Note:

1. This drawing is indicative and subject to discussions with local & national highway authorities. This design is also subject to confirmation of land ownership, topography location of statutory services, detailed design and traffic modelling.
2. Road markings & traffic signs are to be in accordance with "The Traffic Signs Regulations and General Directions 2016".
3. Do not scale from this drawing. Work from figured dimensions only.
4. All dimensions are shown in metres unless noted otherwise.
5. Drawing based on topographical survey data

Key

- Red Line Boundary
- Visibility Splays
- Highway (based on topographic suvey and OS Mapping)
- Highway Boundary

Pond

Existing hedge to be retained

Existing house and garden to be retained

Plot 2
2.5 storey
4 beds

Post and rail fence with hedging behid to all boundaries

Oil Tank

Additional planting to boundary to act as natural buffer to development

2.4m x 44.3m (MfS) vivibility based on average weekday 85%ile speeds

4.8m carriageway width in line with WSCC LocalDesign Guide (2010) to enable fire service vehicle access.

Site Boundary

Gatehouse Lane

26.8m

Subject to consultation access can be designed as shared.

Dashed red line denotes existing vegetation to be removed

2.4x33.2m (MfS) visibility splay

Site Entrance

2.4m x 33.2m (MfS) vivibility based on average weekday 85%ile speeds

Planting to create green vein running through the site

Yellow line denotes 15m ancient woodland buffer

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REV	DATE	REMARKS
–	20.10.2023	Initial Issue

CLIENT
Denton Homes Limited

JOB TITLE
Gatehouse Farm, Gatehouse Lane, Goddards Green

DRAWING TITLE
Proposed Site Access – Vehicle Visibility and Geometries

DRAWING NO.
J32–7250–SK–001

DRAWN	CHECKED
PS	BC
CREATED	SCALE
Oct. '23	1:500 at A3

mode transport planning
Butler House
177 – 178 Tottenham Court Road
London
W1T 7NY

T 020 7000 9389
E info@modetransport.co.uk
W www.modetransport.co.uk

mode
transport planning