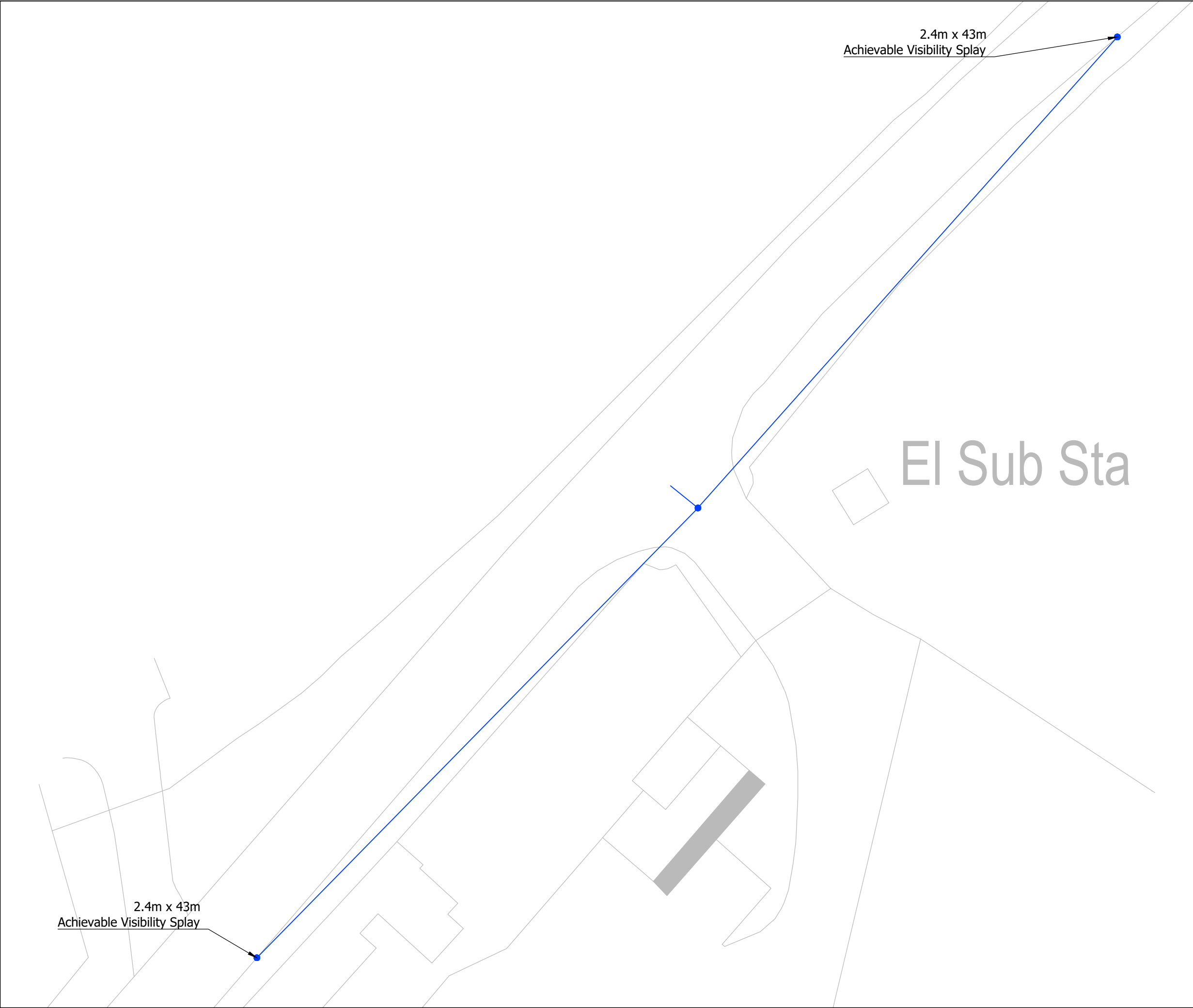




- Notes:
1. Do Not Scale This Drawing Unless For Planning Purposes Only. Any Dimensions Shown Are Indicative Only And Are Subject To Verification Onsite.
 2. The Design Shown Is Aligned With Ordnance Survey ProMap Data And Not Topographical Survey Data. This Drawing Is For Information Only And Should Not Be Used For Construction.
 3. Visibility Splays Of 43m Suitable For 85th Percentile Vehicle Speeds Of 30mph In Accordance With Manual For Streets Documentation.
 4. A Development Of A Single Residential Dwelling Would Likely Generate Between Five To Six Daily Vehicle Movements In This Location, Averaging A Single Vehicle Movement Approximately Every Four Hours. Such Movements Cannot Be Considered As Having A Severe Impact Upon The Immediate Highway.
 5. Stopping Sight Distance For Approaching Vehicles Along Preston Road In Excess Of 70m In Both Directions.
 6. Existing Access Has No Preexisting Road Safety Concerns Therefore, There Is No Evidence To Suggest The Shortfall In Visibility From The Access Would Have An Unacceptable Impact On Highway Safety.

Rev	Description	Date
Client: Astonish Property Group		
Project: Land North East Of Dower House Hitchin Road Preston		
Drawing Title: Access Visibility Extents		
Drawing Number: RHC-24-136-01		
Revision: -	Sheet Size: A3	Scale: 1:250
Drawn & Checked By: AR	Date: 11/09/2024	Status: Information

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