



Houses along the eastern boundary and boundary to the employment area will have deeper rear gardens, with additional thicket and tree planting to respect the setting of the surrounding properties along Arundel Road. This will also help filter views of the development.

A new woodland belt is proposed to mitigate the loss of existing vegetation along the Site's southern boundary. The woodland belt will define the northern boundary of the 'Sports Hub' and will contain the employment area within a green framework. The woodland belt will enhance the Site's habitats and biodiversity and will help maintain wildlife corridors through the centre of the Site.

New tree and meadow planting will enhance and strengthen the existing boundary vegetation. It will protect the sensitive edge of Steyne Wood and further improve the Site's habitats and biodiversity.

Proposed new Sustainable Drainage System (SuDS) network at the lowest point of the Site to help manage the flow of surface water during periods of heavy and persistent rainfall. The SuDS will create new wildlife habitats and enhance the Site's biodiversity value.

DECOY SPRING & PONDS

Proposed newly located Locally Equipped Area of Play (LEAP), as well as areas of open space to promote informal play, new thicket, tree and wildflower planting to enhance biodiversity, as well as recreation routes which will physically connect the areas, in turn promoting a healthy, active and integrated community for Angmering.

Recreational routes will pass through both the new public open space and 'Sports Hub' to connect the development to the surrounding open space and residential areas of Angmering.

Proposed main vehicular, pedestrian and cycle access point onto Arundel Road

New dwellings to front onto Arundel Road, and public open space.

New street tree avenue planting will help break up of the built form of the development, as well as framing views through the development to the public open space, 'Sports Hub' and countryside beyond.

ACORNS CAMPSITE

Application A/131/16/OUT
Land between New Place Bungalow & Arundel Road, Angmering
Outline planning application for 9No. houses with garaging. 3No. affordable housing units.
UNDER CONSTRUCTION

Proposed vehicular, pedestrian and cycle access point into the employment/commercial centre. This access point will also form the new route into the 'Angmering Sports Hub'.

INSET 1 - Proposed Employment/Commercial Centre

- 6 x 1,000sq.ft 'Starter Units'
- 28 x 2.4m x 4.8m Car Parking Spaces **
- 1 Space per 215sq.ft **
- 10% Allocated Visitor Parking Spaces **
- 1 x 3.5m x 11.0m Medium/Heavy Goods Vehicle Parking Space **

Proposed Angmering 'Sports Hub'

1. Purpose Built Community/Sports Pavilion - Aprx:700m² *
 - 6 x Changing Rooms
 - 2 x Officials Changing Rooms
 - Male/Female/Disabled WCs
 - Reception/Office
 - Kitchen & Bar/Cafe
 - Treatment Room/Drop-In Room (Doctor/Dentist)
 - Club Room/Hall/Function Room
 - Internal & External Store/Plant Rooms
 - Outdoor Patio/Terrace Space
2. 150 Parking Spaces (Incl. 8 Disabled Spaces) **

Sports Pitch Provision

3. Senior 110m x 70m Football Pitch x 3
4. Junior 40m x 30m Football Pitch x 4
5. Junior 60m x 40m Football Pitch x 1
6. Cricket Square x 1
7. Multi-Use Games Area (MUGA)

* The facilities provided within the Purpose Built Community/Sports Pavilion are based upon previous designs around 700m² footprint, but may differ when designed in detail.

** Requirements set out in the Arun District Council Parking Standards (Oct 2000)

PROPOSED EMPLOYMENT/COMMERCIAL CENTRE
(See Inset 1 for details)

ST MARGARET'S C OF E PRIMARY SCHOOL

ANGMERING 'SPORTS HUB'
- Remodeled, designed and enhanced to create a 'Sports Hub' for Angmering.
(See Inset 1 for detailed facilities and sports pitches)

ANGMERING

ARUNDEL ROAD TO ANGMERING CENTRE

0 50 100 metres

- Site Boundary: **9.10ha**
- Existing Vehicular Circulation
 - Dual Carriageway
 - Secondary Road
- Local Facilities/Services
- South Downs National Park
- Tree Preservation Order - **Poling Furze Field**
- Public Rights of Way (PROW)
- Proposed Residential Area: **4.55ha**
Up to 160 dwellings
- Proposed Main Vehicular, Pedestrian & Cycle Access Point
- Proposed access point into the employment area and 'Sports Hub'
- Proposed Spine Road through the Development
- Proposed Secondary Streets
- Proposed Lanes & Private Drives
- Proposed Shared Surface
- Proposed Recreational Routes
- Proposed Location of a Children's Play Area
- Proposed Pedestrian Linkages
- Existing Vegetation
- Proposed Area of Formal & Informal Public Open Space: To include, new tree, thicket and meadow planting, football pitches and recreational routes
- Proposed Woodland Belt
- Potential Sustainable Drainage System (SuDS) Feature

A	06.08.2019	JC	Ped access point added
Rev	Date	By	Description

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Project Land West of Arundel Road, Angmering

Title Development Framework Plan

Client Gladman Developments Ltd

Scale 1:2500 @ A3	Drawn JC
Date May 2019	Checked RR
Drawing No. CSA/3467/136	Rev A