N

4800

Ex hedge retained

Assumed Cricket Club Site Boundary based on topo survey - tbc by Others

Ex hedge retained

3.7m wide Priority Road Narrowing to Widened New Access Priority given to northbound traffic

Shared Surface Access Road

Assumed Cricket Club Site Boundary on Architects Layout - assumed to be taken from OS Plan - tbc by Architect

Circa min 1m Verge subject to boundary position - tbc through updated topo survey

Access to Colvend No longer used (Topo Survey to be updated)

3700

3.7m wide Priority Road Narrowing to Widened New Access Priority given to northbound traffic

Verge/ Low Level Landscaping

4800

Ex hedge retained if possible - subject to updated topo survey, or hedge replanted/relocated

Revised access to Colvend tba with owner

New Driveway to Colvend Not as depicted on topo (Topo Survey to be updated)

Ex hedge retained

Existing Post & rail fencing acting as gateway feature to village to be removed and relocated subject to discussion with local council and WSCC. New pedestrian path and crossing provided

Shared Surface Access Ramp

Verge/ Low Level Landscaping

Existing Access revised

Ex Ditch removed and existing culvert/pipe extended westbound to new Outlet Headwall to facilitate new access road

4800

Ex Verge widened (circa 0.7m), whilst maintaining existing accesses to properties

Junction Visibility Splay 2.4 x 56m (MfS 35mph) with 1m offset from C'Way edge

Existing access to property maintained

700

5400

Existing kerblines moved south by approx 0.7m maintaining existing western road width 5.4m

R6000

1:40

Ex Verge

2m Footway

LYONS ROAD

Indent kerb gradient 1:25 - tba with WSCC

Indent kerb gradient 1:25 - tba with WSCC

New/Existing kerbline Tie in

Ex Footway

Ex Footway

CRUWELL GARDENS

Diag N and Ne be pro approp

Ex GF FFL 35.65 tbc

04

03

02

01

Plot 4 GF FFL 34.80

Plot 3 GF FFL 34.65

Plot 2 GF FFL 34.50

Plot 1 GF FFL 34.65

Plot 10 GF FFL 34.65

08

09

10

-9 L 34.80

34.60

34.46

1:80

34.33

34.20

Droppec 2m wide

2m wide Verge

Vehicle crossover access

Junction Visibility Splay 2.4 x 25m (MfS 20mph)

2m wide Verge

Shared Surface Access Road

New Bellmouth Junction with 6m Rad

4800

34.24

34.04

1:50

33.84

urface Access Road

R6000

Junction Visibility Splay 2.4 x 25m (MfS 20mph)

4800

circa 700

Assumed Cricket Club Site Boundary based on Topo survey - tbc by Others

4.8m wide Widened New Access Shared Surface Road

Assumed Cricket Club Site Boundary on Architects Layout - assumed to be taken from OS Plan - tbc by Architect

Ex Post & Rail Fence Retained

Ex hedge retained

4800

Alternative Option (2)
N-S Shared Surface Road
Junction Indent 0.7m
Lyons Road min 5.4m

NOTES

1. This drawing is to be read in conjunction with drawing Nos. FC2703/01-25

REV	DESCRIPTION	DATE
L	Issued For BUDGET/APPROVAL ONLY	08/12/20
K	Issued For BUDGET/APPROVAL ONLY	03/12/20
J	Issued For BUDGET/APPROVAL ONLY	22/10/20
I	Issued For BUDGET/APPROVAL ONLY	24/07/20
H	Issued For BUDGET/APPROVAL ONLY	10/04/20
G	Issued For BUDGET/APPROVAL ONLY	13/11/19
F	Issued For BUDGET/APPROVAL ONLY	19/06/19
E	Issued For BUDGET/APPROVAL ONLY	11/06/19
D	Issued For BUDGET/APPROVAL ONLY	14/11/18
C	Issued For BUDGET/APPROVAL ONLY	23/03/18
B	Issued For BUDGET/APPROVAL ONLY	17/10/17
A	Issued For BUDGET/APPROVAL ONLY	13/10/17
-	Issued For BUDGET/APPROVAL ONLY	27/09/17

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PROJECT: RESIDENTIAL SITE
CROSBY FARM, LYONS ROAD
SLINFOLD, HORSHAM
W SUSSEX, RH13 0RX

DRAWING: RESIDENTIAL DEVELOPMENT & CRICKET PAVILION
HIGHWAY LAYOUT & LEVELS
DWG 1 OF 2 (PLANNING ONLY)

Pj'No.	FC2703/06 OPT2			REV.	L
SCALE	1:200	DATE	SEPT 17	INITIAL	MH	CHKD	-

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