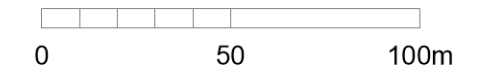




NOTES

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KEY

- Application Site Boundary 11.29ha
- Land under applicant's control 0.27ha
- Residential
Circa 210 dwellings at 30 dph 6.90ha
- Potential vehicular access location
- Potential access from adjacent land
- Total Green Infrastructure (See Table 1) 4.39ha
- Existing trees and hedgerows
- Proposed structural planting
- Potential location for attenuation basin
- Potential location for swales
- Public Right of Way
- Existing roads
- Potential pedestrian connection
- Potential location for equipped play area (LEAP)
- Flood Zone 3 (From RSK drawing 881964)
- Potential location for pumping station

Open Space Type	Policy (if applicable)	Required (ha)	Provision (ha)
Areas for play	0.1ha per 50 dwellings*	0.42ha	0.42ha (0.04ha equipped)
Amenity	-	-	1.78ha
Semi-natural	-	-	1.43ha
SuDS	-	-	0.63ha
Total	2.43ha per 1000 people**	1.22ha	4.39ha

*Policy CF4 Rother Local Plan 2006

**Policy CF3 Rother Local Plan 2006

Gladman Developments Ltd
Land off Fryatts Way
Bexhill-on-Sea

DEVELOPMENT FRAMEWORK

1:2000 @ A3
8th June 2021 CEP / CEP
9309-L-02 rev **G**

max:planning
 environmental assessment
 landscape design
 urban design
 ecology
 architecture
 arboriculture
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