Public Right of Way with Mature Vegetation Along Route

PROW No. 55

Site Entrance

Existing Mature Vegetation to be Retained and Enhanced Where Possible

New 12m Min. Deep Landscape Buffer Strip

Opportunity for New Development in Area Outside of Visually and Ecologically Sensitive Zone

Area Designated as Final Zone for Development After Recent Refurbishment to Enhance Accomodation

Area Defined as Undevelopable Where Any Built Form is Seen to 'Fuse' with Adjoining Site - Opportunity to Provide Ecological Enhancement

New Landscape Buffer Strip

Opportunity for New Development in Area Outside of Visually and Ecologically Sensitive Zone

Existing Access Route Throught Site Providing Access to Developments to be Maintained

Opportunity for New Development in Area Outside of Visually and Ecologically Sensitive Zone

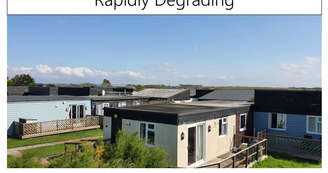
Opportunity to Create a New Centralised Amenity Hub for the Park

Opportunity to Cluster Back of House Operations in a Contained Area Away from Guest View. Area to Include New Screening to Further Obscure Views

Existing Building is Unfit for Purpose and Rapidly Degrading - to be Removed from Site in the Interest of Safety

Retreat Away from the Southern Areas of the Site due to Ecological,Visual and Flood Constraints - Oppertunity to Provide Ecological Enhancement and Screening within Areas to the South of the Site

Existing Accommodation to South of Site are Not Fit for Purpose and are Rapidly Degrading



Route of Broad Rife to be Maintained Through Site and Included with a 5m Buffer Zone in All Locations

Significant View 01

Significant View 02

Bracklesham Bay SSSI

RSPB Medmerry Nature Reserve

- Public Right of Way
- Local Nature Reserves
- SSSI Area
- Water Courses
- Constraint Present
- Opportunity Available

N

Site Constraints Plan
1:1,250 @ A1

0 12.5 25 37.5 50 62.5 75 87.5 100 112.5 125m

Please consider the environment before printing

Key Plan

- Proposed Site Boundary

IMPORTANT NOTICE

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THIS DRAWING HAS BEEN PREPARED FROM SITE SURVEY INFORMATION TAKEN BY OTHERS

Contractors must check ALL dimensions on site. Only figured dimensions are to be worked from.
Discrepancies must be reported immediately to the client before proceeding. Neither IPL nor the client accepts responsibility for works undertaken or materials purchased without accurate site assessment and specific measurement

- Survey
- SO: For discussion
- S1: Fit for coordination
- X S2: Fit for information
- S3: Fit for internal review
- S4: Fit for construction approval
- D1: Fit for costing
- D2: Tender issue
- D3: Fit for contractor design
- D4: Fit for manufacture procurement
- A: Construction issue
- B: Partially signed-off
- AB: As built drawing

Date	Rev ID	Description
10/07/2023	P1	Planning Issue
05/06/2023	03	Issue with Updates
15/05/2023	02	Issue for Information
29/03/2023	01	

Client Approval

- X *A - Approved*
- *B - Approved with Comments*
- *C - Do Not Use*

Project:
Medmerry Park - Site Redevelopment

Drawn: **JG** Date: **July'23**

Sheet Size: **A1** Scale: **1:1250**

Drawing:
Site Constraints Plan

Drawing Subset:
Masterplan

Drawing Status: **S2** Purpose of Issue: **Information**

Sheet Number: **427.01_1000.5** Rev: **P1**