General notes

1. All dimensions are in meters unless otherwise stated.
2. All levels are in meters.
3. This drawing is to be read in conjunction with all relevant Engineers and Architect's drawings, Specifications, Reports and Engineering Details.
4. Do not scale from this drawing.

Drawing key

- Application Site Boundary
- Highway Boundary
- Section 38 Adoptable Bituminous Bound Carriageway
- Section 38 Adoptable Bituminous Bound Footway
- Section 38 Filter Drain
- Section 38 Grass Verge
- Junction Visibility Splay (2.4m x 25m)
- Forward Visibility Splay (17m)
- Highway Retaining Structure
- Pedestrian Crossing Visibility Splay (1.5m x 17m)
- EV Charging Point (Taken from JGA drawing 22072-0106 Rev P02)

This drawing has been based/developed using the following external drawings					
Type	Company	Drawing date	Drawing title	Date received	Rev
Site Layout	James Garner Architect	17.07.2025	22072 0102-P15 Proposed Site Layout	22.07.2025	P15
Topographical survey	Utility Mapping	10.10.2023	UM23-2208-MIN Sutton Benger-Topo	13.11.2023	-
OS Map	James Garner Architect		22072 001-P05 Feasibility Site Layout_Model Space	04.10.2023	-

For details on S278 see JPP drawing '25655 - 200 - Site Access General Arrangement'

Technical approval for Highway retaining structure to be obtained at detailed design stage in accordance with CG300.

Section 38 filter drain to drain surface water runoff from adoptable S38 highway area only, and not serve as land drainage for the adjacent retaining wall. Any requirements for land drainage for the retaining wall will be confirmed at detailed design stage.

Uncontrolled pedestrian crossing with dropped kerbs and tactile paving.

Technical approval for Highway retaining structure to be obtained at detailed design stage in accordance with CG300.

Section 38 filter drain to drain surface water runoff from adoptable S38 highway area only, and not serve as land drainage for the adjacent retaining wall. Any requirements for land drainage for the retaining wall will be confirmed at detailed design stage.

Technical approval for Highway retaining structure to be obtained at detailed design stage in accordance with CG300.

Section 38 filter drain to drain surface water runoff from adoptable S38 highway area only, and not serve as land drainage for the adjacent retaining wall. Any requirements for land drainage for the retaining wall will be confirmed at detailed design stage.

Foward Visibility Envelopes

Forward visibility envelope drawn in accordance with manual for streets figure 7.19.

1:500m

0m 10m 20m 50m 100m

Drawing is not to be used for construction until status is CONSTRUCTION

Rev F	S38 filter drain amended	By EM	Checked LC	13.08.2025	
Rev E	Updated to suit latest site layout	By AD	Checked LC	07.08.2025	
Rev D	Updated to suit Highways comments	By EM	Checked LC	05.11.2024	
Rev C	Updated to suit Highways comments.	By GM	Checked LC	23.05.2024	
Rev B	Scale Bar added	By AD	Checked SH	04.01.2024	
Rev A	Updated to suit latest site layout	By AD	Checked LC	24.11.2023	

jpp
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- Structural Engineering
- Development Planning
- Professional Advice
- Geotechnical & Environmental
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Client	Minster Property Group (Sutton Benger) Ltd & Curo Finance Limited
Project	Proposed Residential Development at Land off Main Road, Sutton Benger
Title	Highway Layout

Scale at A2	Drawn by	Checked by	Date
1:500	AD	LC	November 2023

Status	Project ref	Drawing no.	Revision
FOR PLANNING	25655	100	F