

LEGEND:

EXISTING TOPO SURVEY / OS DATA

PROPOSED MASTERPLAN

INDICATIVE FUTURE DEVELOPMENT

RIGHT OF WAY (ROW)

INDICATIVE ALTERNATIVE ROUTE

HYBRID PLANNING APPLICATION RED LINE

ROAD CARRIAGEWAY (WIDTH VARIES)

PARKING BAY(3m WIDE & 6m LONG)

LOADING BAY

FOOTWAY / SHARED FOOTWAY (2.5m - 3m WIDTH)

VERGE / LANDSCAPE

CYCLEWAY (PRIMARY- 3m)

BUS STOP

INDICATIVE MOBILITY HUBS

BUS GATE

EMPLOYMENT PARCELS

EXISTING COLUMN / EXISTING LUMINAIRE TO REMAIN IN SITU.

NEW 8m COLUMN WITH NO BRACKET ARM WITH NEW URBIS AXIA 3.2 5294 32LED

NEW 8m COLUMN WITH 0.5m DOUBLE ARM BRACKET WITH NEW URBIS AXIA 3.2 5294 32LED

NEW 8m COLUMN WITH NO BRACKET ARM WITH NEW URBIS AXIA 3.2 5295 24LED

NEW 10m COLUMN WITH NO BRACKET ARM WITH NEW URBIS AXIA 3.3 5295 48LED

ACCESS TO FUTURE DEVELOPMENT PARCELS (RAISED ENTRY TREATMENT WITH CYCLIST PRIORITY AS PER LTN 1/20)

MIXED USE DEVELOPMENT PARCEL

EDUCATIONAL PARCEL

RESIDENTIAL PLOT

PROPOSED ALIGNMENT

INDICATIVE FUTURE ALIGNMENT

RD_1A_PXX PRIMARY STREET

RD_1A_SXX SECONDARY STREET

JC_1A_PXX JUNCTION PRIMARY STREET

JC_1A_SXX JUNCTION SECONDARY STREET

PROPOSED PHASE 1B ROAD LAYOUT

INDICATIVE SERVICE ACCESS ROADS

INDICATIVE SECONDARY PEDESTRIAN AND CYCLE ROUTE

FOOTWAY CORDUROY TACTILE

CYCLEWAY CORDUROY TACTILE

PEDESTRIAN CROSSINGS TACTILE PAVEMENT

NEW 8m COLUMN WITH NO BRACKET ARM WITH NEW URBIS AXIA 3.2 5294 32LED

NEW 10m COLUMN WITH NO BRACKET ARM WITH NEW URBIS AXIA 3.3 5295 48LED

REFER TO 10051123-ARC-XXX-1A-DR-CE-00002 FOR ADDITIONAL KEY

Key Plan:
NTS

NOTES:

- ALL DIMENSIONS ARE IN METRES UNLESS STATED OTHERWISE.
- DO NOT SCALE FROM DRAWING USE FIGURED DIMENSIONS ONLY.
- EXISTING PROPERTY LINE AND ACCESSES SHOWN ARE INDICATIVE ONLY BASED ON OS TOPO DATA, TO BE VERIFIED ON SITE.
- SECONDARY ROADS WILL HAVE CYCLE ROUTES ON VEHICULAR CARRIAGEWAY.
- REFER FOR TYPICAL CROSS SECTION DETAILS 10051123-ARC-072-1A-DR-CE-00001 and 10051123-ARC-072-1A-DR-CE-00002
- REFER FOR LONG SECTION DETAILS 10051123-ARC-071-1A-DR-CE-00001 TO 00004.
- REFER UPDATED MASTERPLAN DETAILS (RECEIVED FROM PRIOR & PARTNERS ON 23-JAN-2024)
- 10051123-ARC-XRF-1A-M2-CE-00006.
- REFERENCE TO CORRESPONDING LANDSCAPE DRAWINGS TO BE MADE FOR PROPOSED STREET TREE PLAN.
- REFER TO 10051123-ARC-XXX-1A-DR-CE-00002 FOR ADDITIONAL KEY

Rev	Date	Description	Prod.	Chk.	Rev.	App.
P01	26/09/23	FIRST ISSUE	SS	JT	TF	SD
P02	31/10/23	REVISED IN LINE WITH COMMENTS	SS	CB	TF	SD
P03	20/12/23	ADDRESSING CLIENT COMMENTS	SS	CB	TF	SD
P04	26/02/24	ADDRESSING CLIENT COMMENTS	SS	CB	TF	SD
P05	15/03/24	ADDRESSING CLIENT COMMENTS	SS	CB	TF	SD
P06	05/08/24	ADDRESSING WSCC COMMENTS	SS	CB	TF	SD
P07	12/05/25	PLANNING ISSUE	DH	CH	SD	SD

Project: West of Ifield

Site: Ifield, Crawley West Sussex

Client: Homes England
Arpley House, 110 Birchwood Boulevard
Warrington
WA3 7QH

ARCADIS

Registered office: 80 Fenchurch Street London EC3M 4BY

Coordinating office: 80 Fenchurch Street London EC3M 4BY
Tel: 44 (0)20 7812 2000

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Drawing Title: WEST OF IFIELD
PHASE 1A HIGHWAY
GENERAL ARRANGEMENT
SHEET 3

Designed:	Signed:	Date:
D Hillier	Digitally Signed	09/05/25
Produced:	Signed	Date:
D Hillier	Digitally Signed	12/05/25
Checked:	Signed	Date:
C Higgins	Digitally Signed	12/05/25
Reviewed:	Signed	Date:
S Davies	Digitally Signed	12/05/25
Approved:	Signed	Date:
S Davies	Digitally Signed	12/05/25

Design Stage: Detailed Design

Original Size:	Grid:	Datum:
A1	OS	ODN
Suitability Code:	Scale:	Project Number:
SS	1:500	10051123

Suitability Description: Suitable for Planning

Drawing Number:	Revision:
10051123 - ARC - 070 - 1A - DR - CE - 00004	P07

SCALE 1:500 (A1)
SCALE 1:1000 (A3)

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