



Site Access and Off-Site Infrastructure Plan

DATE:	28 July 2026	CONFIDENTIALITY:	Public
SUBJECT:	Site Access and Off-Site Infrastructure Plan		
PROJECT:	Land North West of Southwater	AUTHOR:	Philip Moss
CHECKED:	David Dixon	APPROVED:	David Dixon

OFF-SITE INFRASTRUCTURE PLAN

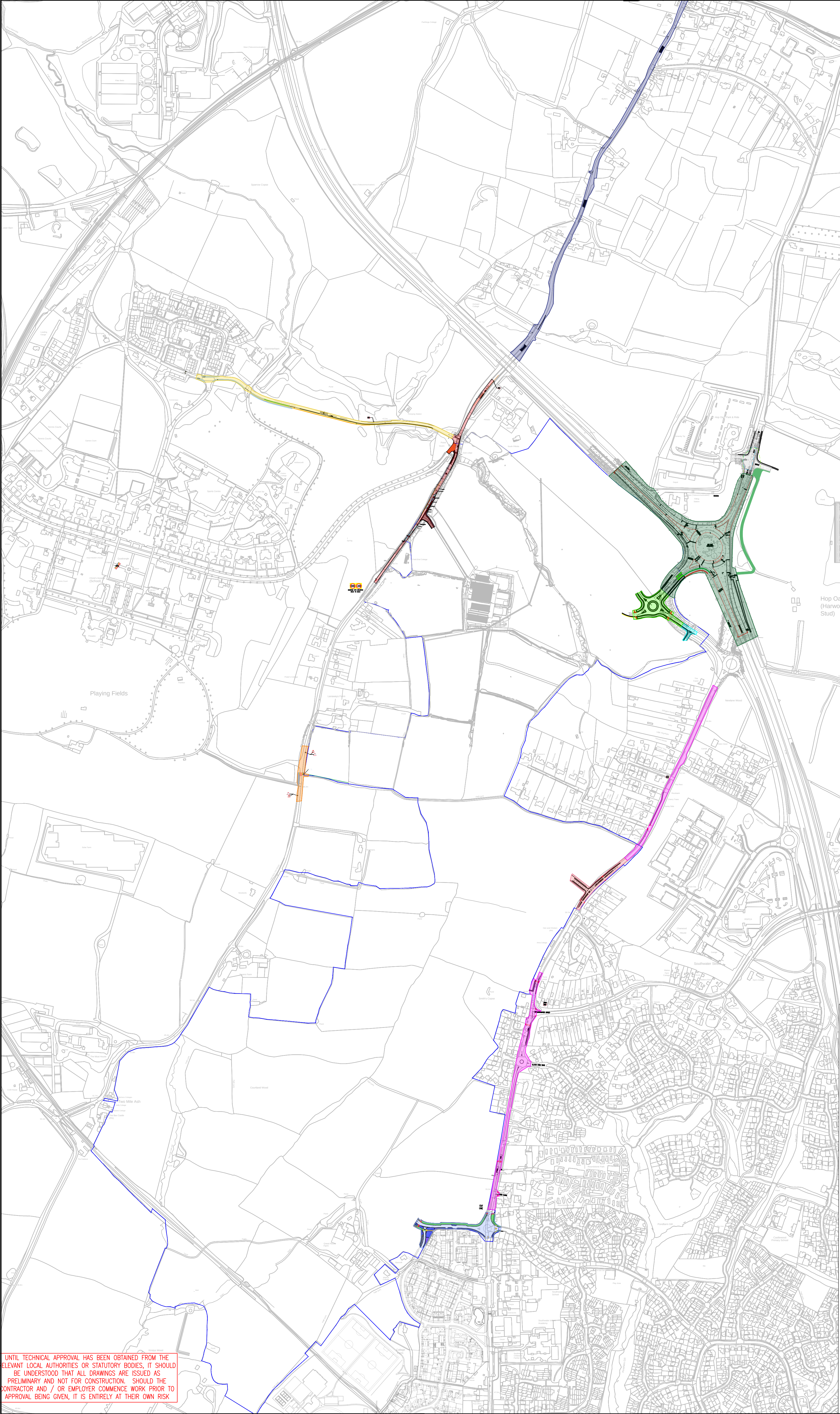
Reference Number	Header row	Drawing Number	Phase Required	Mechanism for Delivery
1	Christ Hospital Road - Active Travel Improvements	UK0043490.9681-WSP-XX-XX-DR-TP-0106-01	End of Phase 1 Prior to the opening of the Two-Mile Ash access junction	Condition – Delivered by developer
2	Two Mile Ash Road	UK0043490.9681-WSP-XX-XX-DR-TP-0105-01 (01)	End of Phase 1 Prior to the opening of the Two-Mile Ash access junction	Condition – Delivered by developer
		UK0043490.9681-WSP-XX-XX-DR-TP-0105-02 (02)		

3	Two Mile Ash Road Crossing	UK0043490.9681-WSP-XX-XX-DR-TP-0107	End of the western phase of the development at this stage Phase 2	Condition – Delivered by developer
4	Tower Hill	UK0043490.9681-WSP-XX-XX-DR-TP-0105-02	To reviewed through the monitor and manage which will be undertaken during and post site completion	S106 contribution
		UK0043490.9681-WSP-XX-XX-DR-TP-0105-03		
5	Worthing Road (Active Travel Improvements)	UK0043490.9681-WSP-XX-XX-DR-TP-0108-01	Contribution prior to first occupation	Condition – Delivered by developer
6	Hop Oast	UK0043490.9681-WSP-XX-XX-DR-TP-0109-01	Phase 2 - post completion of Northern access roundabout but prior to 500 th home	Partial contribution by the developer through S106 – to be agreed
7	Access Junction A1 - Northern Access Roundabout	UK0043490.9681-WSP-XX-XX-DR-TP-0103-04	Prior	Condition – Delivered by developer

8	Access Junction A5 - Left in, Left out priority Junction	UK0043490.9681-WSP-XX-XX-DR-TP- 0104-03	Prior to occupation of Traveller site	Condition – Delivered by developer
9	Access Junction A2 - Worthing Road Priority Junction	UK0043490.9681-WSP-XX-XX-DR-TP- 0101-04	Prior to the occupation of Phase 1	Condition – Delivered by developer
10	Access Junction A3 - Chessall Road Access Arrangement	UK0043490.9681-WSP-XX-XX-DR-TP- 0100-03	Prior to the Occupation of the southern phase. Currently this is Phase 3.	Condition – Delivered by developer
11	Access Junction A4 – Two Mile Ash Road Priority Junction	UK0043490.9681-WSP-XX-XX-DR-TP- 0102-01	Prior to the delivery of Item 6 – northern junction	Condition – Delivered by developer
12	Worthing Road Traffic Regulation Order extending 30mph to south of Blakes Farm Road Roundabout	UK0043490.9681-WSP-XX-XX-DR-TP- 0108-01	Contribution prior to first occupation	Condition – Delivered by developer

13	Worthing Road Traffic Regulation Order extending 40mph to north of the Northern Access Roundabout	N/A	Delivered alongside the left in/ left out and the northern access roundabout depending on which junction is delivered first	Condition – Delivered by the developed
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DO NOT SCALE



KEY:	ACCESS JUNCTION A1 – NORTHERN ACCESS ROUNDABOUT – UK0043490.9681-WSP-XX-XX-DR-TP-0103-03		
	ACCESS JUNCTION A2 – WORTHING ROAD PRIORITY JUNCTION – UK0043490.9681-WSP-XX-XX-DR-TP-0101-04		
	ACCESS JUNCTION A3 – CHESSALL ROAD ACCESS ARRANGEMENT – UK0043490.9681-WSP-XX-XX-DR-TP-0100-0		
	ACCESS JUNCTION A4 – TWO MILE ASH ROAD PRIORITY JUNCTION – UK0043490.9681-WSP-XX-XX-DR-TP-0102-0		
	ACCESS JUNCTION A5 – LEFT IN, LEFT OUT PRIORITY JUNCTION – UK0043490.9681-WSP-XX-XX-DR-TP-0104-0		
	HOP OAST ROUNDABOUT – UK0043490.9681-WSP-XX-XX-DR-TP-0109-01		
	WORTHING ROAD ACTIVE TRAVEL IMPROVEMENTS – UK0043490.9681-WSP-XX-XX-DR-TP-0108-01		
	TWO MILE ASH ROAD WALKING IMPROVEMENTS – UK0043490.9681-WSP-XX-XX-DR-TP-0105-01 (01) & UK0043490.9681-WSP-XX-XX-DR-TP-0105-02 (02)		
	CHRIST HOSPITAL ROAD – ACTIVE TRAVEL IMPROVEMENTS – UK0043490.9681-WSP-XX-XX-DR-TP-0106-01		
	TWO MILE ASH ROAD CROSSING – UK0043490.9681-WSP-XX-XX-DR-TP-0107		
	TOWER HILL SCHEME – UK0043490.9681-WSP-XX-XX-DR-TP-0105-02 & UK0043490.9681-WSP-XX-XX-DR-TP-0105-03NG		
	PLANNING APPLICATION BOUNDARY		



UNTIL TECHNICAL APPROVAL HAS BEEN OBTAINED FROM THE RELEVANT LOCAL AUTHORITIES OR STATUTORY BODIES, IT SHOULD BE UNDERSTOOD THAT ALL DRAWINGS ARE ISSUED AS PRELIMINARY AND NOT FOR CONSTRUCTION. SHOULD THE CONTRACTOR AND / OR EMPLOYER COMMENCE WORK PRIOR TO APPROVAL BEING GIVEN, IT IS ENTIRELY AT THEIR OWN RISK

						 Grosvenor House 2 Grosvenor Square Southampton SO15 2BE, UK T+ 44 (0) 2380 101 700 wsp.com	CLIENT: BERKELEY STRATEGIC LAND LIMITED		PROJECT: LAND NORTH WEST OF SOUTHWATER		SCALE @ A1: N/A		CHECKED: PH		APPROVED: DD					
P01		26/07/2026		PH			FIRST ISSUE		PM		DD		PROJECT No: UK0043490.9681		DESIGNED: PH		DRAWN: PH		DATE: July 26	
REV		DATE		BY			DESCRIPTION		CHK		APP		DRAWING No: JK0043490.9681-WSP-XX-XX-DR-TP-0112.0						REV: P01	
DRAWING STATUS: S3 - FOR REVIEW							ARCHITECT: N/A		TITLE: OFF-SITE INFRASTRUCTURE PLAN				© WSP UK Ltd							