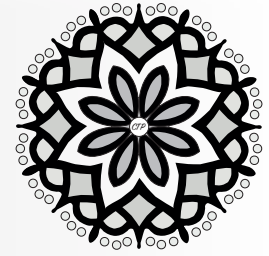


CROSS TOWN PLANNING

SPINDLEWOOD

YAPTON LANE, WALBERTON
BN18 0AS



CROSS TOWN PLANNING



Site Location

Background

Spindewood has been identified for future residential development for 5 family dwellings for Walberton, within the updated Parish Neighbourhood Plan.

Should the site be formally allocated delivery of homes could take place within an 18 month period.

The development would deliver the following benefits to Walberton:

- Net increase of 5 additional family homes
- Delivery of funding towards Community Infrastructure through Arun District's CIL charging schedule
- Redevelopment of an enclosed previously developed site
- Potential to free up under-occupied housing in the local area through diversity of dwelling sizes offered
- Arun District Council to receive Government funding through New Homes Bonus scheme
- Free up under-occupied family housing in Walberton through persons downsizing from larger family homes



Indicative Site Plan Showing Likely Development

Evolution of the Nearby Area

Planning permission has been granted by Arun District Council at the Yapton Lane Garage site, south of Spindewood.

This site was brought forward in the Walberton Neighbourhood Plan.

The site benefits from permission for 6 dwellings (achieving a density of 40 dph). The Spindewood site would achieve a lower average density than this at circa 14 dph.

This area is characterised by existing development within the confines of significant landscaping and boundary treatments that would be retained and enhanced in any future development.



plots 1 & 2 - 2 bed semi detached
plots 3 & 4 - 2 bed semi detached
plots 5 & 6 - 4 bed detached

proposed site plan 1/2008AS

integral garage
visitor parking
cycle and bin storage

proposed plantings
boundary wall
bin collection point

