NOTES

1. All dimensions are in metres unless stated otherwise.
2. Do not scale from this drawing. Only written dimensions are to be used.
3. Site layout shown in this drawing is based on ID Partnership Proposed Replan Site Layout Plan, drawing number N81:2393 203, as issued to RCP in .dwg format on 25/05/2021. B
4. Topographical Survey as per Siteline Site Survey, drawing number 36FA01, dated August 2016.
5. Layout review is subject to receipt of finalised layout proposal and the final highway layout design will be subject to the outcome of consultation with Hampshire County Council.
6. Red indicates vehicle moving forward, blue indicates vehicle reversing.

CONSIDERATIONS FOR INTERNAL LAYOUTS

1. Assumed speed limits:
   - Roads Within Development = 20mph
   - Speed Control Bends within Shared Surface Areas = 12mph
2. Junction visibility requirements:
   - For 20mph road = 2.4m x 25m (Manual for Streets).
   - For 12mph road = 2.4m x 14m (Manual for Streets).
3. Forward visibility requirements:
   - 25m for 20mph (Manual for Streets).
   - 14m for 12mph (Manual for Streets).
4. Landscaping & any External Works Fencing (i.e. Picket Fencing within property curtilage) should be avoided wherever possible within visibility splays. However if necessary due to planning requirements, such features should be kept below 600mm in height where located within visibility splays.
5. Minimum road widths to be 3.7m to allow for Fire Tender access.
6. A 1.2m - 2.0m footway will be required on the inside corner of speed control bends where used in shared surface areas.

KEY

- Site Boundary
- Application Site Boundary
- Section S278 Works By Others *(Refer to GTA Consultants Design Drawings for Details)*
- Previously Consented Development
- Carriageways to be Offered to HCC for Adoption
- Footways to be Offered to HCC for Adoption
- Shared Footway/Cycleway to be Offered to HCC for Adoption
- Verges / Areas of Soft Landscaping to be Offered to HCC for Adoption
- 25m Forward Visibility Splay
- 14m Forward Visibility Splay
- 25m Junction Visibility Splay
- 14m Junction Visibility Splay
- Tree Protection Area *(Based on Barrell Tree Consultancy Tree Protection Plan, drawing number 16270-BT3, issued to RCP in .dwg format on 24/09/2019)*
- Tree Protection Fencing *(Based on Barrell Tree Consultancy Tree Protection Plan, drawing number 16270-BT3, issued to RCP in .dwg format on 24/09/2019)*

SCALE BAR 1:500 at A0

Rev.	Date	Details	By	Chkd	Appd
B	26.05.21	Layout revised to latest Planning Architect's Site Layout.	AC	NW	TRS
A	12.05.21	Layout revised to latest Planning Architect's Site Layout.	AC	NW	TRS

Client:- BARRATT HOMES / DAVID WILSON HOMES WHERE QUALITY LIVES

Site:- Harbour Place, Forty Acre Farm, Bedhampton

Drawing Title:- REPLAN HIGHWAY LAYOUT REVIEW

Date: February 2021 | Scales: 1:500 at A0

Drawn: AC | Checked: NW | Approved: TRS

Drawing No. BSO/E4519/055 B

FOR INFORMATION ONLY

RCP ARCHITECTURE & CIVIL ENGINEERING
Rogers Cory Partnership
Architectural and Civil Consultants
The Old School, Old School Road, Hook, Hampshire RG27 9NJ
T: 01256 769269 E: mail@rcpconsultants.co.uk W: rcpconsultants.co.uk