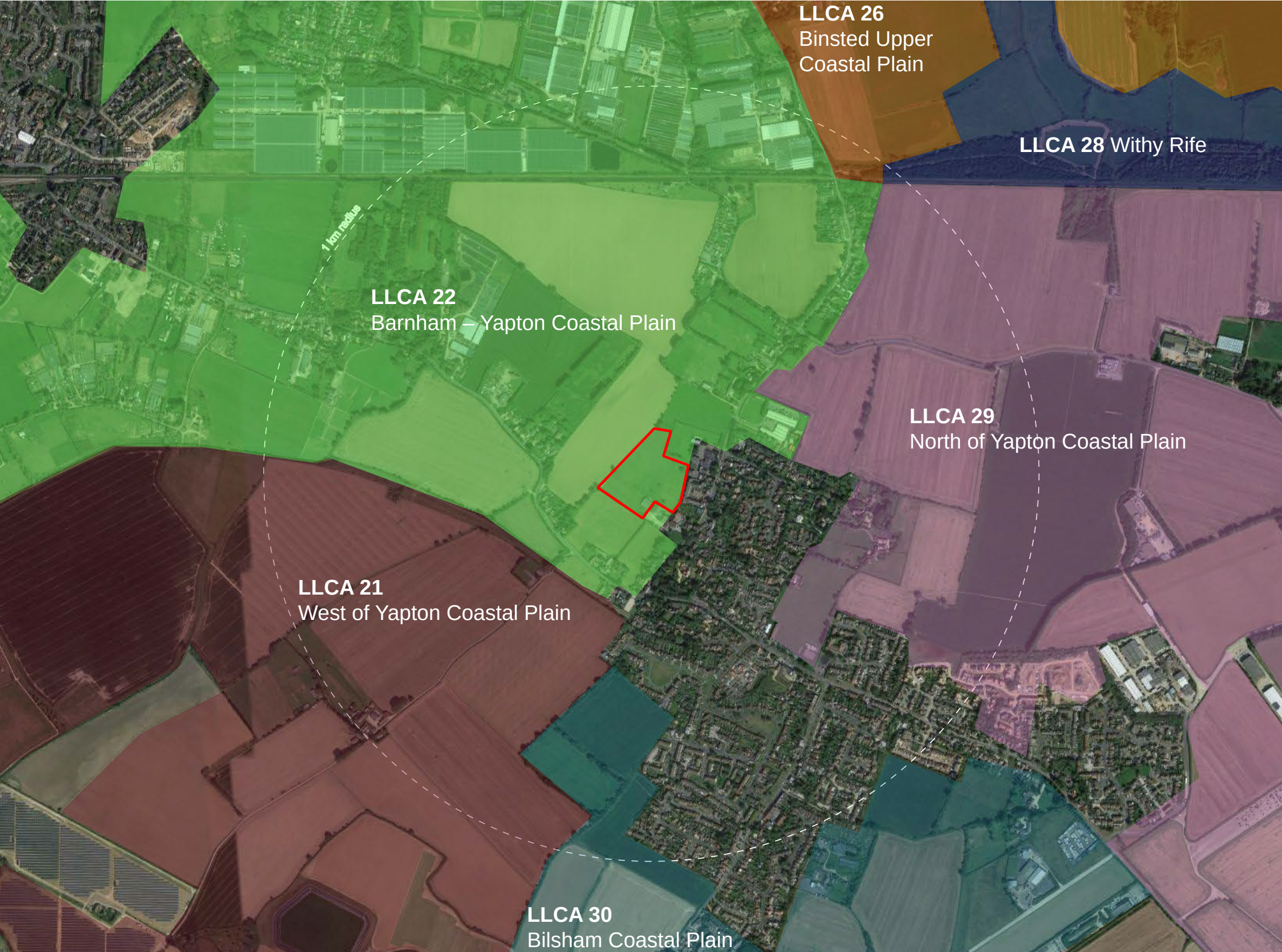
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Project Title
**Land North of Stakers Farm
Yapton, West Sussex**

Drawing Title
Landscape Planning Designations

<i>Scale</i>	<i>Drawn</i>	<i>Approved</i>	<i>Date</i>
NTS	DW	JP	06/17

Drawing No
Figure 2.1
LLD1136 / Granite Gate



Legend

Development Site Location

LCA 22 Barnham – Yapton Coastal Plain

LCA 21 West of Yapton Coastal Plain

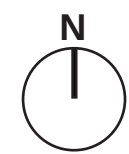
LCA 29 North of Yapton Coastal Plain

LCA 30 Bilsham Coastal Plain

LCA 26 Binsted Upper Coastal Plain

LCA 28 Withy Rife

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Project Title

Land North of Stakers Farm
Yapton, West Sussex

Drawing Title

Arun Landscape Study
Landscape and Visual Amenity Aspects of
Development Choices in Arun District 2006-2026
Landscape Character Areas

Scale

Drawn

Approved

Date

NTS

DW

JP

06/17

Drawing No

Figure 4.1
LLD1136 / Granite Gate



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Legend

- Development Site Location
- Public footpath
- Viewpoint location and direction
- Zone of Visual Influence (ZVI) for unfiltered views towards the Site from publicly accessible land
- Zone of Visual Influence (ZVI) for filtered views towards the Site from publicly accessible land



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Project Title
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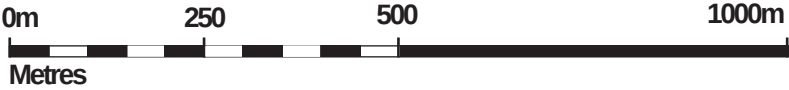
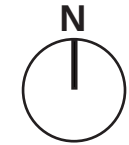
Drawing Title
**Zone of Visual Influence,
Viewpoint Location and
Selected PRow**

Scale	Drawn	Approved	Date
NTS	DW	JP	06/17

Drawing No
Figure 4.2
LLD1136 / Granite Gate



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- Legend**
-  Development Site Location
 -  Planning Approved at Yapton C of E Primary School North End Road (Y/93/14/OUT) for a housing development of a smaller scale to the north of the Site. Approved (August 2015) application for 38 no. dwellings includes associated garages and parking spaces, together with the means of access.
 -  Outline Application at Bonhams Field (Y/1/17/OUT) for the erection of 56 no. dwellings with associated open space. Received in January 2017, this is application is for development of land immediately to the south of the Site. The status of this application is Undecided.



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Project Title

Land North of Stakers Farm

Yapton, West Sussex

Drawing Title

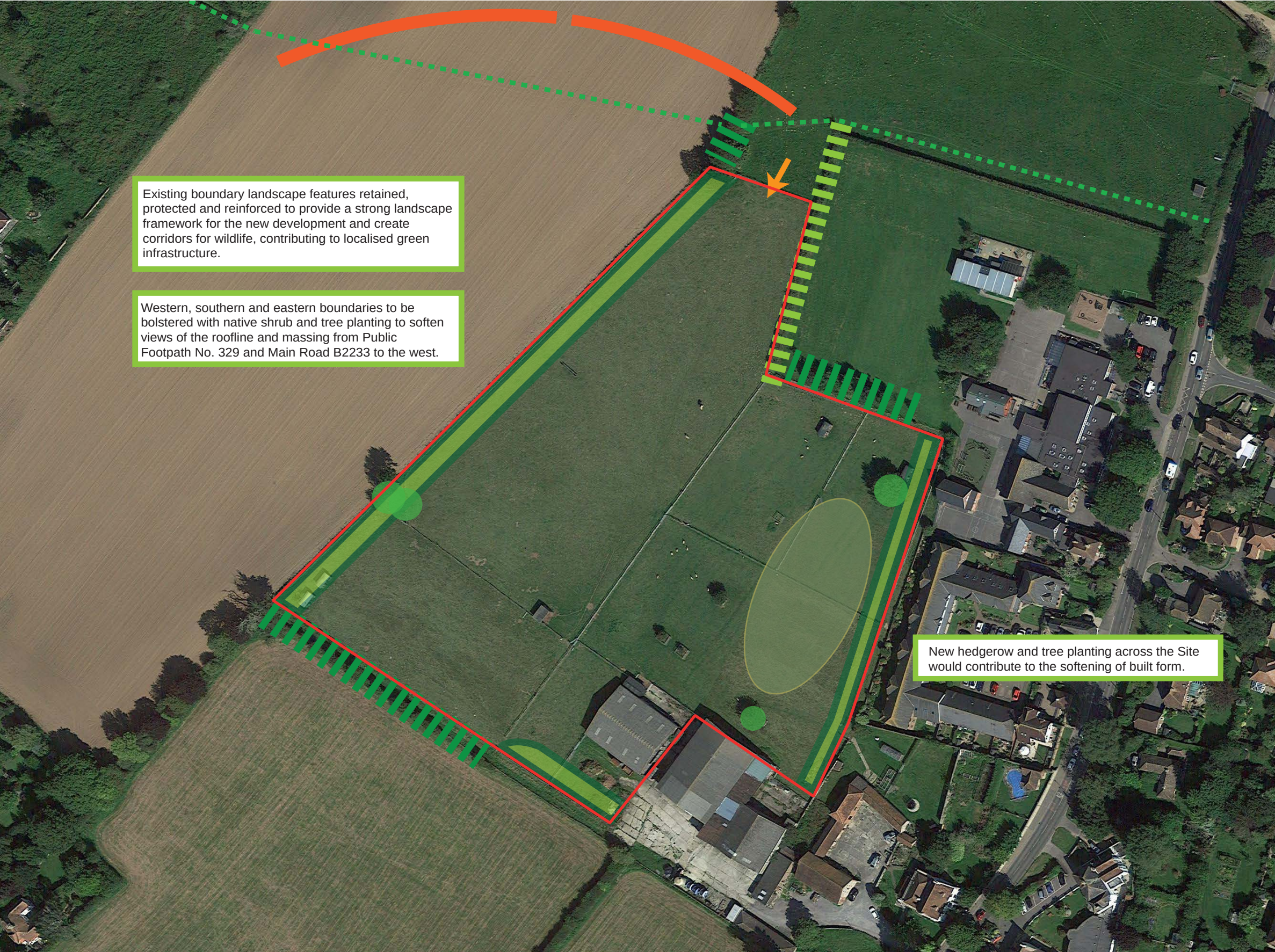
Location of Adjacent Planning Applications

Scale	Drawn	Approved	Date
NTS	DW	JP	06/17

Drawing No

Figure 5.1

LLD1136 / Granite Gate

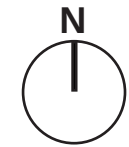


Existing boundary landscape features retained, protected and reinforced to provide a strong landscape framework for the new development and create corridors for wildlife, contributing to localised green infrastructure.

Western, southern and eastern boundaries to be bolstered with native shrub and tree planting to soften views of the roofline and massing from Public Footpath No. 329 and Main Road B2233 to the west.

New hedgerow and tree planting across the Site would contribute to the softening of built form.

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Legend

Development Site Location

Access into the Site

CONSTRAINTS

Existing linear landscape features of native trees

Existing linear landscape features of native hedgerows

Public Footpath No. 329

Short Distance Views into the Site

Existing specimen trees located within the site boundary.

OPPORTUNITIES

Proposed boundary planting of mixed native species hedgerow and native species trees

Open space area within new development to act as a buffer between development and nearby Conservation Area.

Retain existing boundary vegetation features.

Retain existing specimen trees located within the site boundary.

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Project Title
**Land North of Stakers Farm
Yapton, West Sussex**

Drawing Title
**Site Landscape Constraints
and Opportunities**

Scale	Drawn	Approved	Date
NTS	DW	JP	06/17

Drawing No
Figure 6.1
LLD1136 / Granite Gate