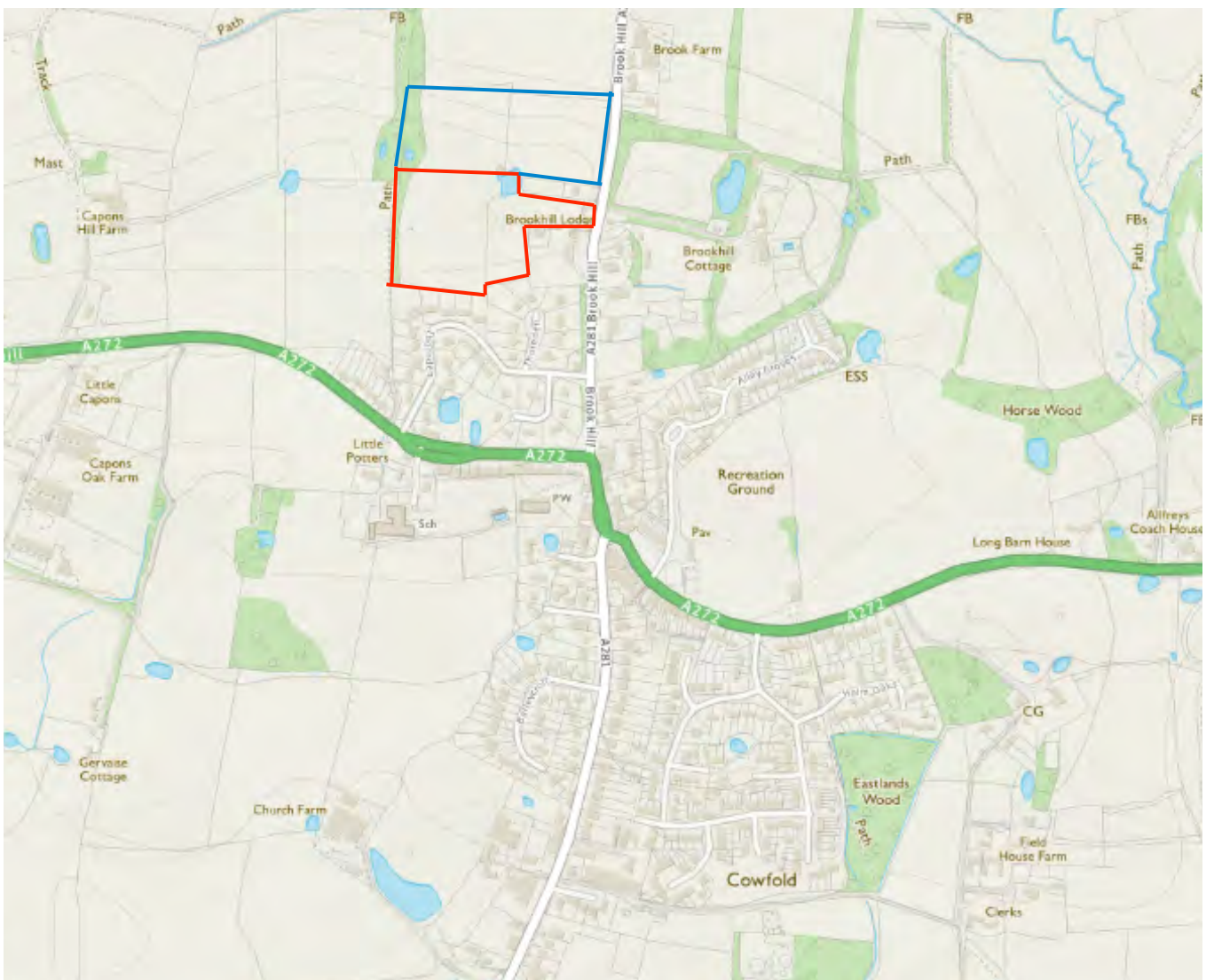


LAND FRONTING BROOK HILL, COWFOLD

Combined site CNP01 and CNP10

Abingworth Developments



Land Fronting Brook Hill, Cowfold

Combined site CNP01 and CNP10

A281 To Horsham



Land proposed as community public open space

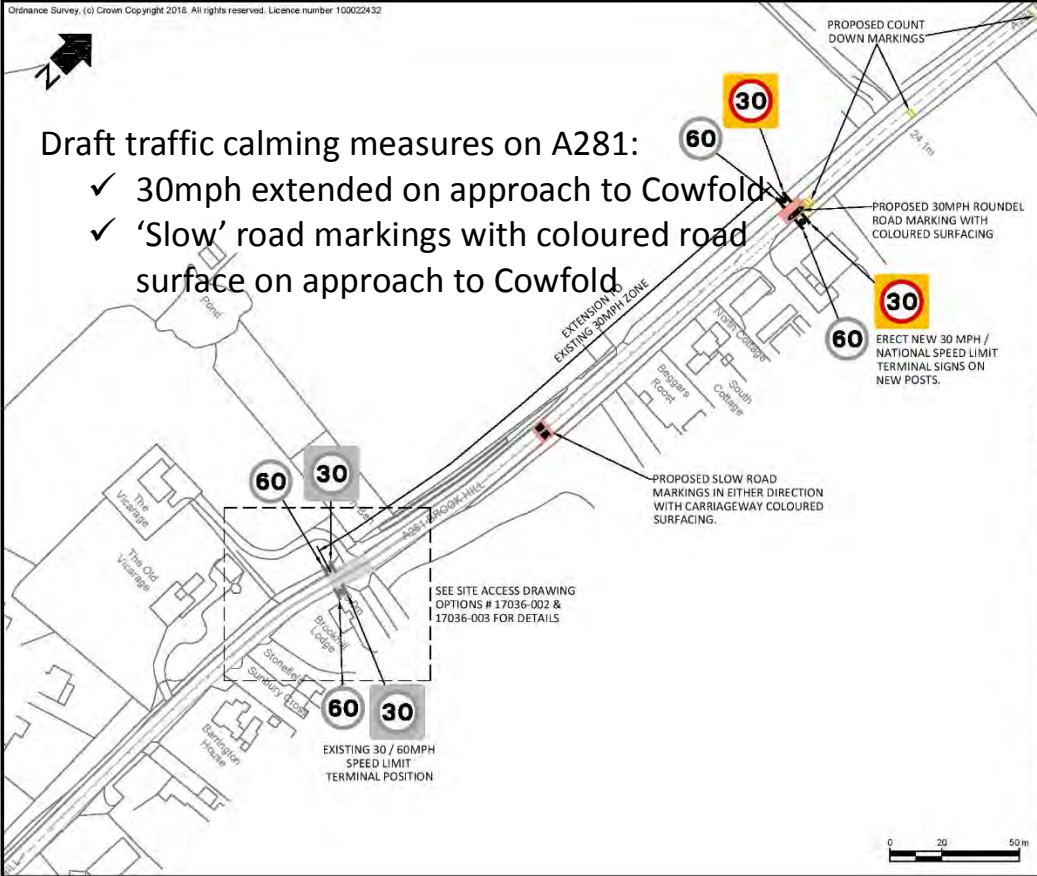
- ✓ Approx. 30 - 35 new homes
- ✓ Traffic calming and speed limit extended towards Horsham
- ✓ New mini roundabout access junction will act as traffic calming
- ✓ Land on north-facing slope proposed as community public open space

Existing mature trees protected, no building in root protection area plus an additional 10m.

Provision of between 2-3 car parking spaces per dwelling

Proposed mini roundabout junction on brow of Brook Hill





Draft traffic calming measures on A281:

- ✓ 30mph extended on approach to Cowfold
- ✓ 'Slow' road markings with coloured road surface on approach to Cowfold

LEGEND

- PROPOSED COLOURED SURFACING
- PROPOSED SIGN AND POST
- EXISTING SIGN AND POST

Rev	Date	Description	AS	SF	SP
06/07/18		ORIGINAL ISSUE	AS	SF	SP

VISION TRANSPORT PLANNING
T: 01428 851579 E: info@visiontp.co.uk

Client: WORKING ON BEHALF OF
ABINGWORTH DEVELOPMENTS LTD

Project: LAND AT BROOK HILL
COWFOLD, WEST SUSSEX

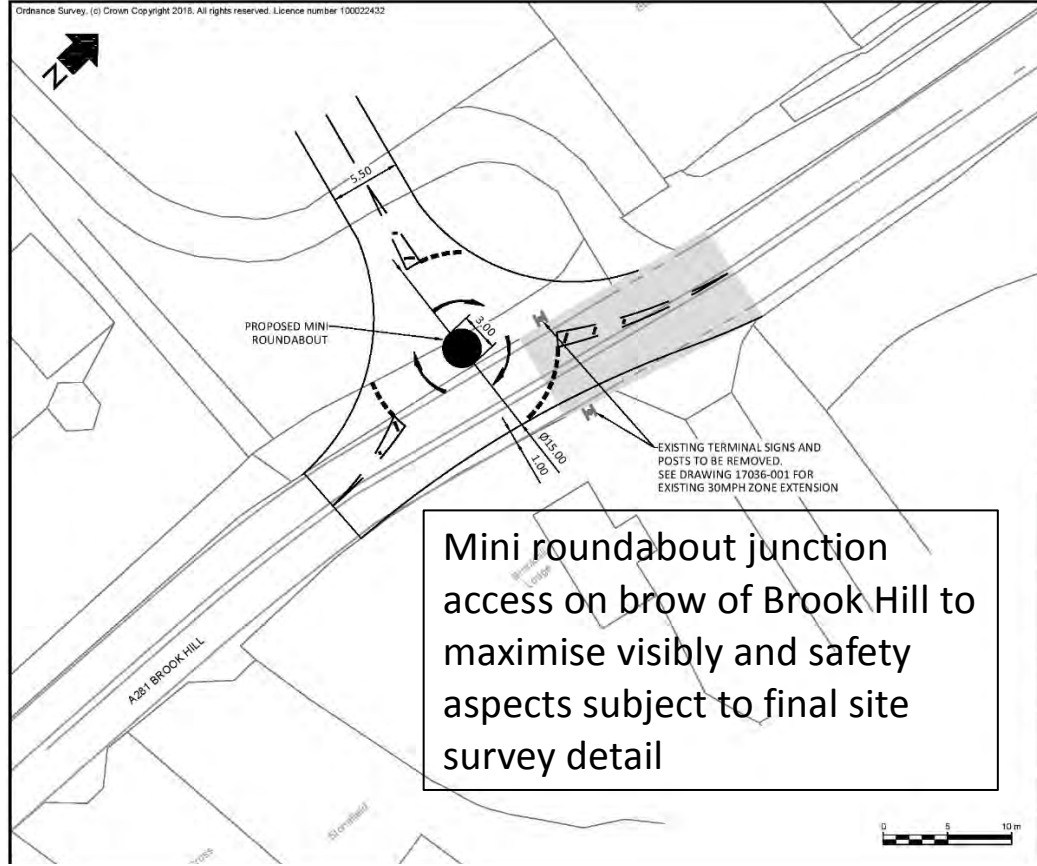
Drawing Title: PROPOSED TRAFFIC CALMING
A281 BROOK HILL

Drawing Status: **FOR PLANNING**

Rev	AS	SF	SP	Rev	AS	SF	SP
06/07/18		06/07/18	06/07/18	06/07/18		06/07/18	06/07/18

Drawing No: 17036-001

PLOT DATE: 06 JULY 2018 10:43:18



Mini roundabout junction access on brow of Brook Hill to maximise visibility and safety aspects subject to final site survey detail

LEGEND

- PROPOSED KERB

NOTES

1. DRAWING PRESENTS INDICATIVE JUNCTION DESIGN THAT MAY BE SUBJECT TO CHANGES FOLLOWING DETAILED DESIGN.
2. DIMENSIONS, LEVELS AND VISIBILITY TO BE REVIEWED FOLLOWING TOPOGRAPHICAL SURVEY.

Rev	Date	Description	AS	SF	SP
A	11/07/18	MINI ROUNDABOUT	AS	SF	SP
0	06/07/18	ORIGINAL ISSUE	AS	SF	SP

VISION TRANSPORT PLANNING
T: 01428 851579 E: info@visiontp.co.uk

Client: WORKING ON BEHALF OF
ABINGWORTH DEVELOPMENTS LTD

Project: LAND AT BROOK HILL
COWFOLD, WEST SUSSEX

Drawing Title: OPTION TWO
PROPOSED MINI ROUNDABOUT

Drawing Status: **FOR PLANNING**

Rev	AS	SF	SP	Rev	AS	SF	SP
06/07/18		06/07/18	06/07/18	06/07/18		06/07/18	06/07/18

Drawing No: 17036-003

Proposed junction

Mini-Roundabout Advantages

- Provides appropriate design solution
- Provides traffic calming effect on traffic travelling along Brook Hill and will assist in restraining vehicle approach speeds into Cowfold from Horsham
- Provides appropriate visibility splays and kerb radii

Land fronting Brook Hill - key points

Land available for early delivery

Sustainable Site

Approx 30 – 35 homes

Option of 10-11 low-cost/rent units or retirement properties/bungalows as the 30% affordable element

Traffic calming

Mini – roundabout providing safe access and enhance the traffic calming on Brook Hill

20m no build zone to mature trees to the west to ensure their protection

Community public open space

Part of the site is within the proposed extension to the village boundary – as in the Local Plan Review