



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 0.6m 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

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

MIXED USE DEVELOPMENT

EDUCATIONAL PARCEL

RESIDENTIAL PLOT

PROPOSED ALIGNMENT

INDICATIVE FUTURE ALIGNMENT

RD_1A_PXX

RD_1A_SXX

JC_1A_PXX

JC_1A_SXX

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

NEW 10m COLUMN WITH NO BRACKET ARM WITH NEW URBIS AXIA 3.3 5293 48LED

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

1. ALL DIMENSIONS ARE IN METRES UNLESS STATED OTHERWISE.

2. DO NOT SCALE FROM DRAWING USE FIGURED DIMENSIONS ONLY.

3. EXISTING PROPERTY LINE AND ACCESSES SHOWN ARE INDICATIVE ONLY BASED ON OS TOPO DATA, TO BE VERIFIED ON SITE.

4. SECONDARY ROADS WILL HAVE CYCLE ROUTES ON VEHICULAR CARRIAGEWAY.

5. REFER FOR TYPICAL CROSS SECTION DETAILS 10051123-ARC-072-1A-DR-CE-00001 and 10051123-ARC-072-1A-DR-CE-00002.

6. REFER FOR LONG SECTION DETAILS 10051123-ARC-071-1A-DR-CE-00001 TO 00004.

7. REFER UPDATED MASTERPLAN DETAILS (RECEIVED FROM PRIOR & PARTNERS ON 23-JAN-2024)

8. REFERENCE TO CORRESPONDING LANDSCAPE DRAWINGS TO BE MADE FOR PROPOSED STREET TREE PLAN.

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

Key Plan:
NTS

NOTES:

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
Rev	Date	Description	Prod.	Chk.	Rev.	App.

Project: **West of Ifield**

Site: Ifield, Crawley West Sussex

Client: Homes England

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 8**

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

Design Stage: Detailed Design

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

Suitability Description: **Suitable for Planning**

Drawing Number: 10051123 - ARC - 070 - 1A - DR - CE - 00009	Revision: P07
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