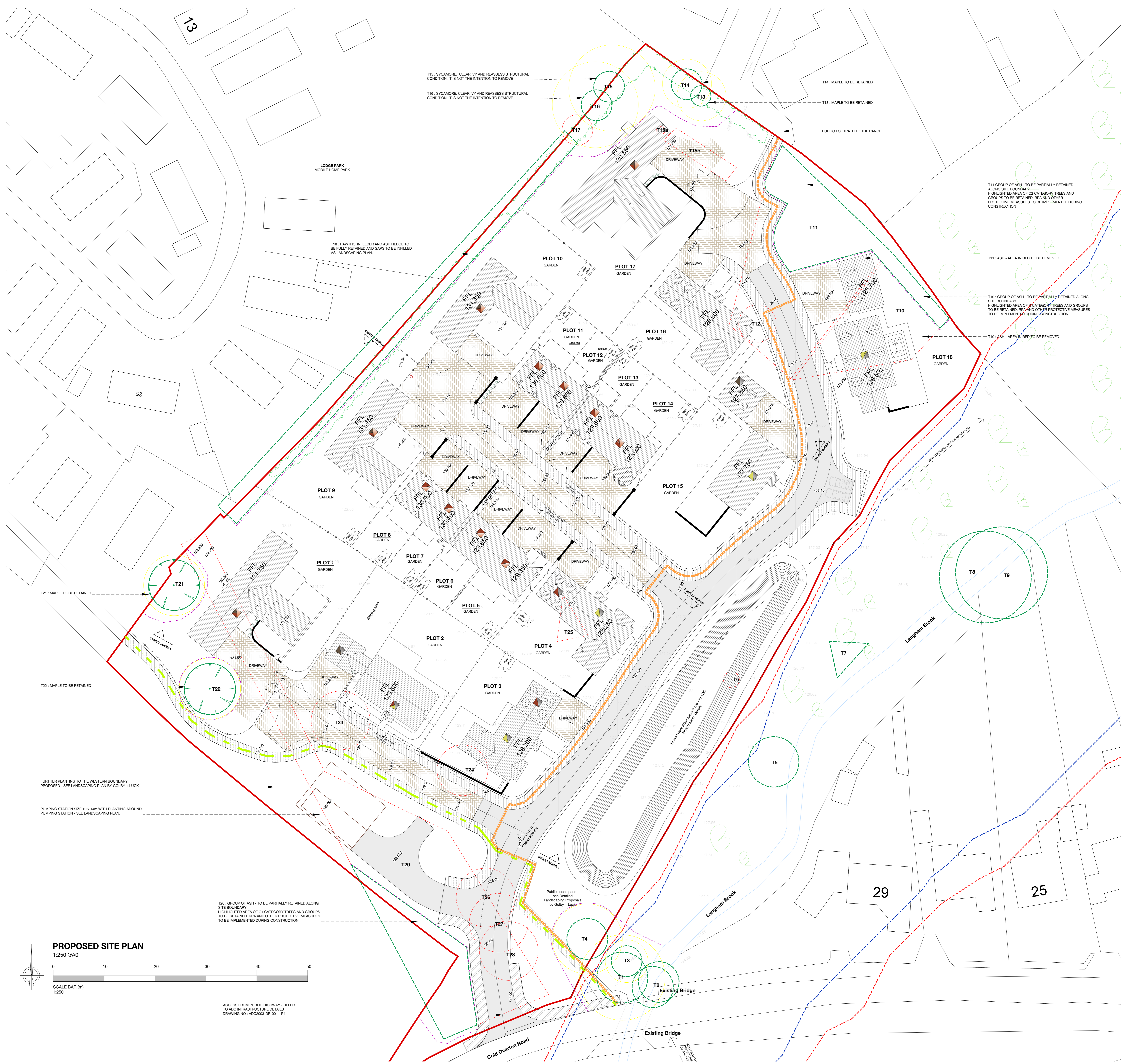


KEY

- SITE BOUNDARY / APPLICATION SITE
- FLOOD RISK ZONES:
 - RED - APPROXIMATE BOUNDARY OF FLOOD RISK ZONE 2 1 in 100 year flood outline
 - BLUE - APPROXIMATE BOUNDARY OF FLOOD RISK ZONE 3 1 in 100 year flood outline
- RECREATION ROUTE WITH NATURAL PLAY FEATURES
- PROPOSED ALIGNMENT OF PUBLIC FOOTPATH E151 - TO BE READ IN CONSTRUCTION WITH AOC INFRASTRUCTURE DETAILS
- EXISTING ACCESS TRACK THAT IS THE SUBJECT OF A MODIFICATION ORDER - TO AOC INFRASTRUCTURE DETAILS
- PUMPING STATION - TO AOC INFRASTRUCTURE DETAILS
- EXISTING TREES TO BE REMOVED
- EXISTING TREES - GREEN DENOTES CANOPY SPREAD, YELLOW DENOTES EXTENT OF TREE ROOT PROTECTION AREA
- PROTECTIVE FENCING POSITION AROUND RETAINED TREES. FENCING TO BE POSITIONED ON THE OUTER EDGE OF THE ROOT PROTECTION AND WHERE THESE ARE CLOSE TO NEW BUILDINGS THE GROUND IS TO BE MODIFIED AND PROTECTED BY A GEOTEXTILE FABRIC AND SUEH BITTING SCAFFOLD BOARD ON A COMPRESSIBLE LAYER OVER THE RPA.
- FOR LANDSCAPING DETAILS REFER TO LANDSCAPING PLAN BY GOLBY + LUCK
- GRAVED OUT LEVELS - EXISTING LEVELS
- EXISTING PROPERTIES
- PROPOSED DWELLINGS
- PROPOSED DWELLING MATERIALS:
 - STONE WALLS
 - BRICK WALLS
 - TIMBER CLAD WALLS
 - SLATE ROOF FINISH
 - PLAIN TILE ROOF FINISH
- PROPOSED HIGHWAY - See Material Schedule
- PROPOSED HIGHWAY AND PRIVATE DRIVEWAYS - See Material Schedule
- PROPOSED FOOTWAYS - See Material Schedule
- DEMONSTRATES ADEQUATE TURNING CIRCLES WITHIN ESTATE ROADS - adequate to accommodate Netcar Lorries and Emergency Services.
- PROPOSED STONE BOUNDARY WALLS WITH PILLARS AND CORNICES - STONE TO MATCH HOUSES
- PROPOSED BLACK METAL RAILINGS 1.2m HIGH WITH LOW LEVEL PLANTING.
- PROPOSED TIMBER FENCING
- BIKE STORE - 1.8 x 2.3m - stores 4 bikes and 1.8 x 2.25m - stores 5 bikes. Bike store example: <https://www.bicyclestore.co.uk/vc-30-forest-dip-treated-large-overlap-park-outdoor-store>
- PUBLIC GRASS AREAS - as Golby + Luck details
- PRIVATE GRASS AREAS - See Material Schedule

NOTE:

- EXISTING TREES TO BE RETAINED - SEE FLU TREE SERVICES TREE SURVEY AND CONSTRAINTS INCLUDED WITHIN THE APPROVED OUTLINE APPLICATION.
- SITE ACCESS ONTO PUBLIC HIGHWAY - SEE AOC INFRASTRUCTURE PROPOSED ACCESS LAYOUT INCLUDED WITHIN THIS APPLICATION.
- FLOOD RISK ZONE - SEE AOC INFRASTRUCTURE FLOOD RISK ASSESSMENT INCLUDED WITHIN THE APPROVED OUTLINE APPLICATION.
- PROPOSED STORM WATER ATTENUATION POND - SEE AOC INFRASTRUCTURE DETAILS AND INFORMATION INCLUDED WITHIN THE APPROVED OUTLINE APPLICATION.
- SURFACE WATER DRAINAGE - TO AOC INFRASTRUCTURE DETAILS AND INFORMATION INCLUDED WITHIN THE APPROVED OUTLINE APPLICATION.
- PROPOSED FOUL DRAINAGE - TO AOC INFRASTRUCTURE DETAILS AND INFORMATION INCLUDED WITHIN THE APPROVED OUTLINE APPLICATION.
- ESTATE ROADS AND FOOTPATH DETAILS - SEE AOC INFRASTRUCTURE DETAILS AND MATERIALS SCHEDULE.
- LANDSCAPING DETAILS - SEE GOLBY + LUCK DETAILS



PROPOSED SITE PLAN

1:250 @A0



ACCESS FROM PUBLIC HIGHWAY - REFER TO AOC INFRASTRUCTURE DETAILS
DRAWING NO: AC2023-DR-001 - P4

Rev h:	Tree protective fencing position added
Rev g:	Amended location of T13 - T17 following further survey.
Rev f:	Plot 1 moved 1m further away from T21. Plot 18 space between house and garage reduced. Existing levels covered onto this plan.
Rev e:	Bin collection points added.
CLIENT:	LANGTON HOMES 6 CROWN PASSAGE LITTLEHAMPTON RUTLAND LE15 9NB
PROJECT:	2108 - LAND NORTH OF COLD OVERTON ROAD, LANGHAM
DWG NO:	2108 - 01 - PROPOSED SITE PLAN
REVISION:	h
SCALE:	1:250 @A0
DRAWN BY:	SW
SW ARCHITECTS 20 ROCKINGHAM ROAD COTTINGHAM LE15 8DS t: 01533 617777 e: info@swarchitects.co.uk w: www.swarchitects.co.uk	RIBA # Chartered Practise

ARCHITECTS
residential bespoke commercial

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