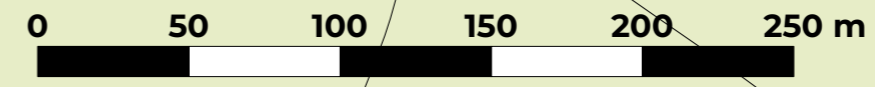


APPENDIX

1





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PLANNING

- Site boundary (20.77ha)
- Land at Chestnut Meadows
- - - Public Right of Way (PRoW)
- Proposed recreational routes
- ① Proposed access for all modes
- ② Proposed emergency access
- ③ Existing pedestrian access via PRoW
- ④ Proposed connection to 'land at Chestnut Meadows'
- ⑤ Proposed primary street with 3m cycleway
- ⑥ Proposed primary street with 2m footpaths
- ⑦ Proposed secondary street
- ⑧ Proposed private drive
- ⑨ Proposed community orchard
- ⑩ Proposed play area
- ⑪ Proposed play-on-the-way
- ⑫ Proposed attenuation basin
- ⑬ Ancient Woodland
- ⑭ Ancient Woodland buffer planting and scrub
- ⑮ Existing vegetation retained and enhanced
- ⑯ Proposed enhance boundary planting
- ⑰ Proposed tree planting
- ⑱ Proposed public open space
- ⑲ Proposed wildflower meadow
- ⑳ Proposed mobility hub

Rev.	Date	Description
		Land at High House Farm & Summerleas, Ninfield Road BEXHILL

Illustrative Masterplan

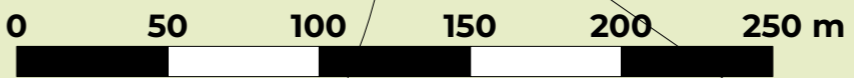
Job ref: 697	Drawing number: P01	Revision:
Scale: 1:2500 @ A2	Date: March 2026	



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PLANNING

- Site boundary (7.38ha)
- Land at High House Farm & Summerleas
- - - Public Right of Way (PRoW)
- Proposed recreational routes
- ① Proposed access for all modes
- ② Existing pedestrian access via PRoW
- ③ Proposed pedestrian access
- ④ Proposed connection to 'land at High House Farm & Summerleas'
- ⑤ Proposed primary street with 3m cycleway
- ⑥ Proposed primary street with 2m footpaths
- ⑦ Proposed secondary street
- ⑧ Proposed private drive
- ⑨ Proposed mixed-use community building
- ⑩ Proposed play area
- ⑪ Proposed play-on-the-way
- ⑫ Proposed attenuation basin
- ⑬ Ancient Woodland
- ⑭ Ancient Woodland buffer understorey planting and scrub
- ⑮ Existing vegetation retained and enhanced
- ⑯ Proposed enhanced boundary planting
- ⑰ Proposed tree planting
- ⑱ Proposed public open space
- ⑲ Proposed wildflower meadow
- ⑳ Proposed mobility hub

Rev.	Date	Description
		Land at Chestnut Meadows, Ninfield Road BEXHILL

Illustrative Masterplan

Job ref: 837	Drawing number: P01	Revision:
Scale: 1:2500 @ A2	Date: March 2026	



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APPENDIX

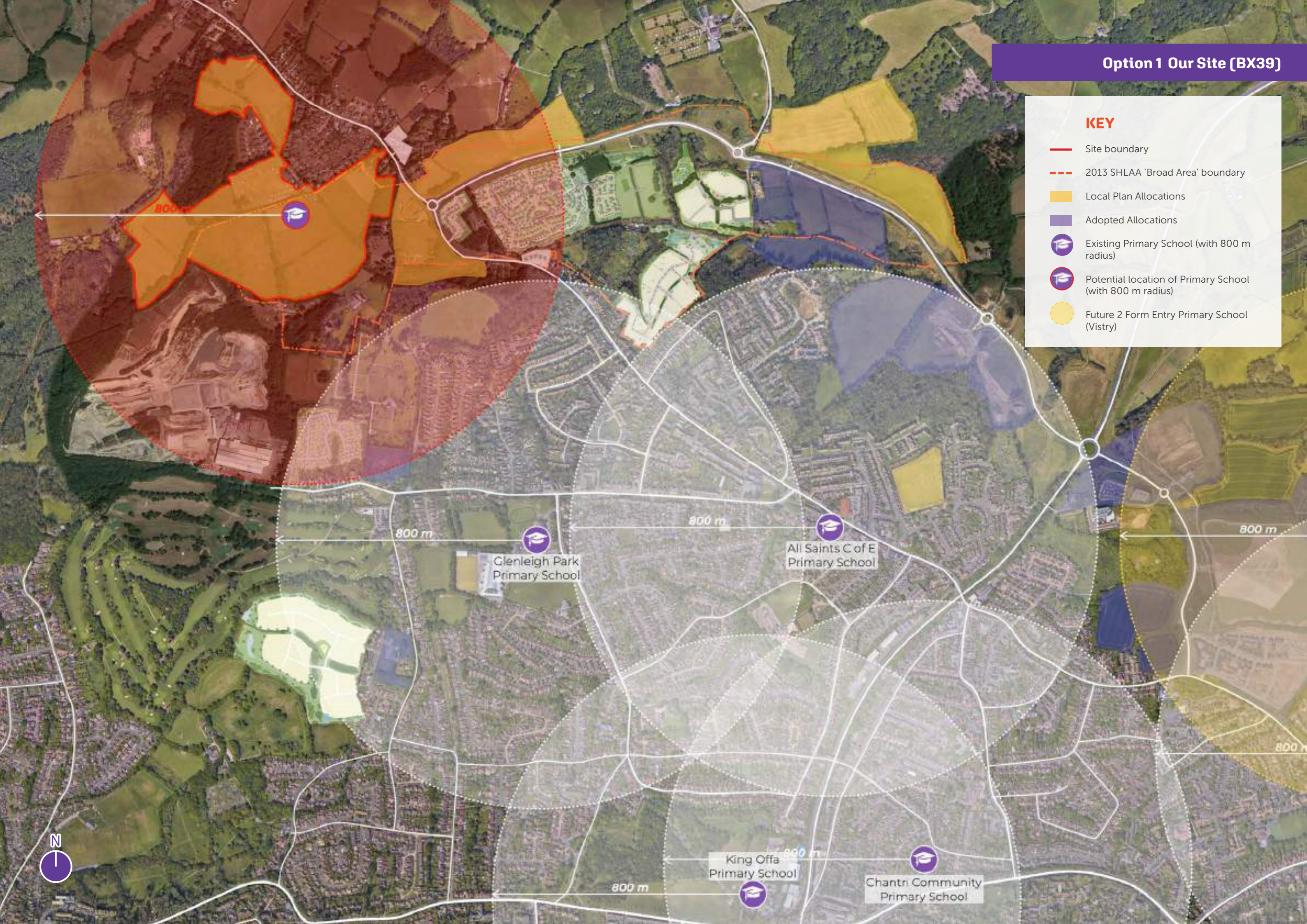
2



Option 1 Our Site (BX39)

KEY

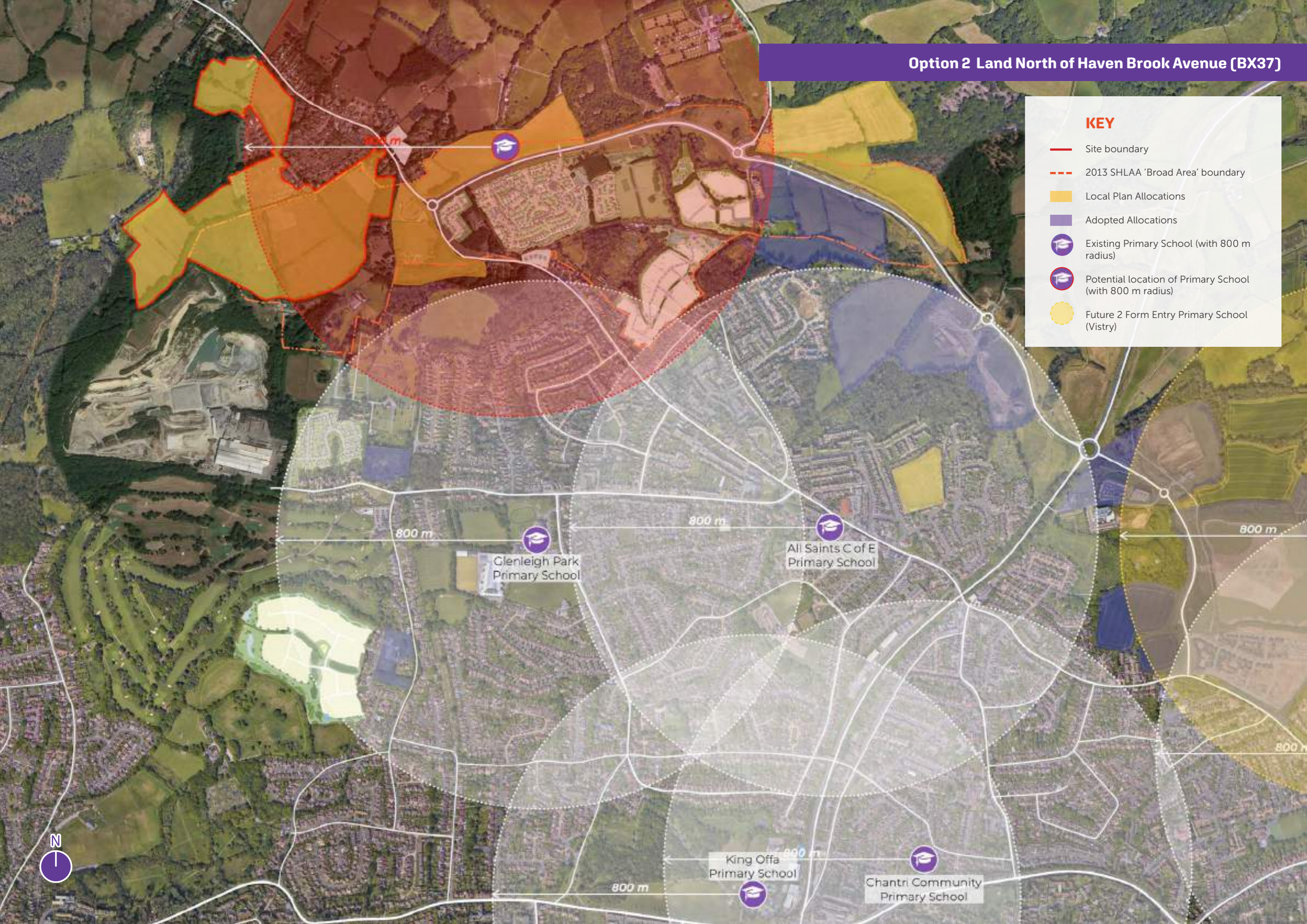
- Site boundary
- - - 2013 SHLAA 'Broad Area' boundary
- Local Plan Allocations
- Adopted Allocations
- Existing Primary School (with 800 m radius)
- Potential location of Primary School (with 800 m radius)
- Future 2 Form Entry Primary School (Vistry)



Option 2 Land North of Haven Brook Avenue (BX37)

KEY

- Site boundary
- - - 2013 SHLAA 'Broad Area' boundary
- Local Plan Allocations
- Adopted Allocations
- Existing Primary School (with 800 m radius)
- Potential location of Primary School (with 800 m radius)
- Future 2 Form Entry Primary School (Vistry)



800 m

800 m

800 m

Glenleigh Park Primary School

All Saints C of E Primary School

King Offa Primary School

Chantri Community Primary School

800 m

800 m

800 m



Option 4 Watermill Lane

KEY

- Site boundary
- Land available, connected to Land at Watermill Lane
- - - 2013 SHLAA 'Broad Area' boundary
- Local Plan Allocations
- Adopted Allocations
- Existing Primary School (with 800 m radius)
- Potential location of Primary School (with 800 m radius)
- Future 2 Form Entry Primary School (Vistry)

