Sinah Lane, Hayling Island

idp PARTNERSHIP NORTHERN

BDW SOUTHAMPTON

		ha	acres
GROSS SITE AREA		12.64	31.23
NETT SITE AREA		4.77	11.79

5-May-2026

HOUSE TYPE	BEDROOM/PERSON	DESCRIPTION	STOREYS	NO	MIX	SQ.FT	SQ.M	TOTAL SQ.FT	TOTAL SQ.M
Private Mix									
Kenley	2B/4P	Terr/semi	2	10	7	624	58	6240	580
Denford	2B/4P	Terr/semi	2	19	14	624	58	11856	1102
Earlham	2B/4P	Terr/semi	2	2	15	842	78.3	1684	156.6
Ellerton	3B/5P	Ter / Semi	2	29	21	830	77.1	24070	2235.9
Maidstone	3B/5P	Ter / Semi	2	14	10	830	77.1	11620	1079.4
Moresby	3B/5P	Semi / Detached	2	21	15	855	79.4	17955	1667.4
Semsley	3B/5P	Ter/semi	2	2	15	959	89.0	1918	178
Kingsville	3B/5P	Ter / Semi	2 S	14	10	1072	99.6	15008	1394.4
Chester	4B/6P	Detached	2	13	9	1032	95.9	13416	1246.10
Kingsley	4B/7P	Detached	2	13	9	1085	100.8	14105	1310.40
		TOTAL		**137**	**128**			**117870**	**10950.80**
Affordable Mix									
HT1	2B/3P	Maisonette	2	2	3	722	67.1	1444	134.2
HT2	2B/3P	Maisonette	2	2	3	825	76.6	1650	153.2
Archerchem	2B/3P	Maisonette	3	9	16	584	54.3	5256	488.7
Maldon	2B/4P	Maisonette	3	9	16	676	62.8	6084	565.2
Alverton	2B/4P	Coach House	2	3	5	697	63.8	2901	191.4
T51	2B/4P	Ter/semi	2	14	24	842	78.3	11788	1096.2
T52	3B/5P	Ter/semi	2	13	22	926	86.0	12038	1118
T55	3B/5P	Ter/semi	2	5	9	958	89.0	4790	445
T54	4B/6P	Ter/semi	2	1	2	1104	102.6	1104	102.6
		TOTAL		**58**	**100**			**46215**	**4294.5**
		OVERALL TOTAL S		**195**				**164085**	**15245.30**

OVERALL DENSITY	
UNITS / ha	40.88
UNITS / ACRE	16.54
SQ.M / ha	3196
SQ.FT / ACRE	13817

PRIVATE MIX	TOTAL	%
2 BED HOUSE (NPT)	10	33
3 BED HOUSE	30	98
4 BED HOUSE	29	19
	137	**100**

AFFORDABLE MIX		
BEDS	TOTAL	SOCIAL (%)
2 BED	39	67
3 BED	18	31
4 BED	1	2
	58	**100**

NOTE: Net area and gross area excludes all public open space and associated structural landscaping / buffer planting

KEY

- SITE BOUNDARY
  This boundary is subject to confirmation by Client
- SALES AREA
- AFFORDABLE RENT
- SHARED OWNERSHIP
- PROPOSED TREES
- REMOVED TREES
- EXISTING TREES
- 6m EASEMENT
- HEAVY DUTY CONSTRUCTION FOOTPATH OR DRIVE - CONSTRUCTION TO BE CAPABLE OF ALLOWING EMERGENCY VEHICLE ACCESS

SUDS ATTENUATION

NORTH SHORE ROAD

SHORE ROAD

Slipway

Path

Hayling Billy Coastal Path

Drain

FURNISS WAY

Car Park

Theatre

SINAH LANE

PLAY LAP

Sub Sta

TCB

49-54

17-22

11-16

170-171

172-173

5.8m

6.1m

0 5 10 20 50 metres

Scale 1:500 @ A0

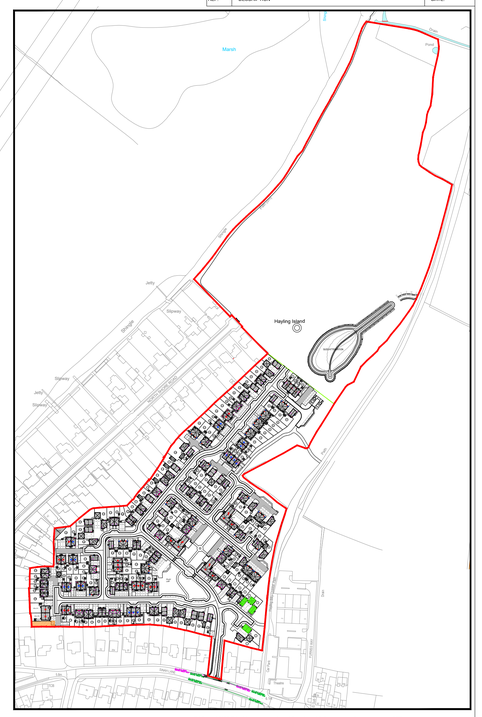
N

DO NOT SCALE
All dimensions to be checked on site and Architect to be notified of any discrepancies prior to commencement

DESIGNER'S RISK ASSESSMENT
Construction (Design and Management) Regulations 2015

RESIDUAL RISKS:

REF:	DESCRIPTION:	DATE:



OVERALL SITE LAYOUT - n.t.s

REVISION	DATE	DESCRIPTION	CHECKED
P16	05/05/26	Unit type updated for plots 88-91 as per clients request. MF	
P15	14/04/26	WCP added in between plots 72 & 73 parking space, plots 88-91 repositioned, plot 91 parking space amended and VP 35 re-added to layout. 1no. VP space removed from pumping station parking area. MF	
D36	10/04/26	Plots 72-75 & 88-91 repositioned at client request. Parking to plots 72 & 91 relocated to accommodate. KT	
P14	10/03/26	All level access platforms omitted. All roads, footpaths and private footpaths amended at client request.KT	
D35	18/12/25	Plots 72 & 75 amended from Moresby to Type 55, plots 73-74 amended from Ellerton to Type 51. Plots 88 & 91 amended from Type 55 to Moresby, plots 89-90 amended from Type 51 to Ellerton. VP's adjacent to plots 88 & 91 relocated to be relocated adjacent to plot 88 parking bays. Plot 91 parking relocated. Turning head opposite plot 85 extended. All amended at client request.KT	
P13	27/05/21	Gated access omitted from original position and indicted at north shore road. MF	
P12	20/11/20	D34 issued for planning. Latest landscaping added.KT	
D34	11/11/20	Parking to plots 44 & 105 reconfigured. Rear access gates, sheds and bins to plots 29, 33-34, 55, 60-61, 65-66, 72, 75, 103 & 110 repositioned. Rear fence lines to plots 69-70, 131-135 & 160-163 repositioned. Garage to plot 69 repositioned KT	
D33	10/11/20	Plots 94-95, 97-98, 117-118, 121-122, 164-165, 178-179 & 188-189 amended from Ellerton to Maidstone. Schedule updated to correspond. Attenuation pond updated following receipt of latest proposals. VP adjacent to plots 112-113 repositioned adjacent to plot 60 in order to move plots 112-115 forward. Plots 168-173 and corresponding parking reconfigured. All amendments carried out at client request.KT	
P11	04/11/20	D32 issued for planning.KT	
D32	06/10/20	All Maidstone's amended to Ellerton's at client request. Schedule updated to correspond.KT	
D31	05/10/20	Plots 38, 43, 71 & 109 amended from Chester to Kingsley. Plots 8-9, 24-25, 30-31, 36-37, 99-100, 114-115, 134-135, 176-177, 182-184 amended from Kenley to Denford all at client request. Schedule updated to correspond.KT	
P10	13/05/20	Swale indicated to the rear of plots 76-83 and SUDs attenuation indicated to north east of development. Plots 97-100 reconfigured back. Latest landscaping added.KT	
D30	01/05/20	Plots 97-100 reconfigured at client request.KT	
P9	23/04/20	D29 issued for planning. Latest landscaping added.KT	
D29	21/04/20	Plots 170-177 and adjacent turning head repositioned to increase garden depths to plots 170-173.MF	
P8	17/04/20	D28 issued for planning. Latest landscaping added.KT	
D28	02/04/20	Plots 164-173 amended following receipt of planners comments.KT	
P7	04/03/20	D27 issued for planning. Latest landscaping added.KT	
D27	28/02/20	2no VP's removed from north of play lap and relocated south of play lap.MF	
D26	12/02/20	Plot 129 changed from T52 to T51. Plot 149 changed from T51 to T55. Schedule updated to correspond.KT	
D25	12/02/20	Plots 101-102 & 150-153 changed from T52's to T51's and plot 149 changed from T55 to T51 all at client request. Schedule updated to correspond.KT	
D24	11/02/20	Parking to plots 150-156 reconfigured following comments received from planners. Plots 149-156 repositioned accordingly.KT	
D23	10/02/20	Parking to plots 150-156 reconfigured. Visitor parking spaces added adjacent to plot 146 and opposite plots 149 & 194.KT	
D22	07/02/20	Fences to plots 147-152 reconfigured to allow for larger gardens to plots 150-152 following comments received from client.KT	
D21	07/02/20	Area of land to plots 142-156 redesigned to omit apartments and replace with housing at planners request. Housing schedule updated to correspond. Plots 101-102 amended from Maidstone's to Type 52's. Plot 128 amended from shared ownership to affordable rent at client request.KT	
P6	18/12/19	Boundary walls to plots 105, 110, 135-136, 139, 143, 157-158 omitted and replaced with fencing at client request. Maldon and Alverton bedroom/person corrected on schedule. Latest landscaping added.KT	
P5	13/12/19	D20 issued for planning.KT	
D20	05/12/19	Cycle storage indicated to all for sale plots without a garage at client request. Bollards at to road stub to northern field access. Footpath behind plots 72-83 repositioned to allow for wider buffer planting.KT	
P4	20/09/19	Cycle storage indicated to all for sale plots without a garage at client request.KT	
D19	14/11/19	Brickwork wall forming plot 1 boundary amended to 1.8m high close boarded timber fence and repositioned. 3m link footpath serving plots 72-75 omitted and parking repositioned. Bollards indicated to footpaths adjacent to plots 3, 72 & 87.KT	
P3	11/09/19	D18 issued for planning.KT	
D18	10/09/19	Plot 128 amended to Type 54 in lieu of Type 52. Plots 131-132 amended from affordable rent to shared ownership. Schedule updated to correspond.	
P2	16/07/19	All amendments carried out following comments received from LA Housing Officer.KT Plot 6 amended to Kingsville V1 type. Plot 112-113 amended to Kingsley V2 house type. Plots 119-120 & 180-181 amended to Kingsville V2 type. Plot 126 amended to Kingsley V1 house type.KT	

idp PARTNERSHIP NORTHERN

ARCHITECTURE | MASTERPLANNING | URBAN DESIGN

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PROJECT / CLIENT
Sinah Lane, Hayling Island
for BDW Southampton

DRAWING TITLE
Proposed Site Layout

PROJECT ARCHITECT	KD	PROJECT NO. N81:2517	DRAWING REVISION P16
DRAWN BY	KT	DRAWING NO. PL-02	
CHECKED	IDP		
SCALE	1:500 @ A0	DRAWING STATUS PLANNING	
DATE	January 2019		

BARRATT HOMES

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