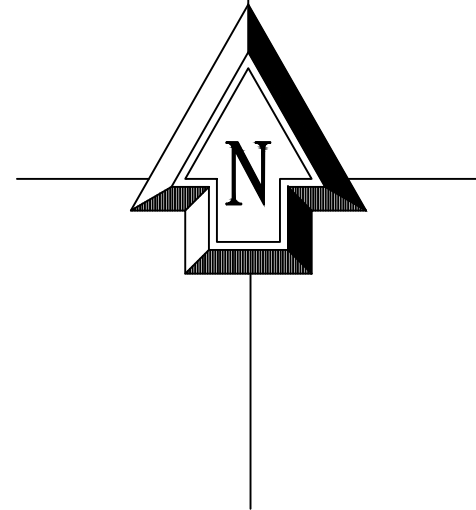




The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at construction points before and after. The Contractor is to comply with all aspects with current Building Regulations, British Standard specifications, Building Regulations, Construction Design & Management Regulations, Party Wall Act, etc, whether or not specifically stated on this drawing. The Employer will be held responsible for any variations or amendments to the approved development plan. This drawing is not intended to show details of foundations, ground conditions or ground constraints. Each area of ground shall also be subject to accurate detailed existing drainage, which will be investigated by the Contractor. A suitable method of drainage should be provided allowing for existing ground conditions. Any surface or sub-grade constraints or in-situ for ground, which has further developed by a suitable report. Any surface constraints, shown within listed areas for reference only & should be further investigated by a suitable report. Where existing trees are to be retained they shall be subject to a full Arboricultural Inspection for advice. All trees are to be protected as far as possible from any removal of all existing trees and hedges and within four months and services. A suitable method of foundation is to be provided to accommodate the proposed landscaping.

Geoff Perry Associates Limited do not accept any responsibility for any issues identified or otherwise to any Client and any party using or of the Client for a Developer or Contractor for not following the Employer's or other relevant parties.

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KEY

- PROPOSED SITE BOUNDARY
- OTHER LAND WITHIN APPROVED OUTLINE APPLICATION
- RETAINED TREES
- CHARCOAL BLOCK PAVING
- BRINDLE BLOCK PAVING
- GRASSCRETE PAVING
- TREES TO BE REMOVED
- EXISTING HEDGE
- PROPOSED HEDGE
- RETAINING WALL - Refer to engineer's drawings for details
- PROPOSED Flex MSE Wall - Refer to engineer's drawings for details
- ROOT PROTECTION ZONES
- AFFORDABLE RENTAL DWELLINGS
- AFFORDABLE SHARED OWNERSHIP DWELLINGS
- CYCLE STORE FOR UNITS WITHOUT GARAGE - PROVIDING CYCLE STORAGE. All sheds to be placed on a concrete base - provide secure fixing for bicycle(s).

PORTION ILLUSTRATIVE ONLY - EXTRA PAVING TO BE ADDED TO FINAL SHED POSITION

I	Updated to latest landscaping proposals. Tenure of plot amended.	HC	20.01.26
H	Sales areas amended back to private drive.	AJUT	22.12.25
G	Sales private drive amended to appropriate highway standards. Footpath has been extended to highway at western access. Eastern access road amended to allow double ended footpaths, landscaping amended accordingly.	AJUT	15.12.25
F	Position of Sipes altered to line through with the foot of corresponding types.	GVP	02.07.25
E	Turning heads extended to plots 22, 23, 27 & 30. Afterstate Road and Shared Ownership Labelled. Plot ranges. 10 units to the West removed and application boundary amended.	BPH	25.06.25
D	Plot ranges moved and access indicated.	BPC	12.06.25
C	Plot ranges, now reviewed.	BPC	08.06.25
B	North East corner replacement.	BPC	03.06.25
A	Numerous plot redistribution.	BPC	04.06.25

Rev.	Description	Initials	Date
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Client:
BDW Southern Counties

Project:
New Place Farm, Pulborough

Title:
Planning Layout
Sheet 2 of 2

Job No.
A 1192

Date: May 2025
Drawn by: BPC

Scale: 1:750 @ A0
Checked by: -

Drg Code
H9376-GPA-XX-XX-OR-UD-203008-C03-Planning Layout
Sheet 2 B&W

