

SAYERS COMMON SITE CONSTRAINTS PLAN

- ↔ A23
- ↔ London Road
- ↔ Existing Roads
- - - Existing Bridleway Access
- Existing Buildings
- Option to Retain
- Existing Road to School
- Existing Pedestrian Links
- Existing Recreation Areas
- Reserved Matters Approved Phase 1 Scheme for 120 units (Ref: DM/19/1148, part of Outline Application 12/01540/OUT)
- Existing Grade II Listed Building
- Existing Burial Site
- Existing Trees (as per tree consultant reports)
- - - Developable Area (as per tree consultant reports)
- Existing River/Stream
- Existing Ponds
- Broadleaved Woodland (as per ecology reports)
- Dense Scrub (as per ecology reports)
- Rich Native Hedgerow With Trees (as per ecology reports)
- Existing Orchard (as per ecology reports)
- Existing Allotments
- Existing Bus Stop 100, 273 & 331

EXISTING MANOR HOUSE & NEWER SCHOOL BUILDING OPTION TO RETAIN

DENSE SCRUB RETAINED WITH NO DEVELOPMENT IN AREA

BROADLEAVED WOODLAND RETAINED WITH NO DEVELOPMENT IN AREA

NOTE: Any asbestos found within existing buildings to be removed by qualified personnel

NO DEVELOPMENT TO BE PROPOSED WITHIN RETAINED TREE ZONES OR EXISTING ECOLOGICAL ROUTES

NORTH PART OF SITE IDEAL FOR BIODIVERSITY NET GAINS MITIGATIONS

EXISTING ECOLOGICAL ROUTES

AREA OF RICH NATIVE HEDGEROWS & TREES MUST BE RETAINED

EXISTING BRIDLEWAY ACCESSES MUST BE RETAINED

EXISTING SITE ENTRANCE POINTS TO BE RETAINED

STRATEGIC OPEN SPACE
AREA: 4.31 Ha

AREA: 2.11 Ha

AREA: 2.5 Ha

AREA: 1.5 Ha

AREA: 0.48 Ha

AREA: 0.3 Ha

DENSE SCRUB RETAINED WITH NO DEVELOPMENT IN AREA

EXISTING BROOK

A23 TOWARDS HICKSTEAD

A23 TOWARDS ALBOURNE

BERRYLANDS PLAYING FIELDS

LONDON ROAD

LONDON ROAD

MILL LANE

MILL LANE

OAKHURST

OAKHURST

OAKHURST

OAKHURST

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