



The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The Contractor is to comply in all respects with current Building Legislation, British Standard Specifications, Building Regulations, Construction (Design & Management) Regulations, Party Wall Act, etc. whether or not specifically stated on this drawing. This drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided. This drawing is not intended to show details of foundations, ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any suspect or fluid ground, contaminants on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only & should be further investigated by a suitable expert. Where existing trees / structures are to be retained they should be subject to a full specialist inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings. A suitable method of foundation is to be provided to accommodate the proposed tree planting.

Residential & Commercial Engineering Limited do not accept any responsibility for any losses (financial or otherwise) to any Client or third party arising out of the Clients (be it Developer or Contractor but not limited thereto) non-compliance with afore mentioned provisos.

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PLANNING DESIGN

THIS DRAWING ILLUSTRATES A SKETCH PROPOSAL ONLY AND AS SUCH IS SUBJECT TO DETAILED SITE INVESTIGATION INCLUDING GROUND CONDITIONS/CONTAMINANTS, DRAINAGE, DESIGN AND PLANNING/DENSITY NEGOTIATIONS. THE LAYOUT MAY BE BASED UPON AN ENLARGEMENT OF AN OS SHEET OR OTHER SMALL SCALE PLANS AND ITS ACCURACY WILL NEED TO BE VERIFIED BY SURVEY. FULL RISK ANALYSIS UNDER CDM REGULATIONS HAS NOT BEEN UNDERTAKEN.

*VISIBILITY SPREAD INDICATED AS FOLLOWS

Speed control band, design speed of road is 20mph, horizontal curvature of road allows for 10% reduction in speed from 50th percentile (avg) v 14.77 (20th p) to threshold reduced to 16.2mph. Longitudinal gradient of road is 2.5%, therefore SSD = 20.4m (using V = √(206 + 0.1x))

Stopping sight distance (SSD) = Vt + Vt²/2ad

Where:
V = speed (m/s)
t = reaction time (seconds)
a = deceleration (m/s²)
g = longitudinal gradient (%) (+ for upgrades and - for downgrades)

SITE SPECIFIC

recorded speed (v) = **56.2** mph
25.1 km/h

longitudinal gradient (g) = **2.5**

	f	d	SSD (m)	12.5m boom length
Highway Code	0.1	6.3	6.3	1
UKS - light vehicles	1.5	2.4	14.8	11.2
UKS - HGVs	1.5	3.6	18.0	26.4
UKS - heavy	1.5	3.6	18.0	26.4
UKS - average maximum	2.5	2.4	24.5	27.3
UKS - average minimum	2.0	3.6	21.6	24.8

4	Amended to suit revised layout received 20.7.26	20.07.26	APJ	#
3	Scale-bar added at request of LPA	15.05.26	REH	#
2	Drawing updated with approved streetlighting placement received 13.05.26	13.05.26	CJ	REH
1	Drawing updated with the latest layout. Streetlight opposite plot 63 relocated, as per client request, drawing also amended as per client comments received 27.04.26	28.04.26	RG	#

Rev	Description	Date	Drawn	Check

Revisions:

RESIDENTIAL & COMMERCIAL ENGINEERING

Drawing Status:
FOR PLANNING.

Client:
MILLER HOMES SOUTH WEST

Project:
ROYAL WOOTTEN BASSETT

Title:
SECTION 38 & STREETLIGHT PLAN

Job Number.
RACE/MHSW/RWB

Drawing No.
ENG_005

Revision. 4

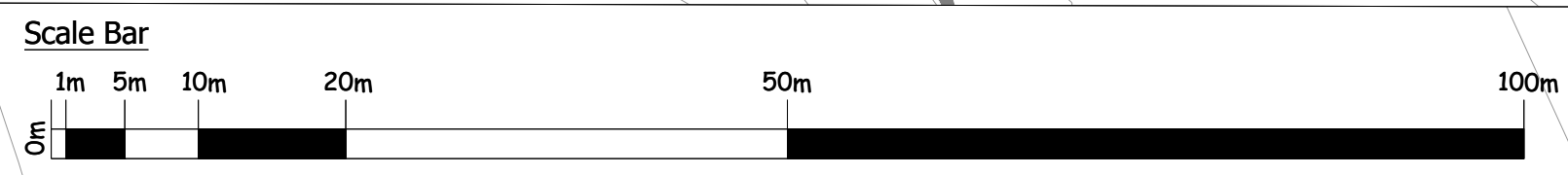
Scale: 1:500 @ A1

Date: APR '26

Drawn by: CJ

Checked by: AJ

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KEY

Areas to be offered for adoption.

Site boundary.

Streetlighting
(fitted with rear guard)

Junction Vis-Splay

Forward Vis-Splay