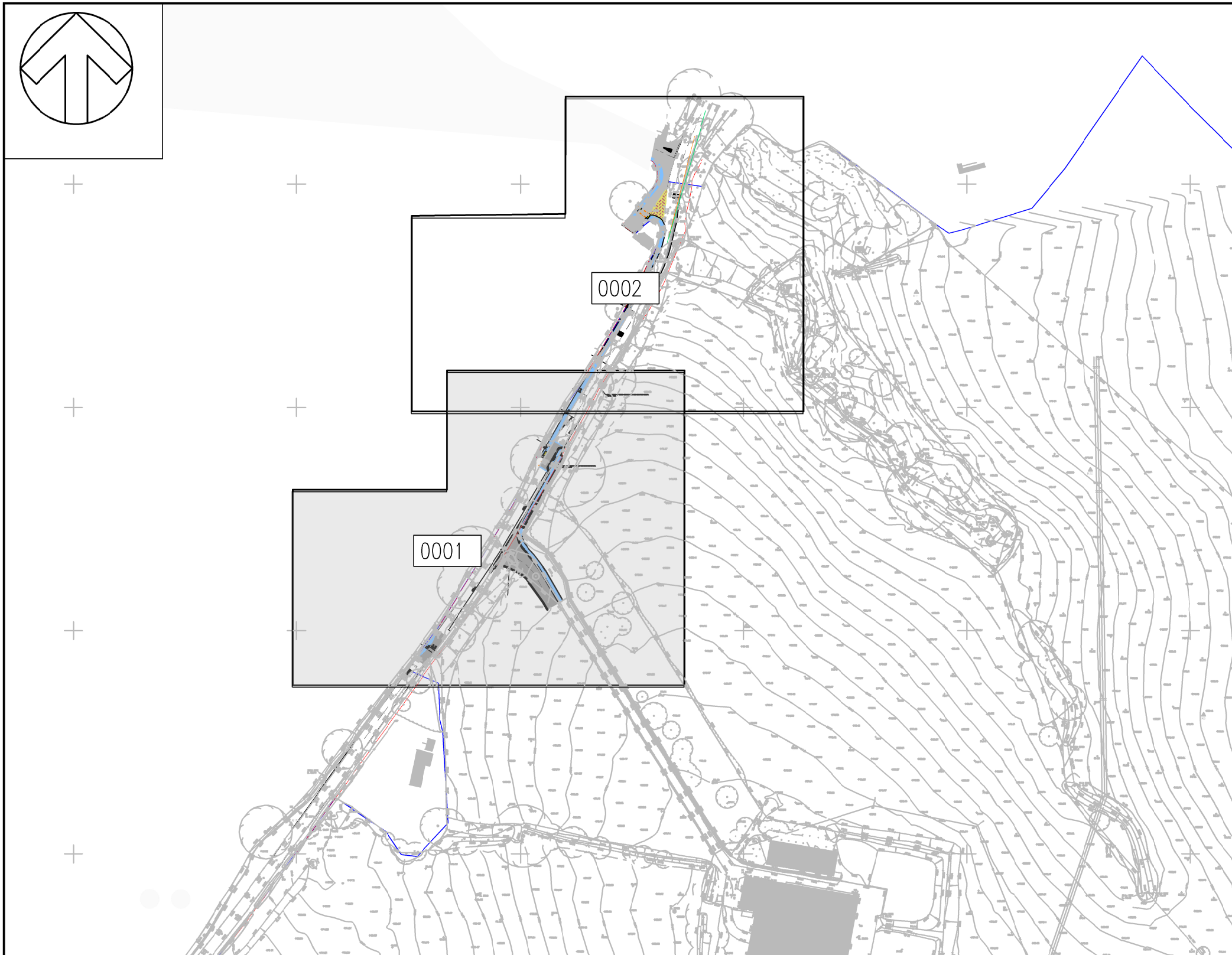




KEY PLAN: 1:2000

FOR CONTINUATION PLEASE SEE

UK0043490.9681-WSP-XX-XX-DR-TP-0105-01-B

DO NOT SCALE

NOTES:

1. THE HIGHWAY BOUNDARY IS BASED ON OS MAPPING WHICH DOES NOT REPLICATE THE BOUNDARY TREATMENTS WITHIN THE TOPOGRAPHICAL SURVEY. AS SUCH BOUNDARY TREATMENTS WILL REQUIRE FURTHER LEGAL CONFIRMATION.
2. PROPOSED CULVERTING OF THE EXISTING DITCH (ORDINARY WATERCOURSE), ANY SUCH WORK WILL BE SUBJECT TO SEPARATE ORDINARY WATERCOURSE CONSENT FROM THE LEAD LOCAL AUTHORITY AND DO NOT FORM PART OF THE PLANNING APPROVAL.

KEY:

-  PROPOSED BUILDOUT
-  PROPOSED ROAD MARKING
-  PLANNING APPLICATION BOUNDARY
-  COLOUR PAVING WITH HIGH FRICTION SURFACE
-  EXISTING DITCH
-  SURFACE WATER (SEE NOTE 2)
-  BAGWORK HEADWALL
-  2.4m x 43m VISIBILITY SPLAY BASED ON MFS GUIDANCE FOR 30MPH
-  1.5m x 43m PEDESTRIANS VISIBILITY SPLAY BASED ON MFS GUIDANCE FOR 30MPH
-  2.4m x 43m FORWARD VISIBILITY SPLAY BASED ON MFS GUIDANCE FOR 30MPH
-  EXISTING TREE STUMPS

UNTIL TECHNICAL APPROVAL HAS BEEN OBTAINED FROM THE RELEVANT LOCAL AUTHORITIES OR STATUTORY BODIES, IT SHOULD BE UNDERSTOOD THAT ALL DRAWINGS ARE ISSUED AS PRELIMINARY AND NOT FOR CONSTRUCTION. SHOULD THE CONTRACTOR AND / OR EMPLOYER COMMENCE WORK PRIOR TO APPROVAL BEING GIVEN, IT IS ENTIRELY AT THEIR OWN RISK

P01	20/04/2026	CL	FIRST ISSUE	LC	AK
REV	DATE	BY	DESCRIPTION	CHK	APP

DRAWING STATUS: S3 - FOR REVIEW



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CLIENT:

CLIENT: BERKELEY STRATEGIC LAND LIMITED

ARCHITECT:

N/A

SITE/PROJECT:	
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LAND NORTH WEST OF SOUTHWATER

TITLE:

TWO MILE ASH/ SITE ACCESS PRIORITY JUNCTION ACCESS ARRANGEMENTS

SCALE @ A1:	1:250	CHECKED	LC	APPROVED:	AK
PROJECT NO:	UK0043490.9681	DESIGNED:	LC	DRAWN:	CL
				DATE:	April 26
DRAWING NO:					REV:

GROUP.COM/CENTRAL-DATA/PROJECTS/70091XXX/70091497 - NORTH SOUTHWATER, PHASE 2/03 WIPIDE DEVELOPMENT/03 DRAWINGS/UK0043490.9681-WSP-XX-XX-DR-C-0001-0002.DWG, printed on 28 April 2026 15:42:41, by Moss, Philip