

# Land west of Tye Lane, Walberton

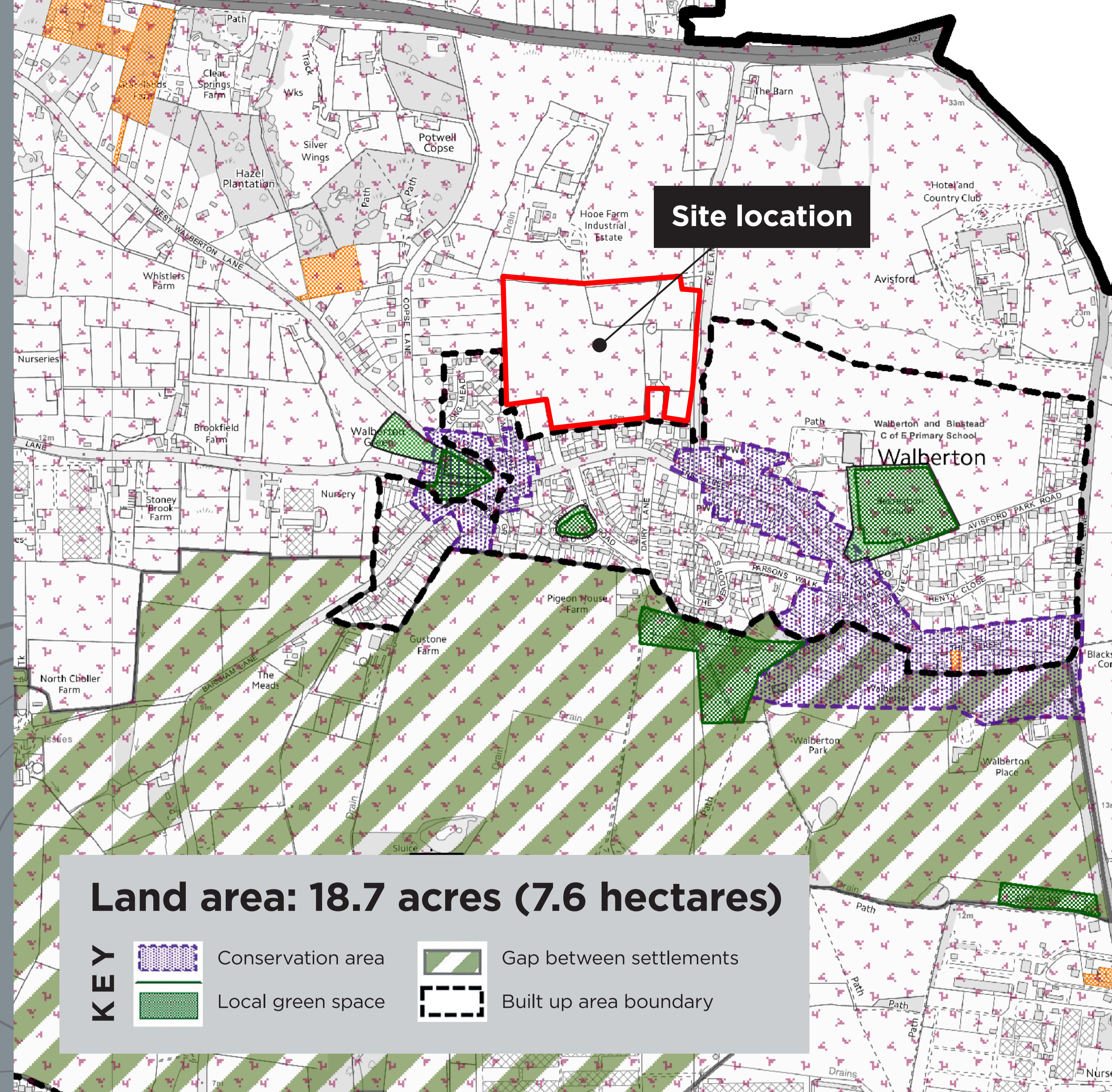
## The Site

The site currently comprises low grade agricultural land, in part used for equine purposes. The site is positioned to the west of Tye Lane and north of existing residential areas off The Street. The site is located on the north western side of Walberton.

Tye Lane is an unclassified local road, which runs north to south from the A27 Arundel Road. Tye Lane is subject to a 30mph speed limit to the south, but changes to 60pmh (derestricted) approximately 100m north of the junction with The Street.

The site's southern and western boundaries adjoin the settlement boundary.

The northern boundary is well defined by a mature hedgerow, which would be retained.



View south west



View north



View north along Tye Lane



The Street



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## Key Principles / Vision

Subject to further consultation, we have developed the following key principles and vision for the site:

- Undertake genuine engagement with the local community.
- Understand the real development needs and challenges of the community.
- Create a sympathetic design and landscape led scheme that relates to the local context.
- Provide a mix of housing which creates diversity, including bungalows and affordable housing to meet local needs.
- Protect sensitive spaces along the southern and western boundaries and views from Field Close and North Pond.
- Improve biodiversity through the retention and additional planting of field boundaries/hedgerows to create a woodland walk.
- Mitigate flood risk by improving drainage and surface water and making these areas a landscape asset within the housing layout.
- Provide a community area, public open space and children's play facilities.
- Provide highway improvements that relate to the local context to mitigate the additional traffic movements.
- Reduce the dominance of car parking where possible.
- Provide attractive and safe routes for pedestrians and cyclists to access local services and facilities.
- Create a special place where people want to live and play close to the heart of the village.



Illustrative elevations

