



U 07.12.17 Updated CMA and MEA Layouts. Red Line added SM SM and Page size altered.

Rev	Date	Revision Details	Dr	Ch
U	07.12.17	Updated CMA and MEA Layouts. Red Line added SM SM and Page size altered.		



Client Name
New Monks Farm Development Ltd

Job Title
New Monks Farm, Lancing

Drawing Title
Master Plan

Scale
1:2500 @ A0 / 1:5000 @ A2

metres	0	50	100	150	200	250
Drawn	SM	AC	09.05.16			

Job No	Drawing No	Rev
6143	L(00) 011	U

Status
APPROVAL

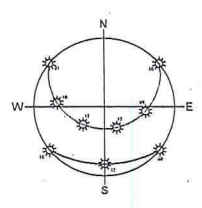
Scale 1:2500 @ A0 / 1:5000 @ A2
metres 0 50 100 150 200 250
Drawn SM AC 09.05.16
Job No 6143 Drawing No L(00) 011 Rev U
Status APPROVAL

1a.



- Notes:
- All surface finish build-ups to engineers details.
 - Brick pier center to match movement joint locations as specified on engineers drawings.
 - 1.8m high close boarded fence to be designed and installed by specialist contractor.
 - Amenity buildings with red dashed line indicates accessible units.

- Legend
- Road and footpath to engineer's details
 - Plot tarmac to engineer's details
 - Concrete bases to engineer's details



Rev	Date	Revision Details	Dr	Ch
E	30.01.20	Update to change DDA plots	SM	SM
D	20.12.19	Contract Update	IS	AC
C	05.06.18	Contract Update- Fencing note altered	IS	SM
B	25.04.18	Contract Update	IS	SM
D	09.08.17	First Issue	MG	SM

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Client's Name
New Monks Farm Development Ltd

Job Title
New Monks Farm, Lancing

Drawing Title
Travellers Site Plan

Scale
1:250 @ A1 / 1:500 @ A3

metres 5 10 15 20 25

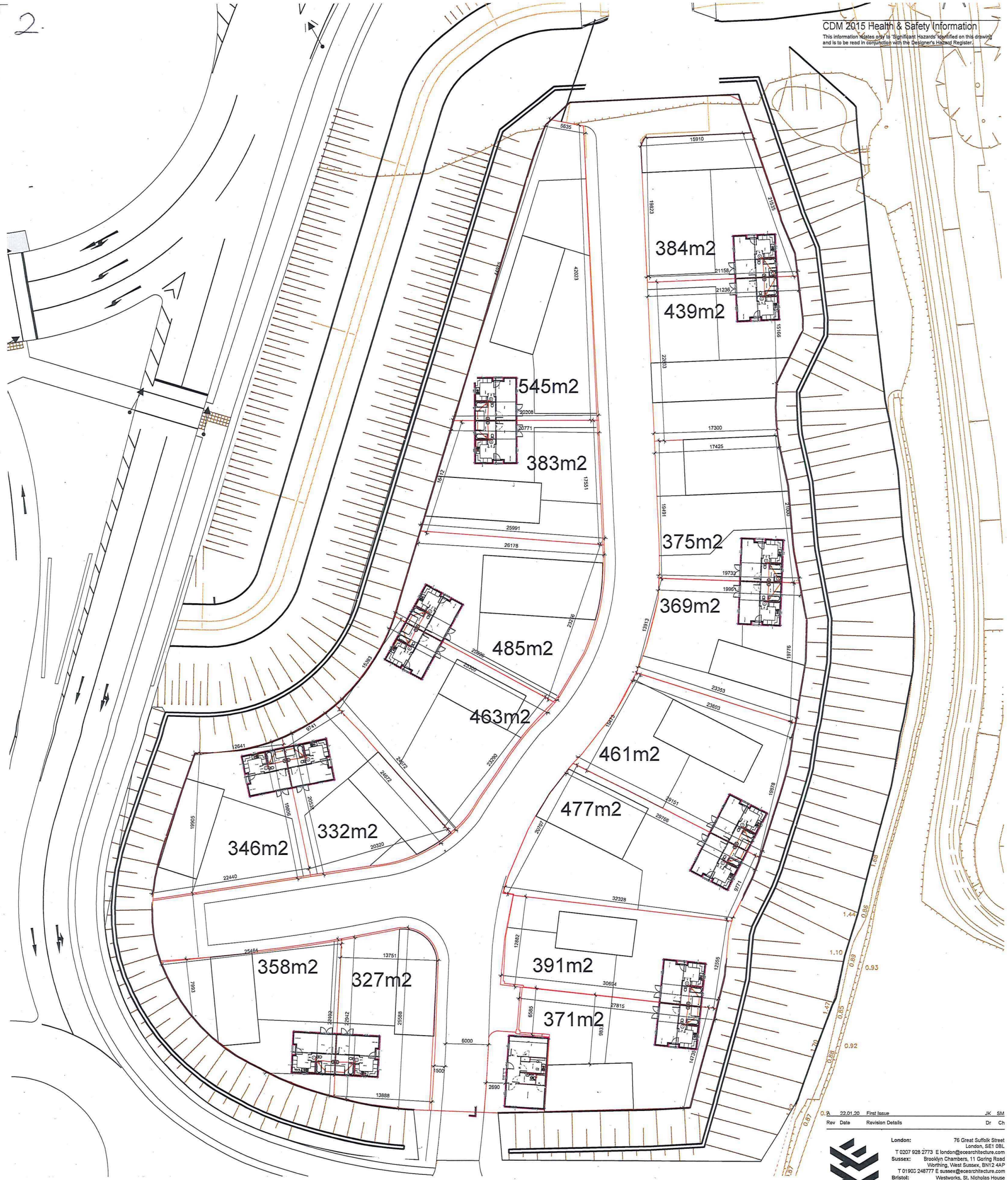
Drawn MG Checked SM Date 09/08/17

Job No 6143T Drawing No ECE 00 ZZ GA 00 0011 Rev E

Status

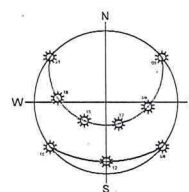
CONTRACT

2.



Area Schedule:

Plot No.	Existing Plot Size (m ²)	Existing Plot Size (ft ²)
Plot 1	364	3918
Plot 2	162	1744
Plot 3	309	3326
Plot 4	262	2820
Plot 5	264	2842
Plot 6	238	2562
Plot 7	288	3100
Plot 8	310	3337
Plot 9	298	3208
Plot 10	463	4984
Plot 11	combined 11 and 12- 818m ²	combined 11 and 12- 8804ft ²
New Plot 13	NA	NA
New Plot 14	NA	NA
New Plot 15	NA	NA
New Plot 16	NA	NA



Rev Date Revision Details Dr Ch

0. A 22.01.20 First Issue JK SM

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Client's Name
New Monks Farm Development Ltd

Job Title
New Monks Farm, Lancing

Drawing Title
Withy Patch - Plot Layout

Scale
1:250 @ A1 / 1:500 @ A3

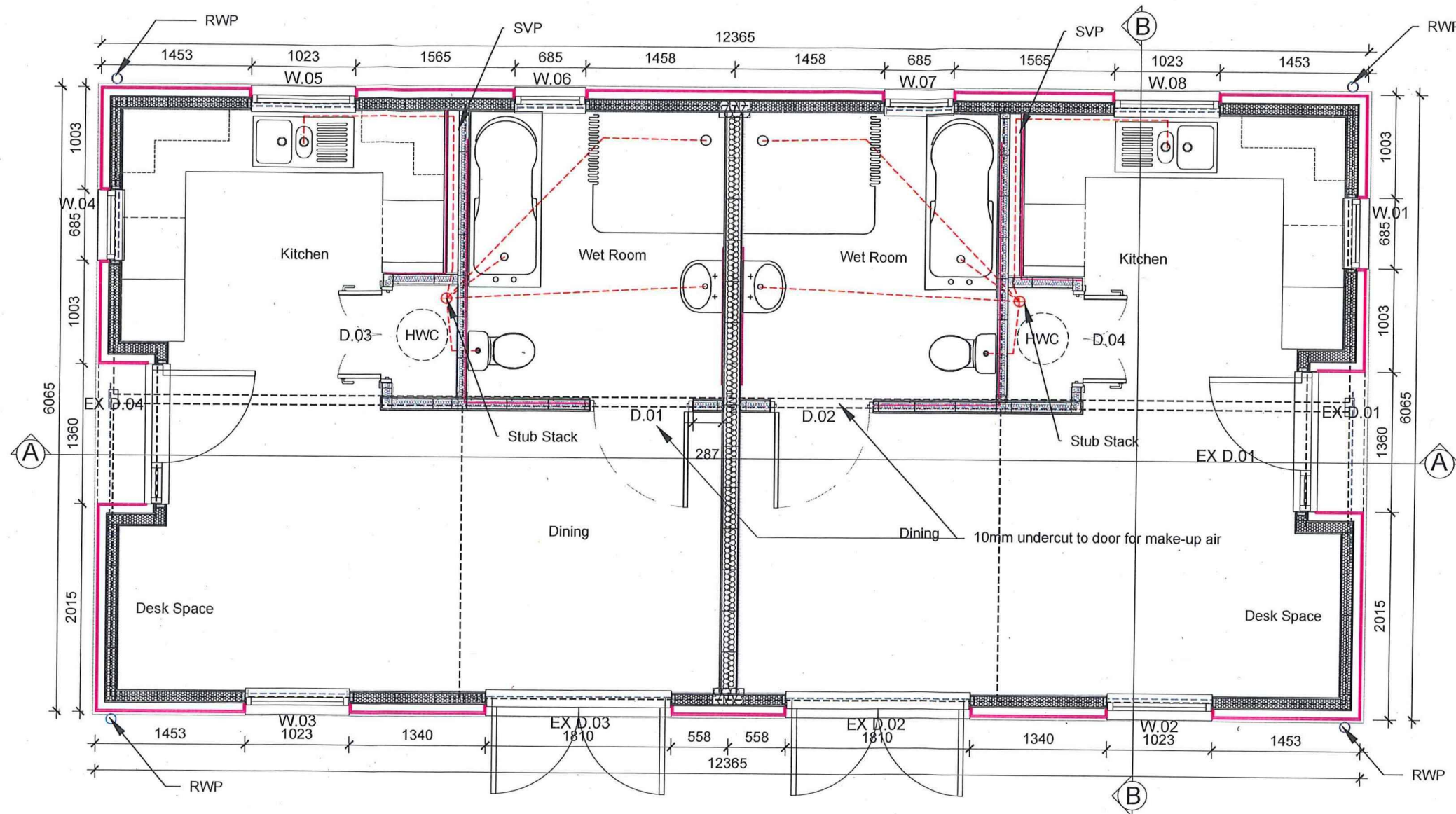


Drawn Checked Date
JK SM 22/01/20

Job No Drawing No Rev
6143T ECE 00 ZZ GA 90 100 A

Status

CONTRACT



Legend

- FD 30S door
- FD 30 door
- 25mm ply pattressing

NOTE:

This drawing shows the design intent and will be superseded by Modular Wise construction drawings to reflect all internal dimensions

Client's Name

New Monks Farm
DEVELOPMENT

Job Title

New Monks Farm, Lancing

Drawing Title

Proposed Amenity Block
Plots 1,2,3,4,5,6,7,10,13,14,15
& 16

Scale

1:50 @ A3

metres

Drawn

IS

Checked

SM

Date

25.04.18

Job No

6143T ECE 01 GF DR A 01 0003C

Status

CONSTRUCTION

Rev	Date	Revision Details	Dr	Ch
C	11.02.20	Construction Issue - Plot numbers altered	SM	SM
B	20.12.19	Contract Update	IS	AC
A	25.04.18	Contract Update	IS	SM

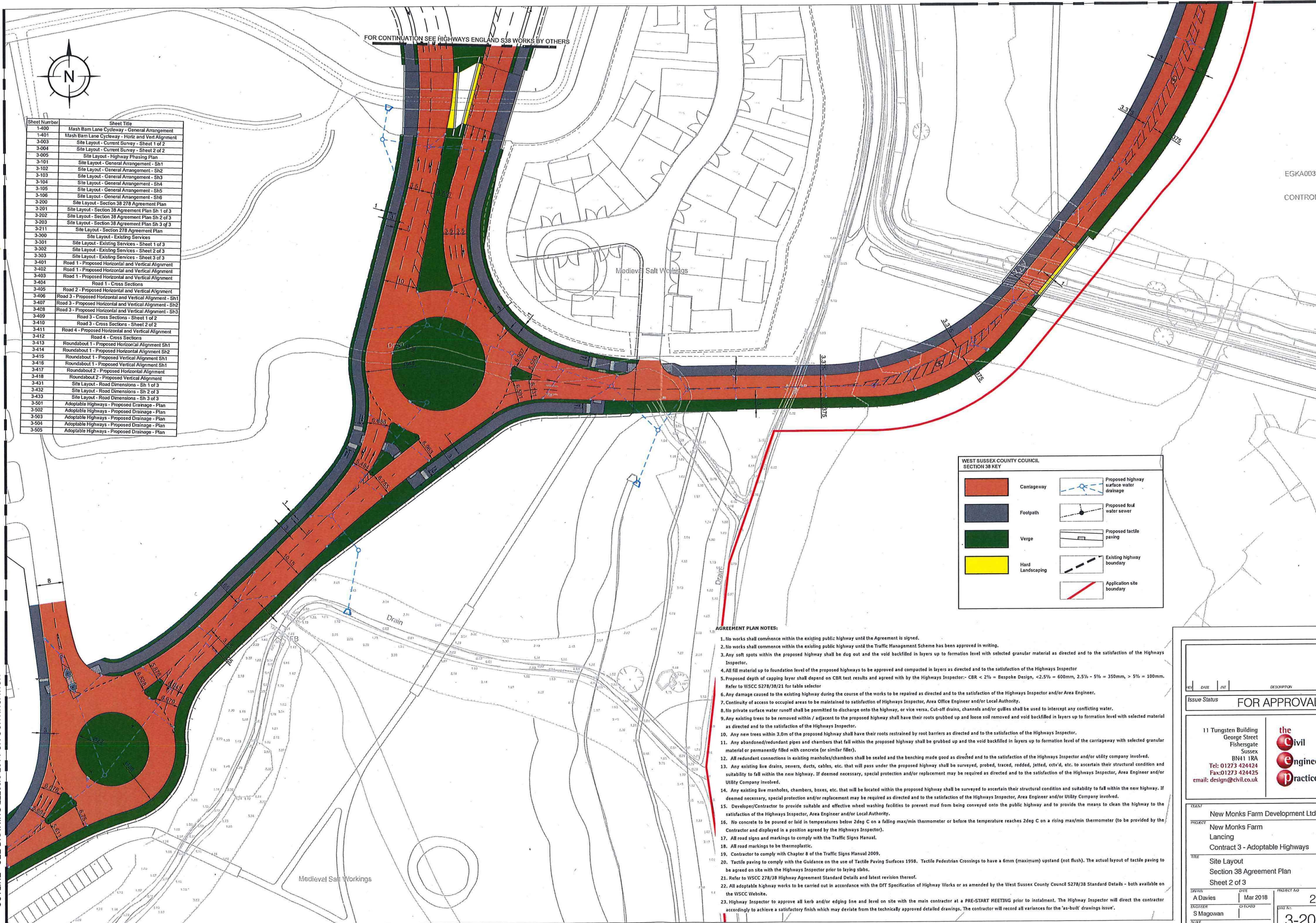
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CAD File date: 11/02/2020 - 17.12.31

6143t_amenity_block.dwg

Sheet Number	Sheet Title
1-400	Mash Barn Lane Cycleway - General Arrangement
1-401	Mash Barn Lane Cycleway - Horiz and Vert Alignment
3-003	Site Layout - Current Survey - Sheet 1 of 2
3-004	Site Layout - Current Survey - Sheet 2 of 2
3-005	Site Layout - Highway Phasing Plan
3-101	Site Layout - General Arrangement - Sh1
3-102	Site Layout - General Arrangement - Sh2
3-103	Site Layout - General Arrangement - Sh3
3-104	Site Layout - General Arrangement - Sh4
3-105	Site Layout - General Arrangement - Sh5
3-106	Site Layout - General Arrangement - Sh6
3-200	Site Layout - Section 38 Agreement Plan
3-201	Site Layout - Section 38 Agreement Plan Sh 1 of 3
3-202	Site Layout - Section 38 Agreement Plan Sh 2 of 3
3-203	Site Layout - Section 38 Agreement Plan Sh 3 of 3
3-211	Site Layout - Section 278 Agreement Plan
3-300	Site Layout - Existing Services
3-301	Site Layout - Existing Services - Sheet 1 of 3
3-302	Site Layout - Existing Services - Sheet 2 of 3
3-303	Site Layout - Existing Services - Sheet 3 of 3
3-401	Road 1 - Proposed Horizontal and Vertical Alignment
3-402	Road 1 - Proposed Horizontal and Vertical Alignment
3-403	Road 1 - Proposed Horizontal and Vertical Alignment
3-404	Road 1 - Cross Sections
3-405	Road 2 - Proposed Horizontal and Vertical Alignment
3-406	Road 3 - Proposed Horizontal and Vertical Alignment - Sh1
3-407	Road 3 - Proposed Horizontal and Vertical Alignment - Sh2
3-408	Road 3 - Proposed Horizontal and Vertical Alignment - Sh3
3-409	Road 3 - Cross Sections - Sheet 1 of 2
3-410	Road 3 - Cross Sections - Sheet 2 of 2
3-411	Road 4 - Proposed Horizontal and Vertical Alignment
3-412	Road 4 - Cross Sections
3-413	Roundabout 1 - Proposed Horizontal Alignment Sh1
3-414	Roundabout 1 - Proposed Horizontal Alignment Sh2
3-415	Roundabout 1 - Proposed Vertical Alignment Sh1
3-416	Roundabout 1 - Proposed Vertical Alignment Sh2
3-417	Roundabout 2 - Proposed Horizontal Alignment
3-418	Roundabout 2 - Proposed Vertical Alignment
3-431	Site Layout - Road Dimensions - Sh 1 of 3
3-432	Site Layout - Road Dimensions - Sh 2 of 3
3-433	Site Layout - Road Dimensions - Sh 3 of 3
3-501	Adoptable Highways - Proposed Drainage - Plan
3-502	Adoptable Highways - Proposed Drainage - Plan
3-503	Adoptable Highways - Proposed Drainage - Plan
3-504	Adoptable Highways - Proposed Drainage - Plan
3-505	Adoptable Highways - Proposed Drainage - Plan

CUTLINE - SEE DRAWING 22236/3-201 FOR CONTINUATION



WEST SUSSEX COUNTY COUNCIL SECTION 38 KEY	
	Carriageway
	Footpath
	Verge
	Hard Landscaping
	Proposed highway surface water drainage
	Proposed foul water sewer
	Proposed tactile paving
	Existing highway boundary
	Application site boundary

AGREEMENT PLAN NOTES:

- No works shall commence within the existing public highway until the Agreement is signed.
- No works shall commence within the existing public highway until the Traffic Management Scheme has been approved in writing.
- Any soft spots within the proposed highway shall be dug out and the void backfilled in layers up to formation level with selected granular material as directed and to the satisfaction of the Highways Inspector.
- All fill material up to foundation level of the proposed highways to be approved and compacted in layers as directed and to the satisfaction of the Highways Inspector.
- Proposed depth of capping layer shall depend on CBR test results and agreed with by the Highways Inspector:- CBR < 2% = Bespoke Design, < 2.5% = 600mm, 2.5% - 5% = 350mm, > 5% = 100mm. Refer to WSCC S278/38/21 for table selector.
- Any damage caused to the existing highway during the course of the works to be repaired as directed and to the satisfaction of the Highways Inspector and/or Area Engineer.
- Continuity of access to occupied areas to be maintained to satisfaction of Highways Inspector, Area Office Engineer and/or Local Authority.
- No private surface water runoff shall be permitted to discharge onto the highway, or vice versa. Cut-off drains, channels and/or gullies shall be used to intercept any conflicting water.
- Any existing trees to be removed within / adjacent to the proposed highway shall have their roots grubbed up and loose soil removed and void backfilled in layers up to formation level with selected material as directed and to the satisfaction of the Highways Inspector.
- Any new trees within 3.0m of the proposed highway shall have their roots restrained by root barriers as directed and to the satisfaction of the Highways Inspector.
- Any abandoned/redundant pipes and chambers that fall within the proposed highway shall be grubbed up and the void backfilled in layers up to formation level of the carriageway with selected granular material or permanently filled with concrete (or similar filler).
- All redundant connections in existing manholes/chambers shall be sealed and the benching made good as directed and to the satisfaction of the Highways Inspector and/or utility company involved.
- Any existing live drains, sewers, ducts, cables, etc. that will pass under the proposed highway shall be surveyed, probed, traced, rodded, jetted, CCTV'd, etc. to ascertain their structural condition and suitability to fall within the new highway. If deemed necessary, special protection and/or replacement may be required as directed and to the satisfaction of the Highways Inspector, Area Engineer and/or Utility Company involved.
- Any existing live manholes, chambers, boxes, etc. that will be located within the proposed highway shall be surveyed to ascertain their structural condition and suitability to fall within the new highway. If deemed necessary, special protection and/or replacement may be required as directed and to the satisfaction of the Highways Inspector, Area Engineer and/or Utility Company involved.
- Developer/Contractor to provide suitable and effective wheel washing facilities to prevent mud from being conveyed onto the public highway and to provide the means to clean the highway to the satisfaction of the Highways Inspector, Area Engineer and/or Local Authority.
- No concrete to be poured or laid in temperatures below 2deg C on a falling max/min thermometer or before the temperature reaches 2deg C on a rising max/min thermometer (to be provided by the Contractor and displayed in a position agreed by the Highways Inspector).
- All road signs and markings to comply with the Traffic Signs Manual.
- All road markings to be thermoplastic.
- Contractor to comply with Chapter 8 of the Traffic Signs Manual 2009.
- Tactile paving to comply with the Guidance on the use of Tactile Paving Surfaces 1998. Tactile Pedestrian Crossings to have a 6mm (maximum) upstand (not flush). The actual layout of tactile paving to be agreed on site with the Highways Inspector prior to laying slabs.
- Refer to WSCC 278/38 Highway Agreement Standard Details and latest revision thereof.
- All adoptable highway works to be carried out in accordance with the DfT Specification of Highway Works or as amended by the West Sussex County Council S278/38 Standard Details - both available on the WSCC Website.
- Highway Inspector to approve all kerb and/or edging line and level on site with the main contractor at a PRE-START MEETING prior to instalment. The Highway Inspector will direct the contractor accordingly to achieve a satisfactory finish which may deviate from the technically approved detailed drawings. The contractor will record all variances for the 'as-built' drawings issue.

REV	DATE	BY	DESCRIPTION	CHK
Issue Status				
FOR APPROVAL				
11 Tungsten Building George Street Fishergate Sussex BN41 1RA Tel: 01273 424424 Fax: 01273 424425 email: design@civil.co.uk				
New Monks Farm Development Ltd New Monks Farm Lancing Contract 3 - Adoptable Highways				
Site Layout Section 38 Agreement Plan Sheet 2 of 3				
DRAWN A Davies CHECKED S Magowan SCALE 1:500 @ A1, 1:1000 @ A3	DATE Mar 2018 CHECKED S Magowan	PROJECT NO 22236 SHEET NO 3-202		