



Site Boundary: **9.10ha**

Existing Vehicular Circulation
- Dual Carriageway
- Secondary Road

Local Facilities/Services

South Downs National Park

Tree Preservation Order Woodland - Poling Furze Field

Tree Preservation Order

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 2.5m wide footpath/cycleway with connection to wider pedestrian links

Proposed Location of Children's Play facilities

Proposed Pedestrian Linkages

Existing Vegetation

Proposed Area of Public Open Space:
To include, new tree, thicket and meadow planting, SuDS, football pitches and recreational routes

Proposed New Hedgerow

Potential Sustainable Drainage System (SuDS) Feature

F/G	22.01.2020	JC	Play facilities amended
E	09.01.2020	SG	Foot/cycleway amended
D	10.12.2019	JC	Play facility added
C	25.11.2019	SB	Client comments addressed

Rev	Date	By	Description

Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT
01462 743647
ashwell@csaenvironmental.co.uk
csaenvironmental.co.uk

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	G