KEY

ASSUMED MANAGEMENT & MAINTENANCE RESPONSIBILITIES

- LAND IN CONTROL OF THE APPLICANT
- APPLICATION SITE BOUNDARY
- *LAND UNDER THE CONTROL OF:* PRIVATE OWNERSHIP
- *LAND UNDER THE CONTROL OF:* WEST SUSSEX DISTRICT COUNCIL (HIGHWAYS) (SUBJECT TO CHANGE IN LINE W/ S38 AGREEMENT)
- *LAND UNDER THE CONTROL OF:* MANAGEMENT COMPANY

Land Ownership remains subject Highways / Local Authority Adoption and conveyance procedures which are yet to be confirmed / currently in abeyance. This drawing cannot therefore be relied upon as an accurate portrayal of land ownership responsibilities. DJA will not be held liable for any deviation arising from approved Adoption / conveyance procedures due to the incorrect use of this drawing which is to serve as a planning guide to the (assumed) responsibilities arising from as yet to be finalised land ownership.

PHASE 3A

PHASE 3B

PHASE 3C

POND S3

Notes

Related Drawings: This is a composite drawing based on information from other consultants:
- INDICATIVE MASTERPLAN: Broadway Malyan
- LANDSCAPE STRATEGY: DAVID JARVIS ASSOCIATES - ODP
- SUDS MASTERPLAN & ASSOCIATED INFRASTRUCTURE: Campbell Reith (Engineers)
- PRIMARY STREET: Campbell Reith (Engineers)
- WESTERN GREENWAY & ASSOCIATED INFRASTRUCTURE: Campbell Reith & Peter Brett Associates (Engineers)
- COMMENTARY: Client & Local Planning Authority comments (various applications).
- OUTLINE DRAINAGE STRATEGY: Peter Brett Associates/Campbell Reith (9/12/2016).
- SITE TOPOGRAPHY (PROPOSED): Campbell Reith (Engineers).

Issue: Drawn by David Jarvis Associates Limited (CROWN COPYRIGHT - ALL RIGHTS RESERVED 2024 LICENCE NUMBER AC0000808122). This drawing is for Planning purposes only - Do not use this drawing for Construction. The information contained in the drawing should be used as a guide to the final forms and finishes of the landscape scheme. Any revisions to be approved by the Client and Local Authority

Scaling: Do not scale this drawing. Use given dimensions only.

Setting out: refer to Engineers for information regarding setting out. In the event of discrepancy refer to Engineers in the first instance.

Survey: Original survey provided by the Client.

Services: refer to Engineer's drawings. For the avoidance of doubt all service/utility locations should be considered indicative until identified on site. To ensure those services / utilities shown are current refer to the original survey provider or utilities designer or Client for confirmation and further information regarding easements. In the event of new services being installed refer to the appointed Engineer. It is recommended that hazard warning tape 'danger electric cables'/danger services' to be installed over all service routes (to remain on site) to current BS guidelines (BS7671).

Construction Information: all detailed design (including, but not necessarily limited to), bond patterns, kerbing, edging, tactile crossing demarkation, construction build up, levels, drainage etc., to be provided by an appropriately qualified structural/highways/civil engineer to be appointed by the client for presentation to (and subsequent discharge from) the relevant supervising authority and/or body.

Lighting: Refer to lighting engineers drawings.

Planting: Plant species are selected and located in line with consideration of the site conditions, NHBC guidelines and discussions with the Local Authority and Design Team. All plants and planting procedure to conform to the David Jarvis Associates Limited Landscape Specification that will accompany the Construction issue drawings. No species or plant location is to be varied without prior consent of the Landscape Architect.

Tree Root Protection Measures: supply & install permeable rootbarriers (Terram RootGuard, or equal & approved) to a min. depth of 600mm below ground level, 2000mm long centred on the tree stem, for trees planted within 3m of hard surfaces, buildings, kerbs, drains, underground services or other trees. Where services lying within a min. 5m radius of the proposed tree. To be increased to 1000mm depth where services / utilities require this. to be determined at Construction.

Foundations: Developers / Contractors to ensure that all foundations (buildings and external walling) are designed and constructed so as to take into account, at the time of maturity, any existing or proposed trees, hedgerows or other vegetation on the application site or existing vegetation on land adjoining the site at the time of construction and any trees felled or hedgerows removed on or adjacent to the site during the previous 15 years. For this purpose the developer / contractors will submit all relevant details to the authority dealing with the Building Regulations Certificate.

Design Levels: Refer to Engineers where design levels are not shown.

CDM: Drawings to be read in conjunction with Designers risk assessment. Potential risks above that of those associated with the general construction typical to the drawing are identified below;

Drawing Revision

Rev.	Date	Description	DRN	CKD
P1	08/11/2024	First Issue.	MS	AC

Status

CONDITION CLEARANCE

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PHASE 3DEFG

Drawing Title

ASSUMED MANAGEMENT & MAINTENANCE RESPONSIBILITIES

Scale	Sheet Size	Date
1:1000	A1	NOV 2024

Client Ref.	Drawing Ref.	Drawing No.	Status
____	3015-4-5-4	DR-5702	S4-P1

0 20m 40m 60m 80m 100m

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