



TRANSPORT NOTE

To: **Mid Sussex District Council Highways**
From: **Iceni Projects (Transport)**
Date: **23rd February 2018**
Title: **Highway comments on 30-unit residential scheme Reeds Lane, Sayers Common**

1. This Note has been prepared as a response to the Highway Comments issued by Katie Kurek of Mid Sussex District Council, the local Highway Authority, on the 20th of February 2018, asking for further information.

a. Summary

2. This report is being drafted in relation to the proposed scheme for an outline application for a 30-unit residential development on Reeds Lane, in Sayers Common. This is a revision of the earlier proposal for the development of 29 units and a doctors' surgery.
3. The note confirms that the application is an outline application with all matters reserved, except for the site access.

b. Visibility at the Site Access

4. The local Highway Authority (LHA) is satisfied that appropriate visibility is available at the proposed site access.

c. Junction Capacity of Site Access

5. The LHA is satisfied that adequate capacity is available at the proposed site access with both the original and the latest proposals.

d. Proposed Access Arrangements

6. Following revisions to drawings arising from comments made within the Stage 1 Road Safety Audit, whereby the footway to the west of the site access was formalised and an informal pedestrian crossing added to link site into footway across the road, the LHA have enquired if this is a shared footway or otherwise. We can confirm this is a shared footway, as shown in the Iceni Projects drawing 17-T135_05.
7. The LHA also query the highway arrangement of the proposed access with no.1 Kingsland Cottages that the footway terminates into an existing crossover serving this dwelling. The footway and vehicular crossover will be flush, similar to that at the nearby junction of Reeds Lane/Osborn Close, to allow cars from this site to reverse off of the Reeds Lane carriageway as per current practice, or alternatively into the carriageway as per other residential driveways on Reeds Lane.



Google

Plate 1 – Existing Access



Google

Plate 2 – Reeds Lane/Osborne Close junction



Plate 3 – Reeds Lane/Osborne Close junction

8. A Swept Path Analysis of the vehicle manoeuvres for no.1 Kingsland Cottages are shown in Icen Projects drawing 17-T135_06 and 07 attached to this note. The reversing manoeuvres in and out of the access are shown as a worst-case scenario.

e. Other Matters

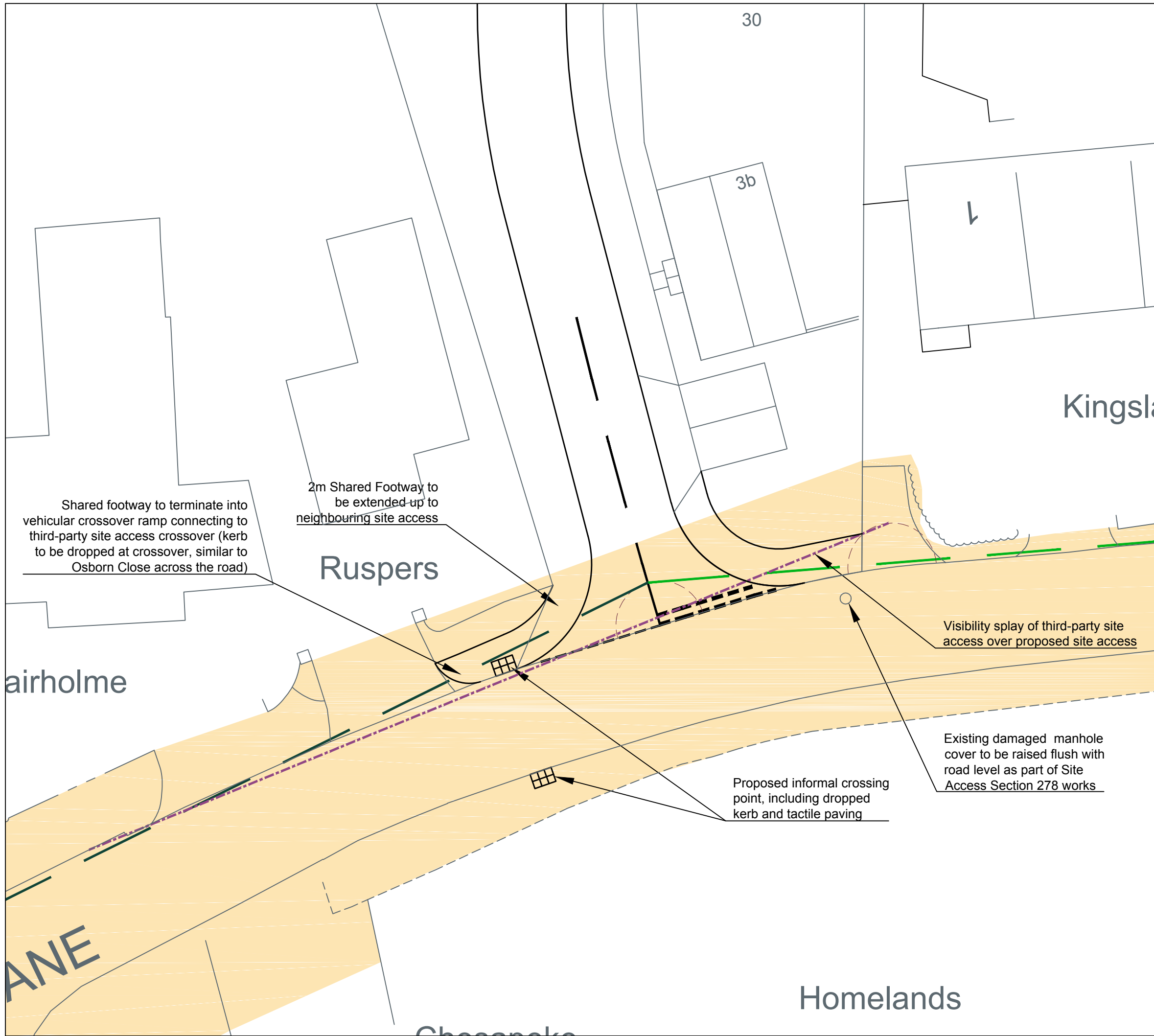
9. The LHA notes that Swept Path Analysis for the site access works suitably. The LHA also notes that Swept Path Analysis within the site still needs to be demonstrated and will be retained within the application as a reserved matter. Icen Projects agree with this.
10. The LHA also note that any off-site works within the public highway will require a Section 278 agreement, and that if any of the internal roads are to be adopted, a Section 38 agreement will be required.

f. Conclusions

11. The LHA conclude their comments that whilst they previously assessed the proposals as acceptable, they wish to see the additional information requested in their letter and provided above.
12. It is noted that the proposed 2m footway is a shared footway. It is also shown that the proposed footway will not compromise the ability for entry and exit vehicle manoeuvres associated with no.1 Kingsland Cottages.
13. It is therefore concluded that the proposed site access with Reeds Lane will provide a suitable pedestrian link across Reeds Lane, and that a safe vehicular access to the neighbouring unit will not be hindered with the proposed development.

Iceni Projects Ltd



February 2018



Notes;
 1.This drawing is based upon drawing number 1636/P/10.02 supplied by CMYK (Planning & design) Ltd and Icen Projects Ltd. shall not be liable for any inaccuracies or deficiencies.

Notes;
 DMRB Calculated Visibility Splay of 2.4m x 46m* from site access looking West (based on 85th %ile Speeds of 31.5mph recorded in area**)
 DMRB Calculated Visibility Splay of 2.4m x 40.5m* from site access looking East (based on 85th %ile Speeds of 28.8mph recorded in area**)
 DMRB Calculated Visibility Splay of 2.4m x 46m* looking West from neighbouring site access (based on 85th %ile speeds of 28.8mph**)

Note:
 * Distance inclusive of bonnet length (2.4m)
 **Speeds have been adjusted to include wet weather reduction of 2.5mph

Key:
 'Buff' Tactile paving
 Highway Boundary transcribed from 'OS' Base mapping to Topo. Icen Projects Ltd. are not responsible for it's accuracy and advise that boundary is verified by solicitors.



Rev	Date	Amendments	Drawn	Chk	App
A	22.02.18	Added visibility third-party site access over site frontage land	JM	ME	ME

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Client
 Reside Developments Ltd

Project
 Land Parcel At Reeds Lane, Sayers Common, West Sussex,
 BN6 9LS

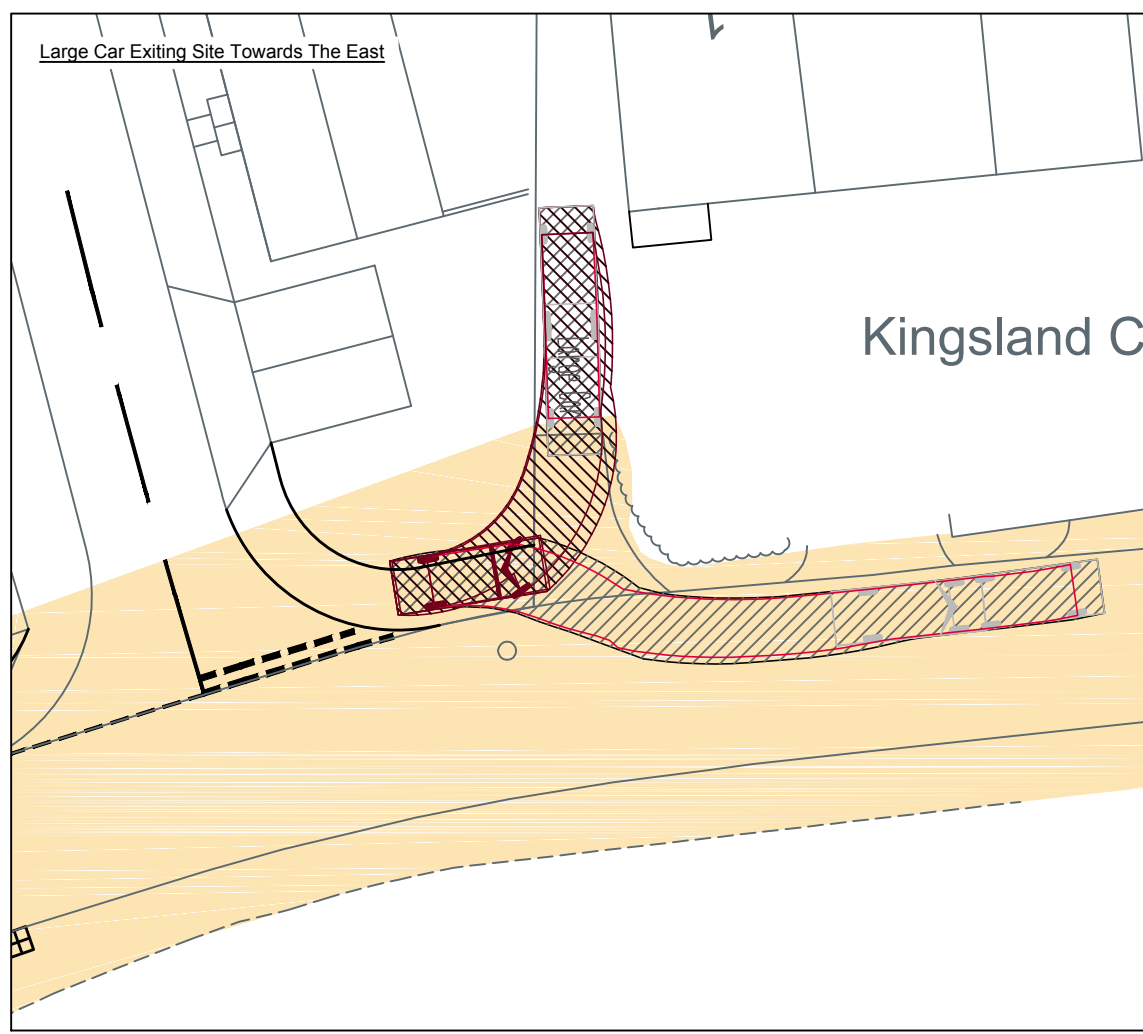
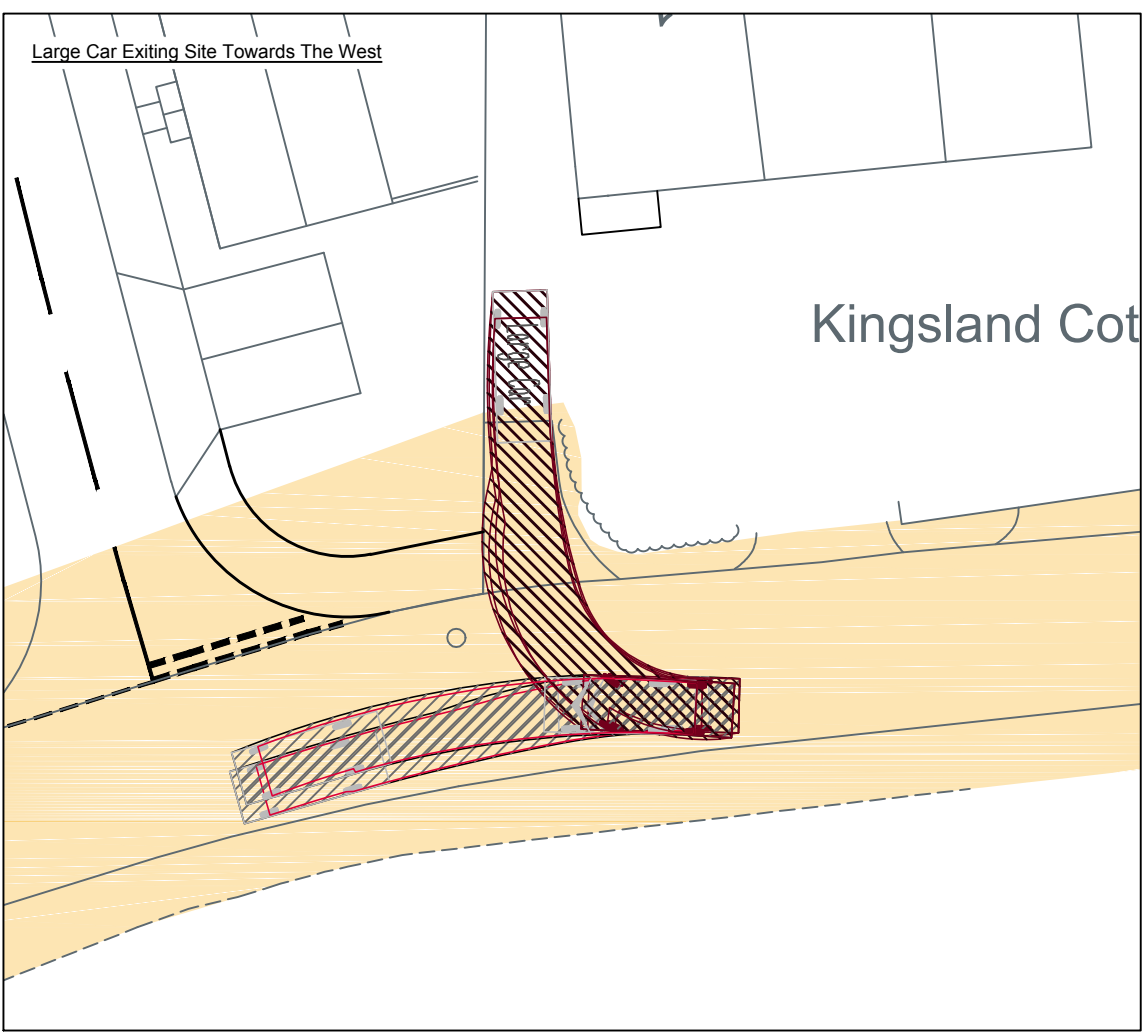
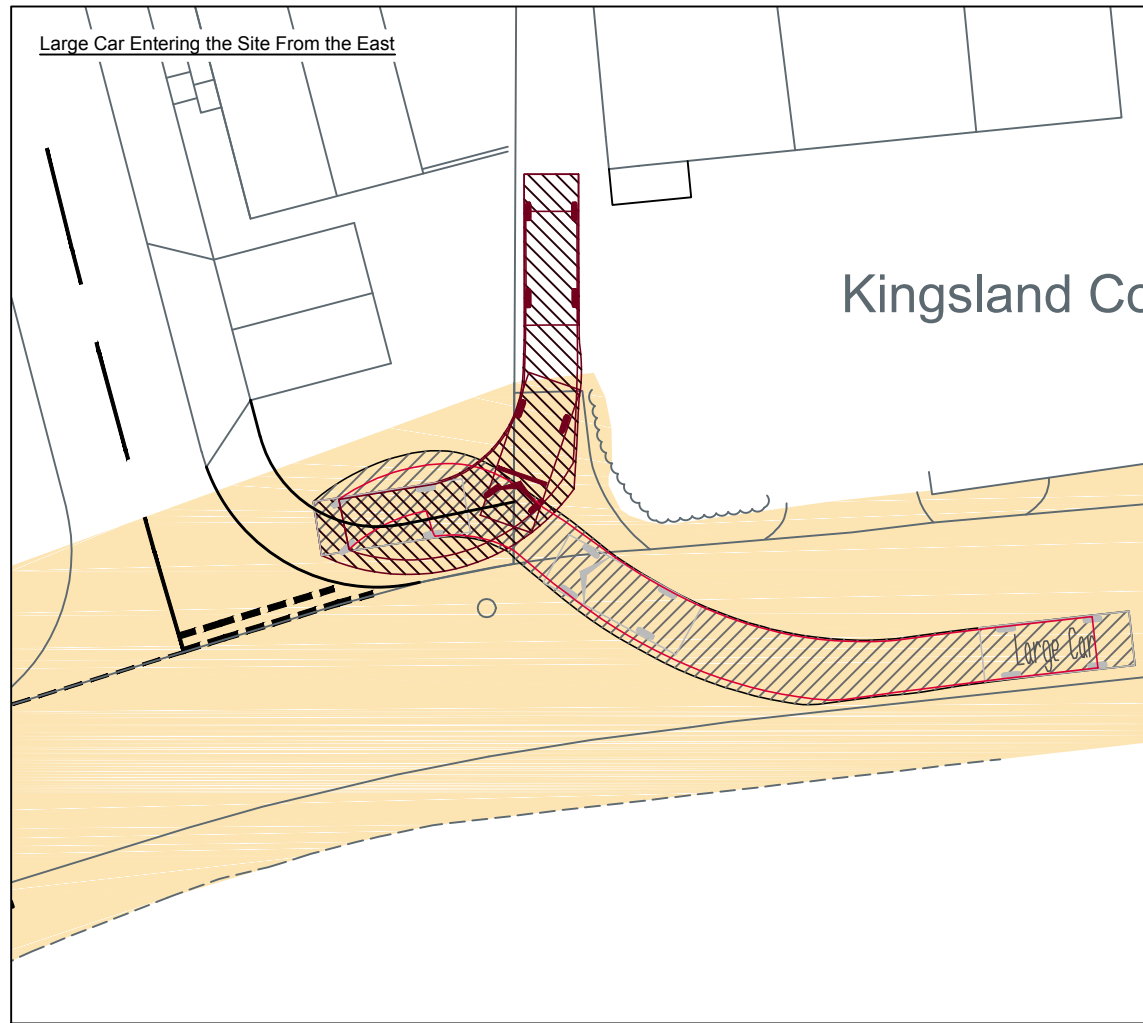
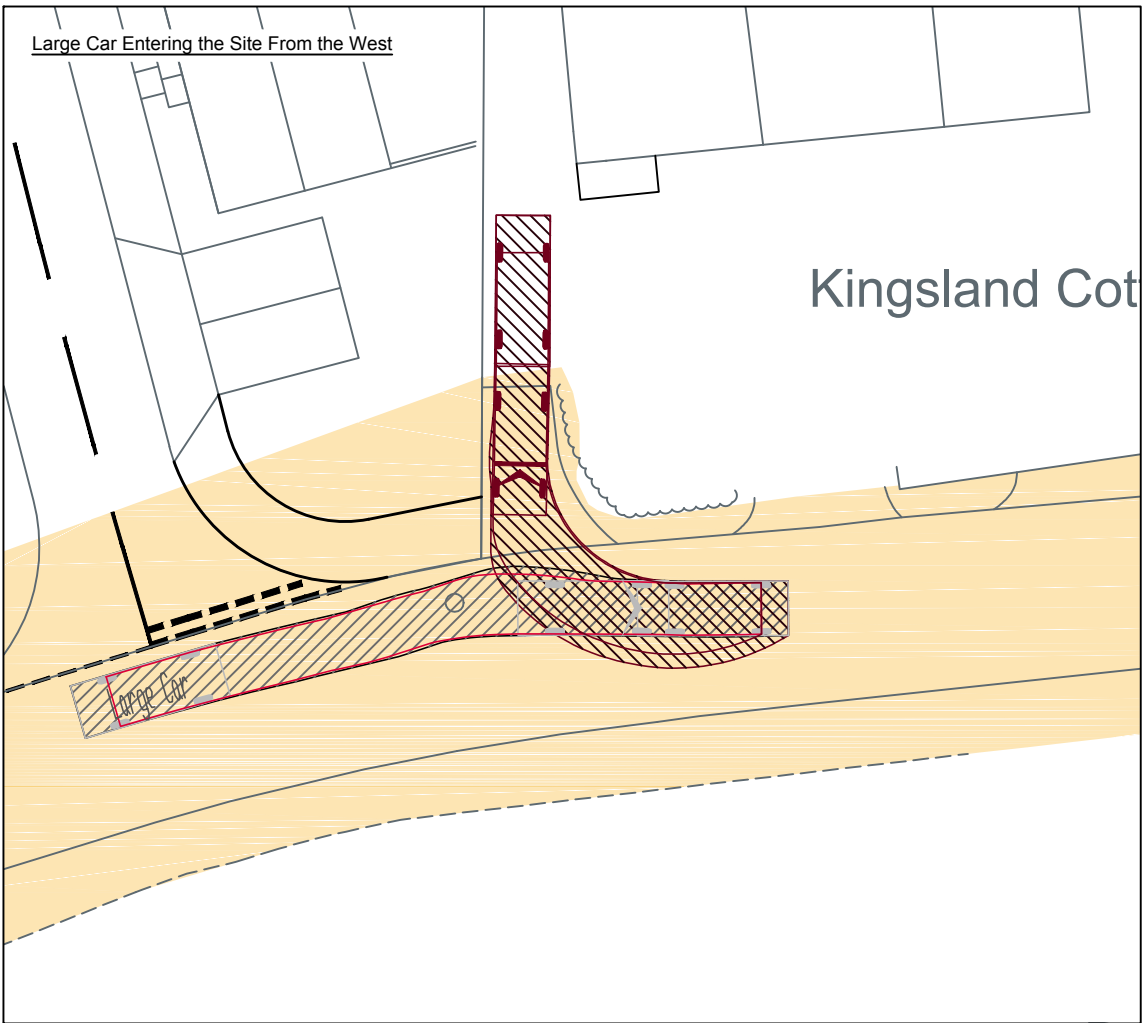
Title
 Proposed Informal Pedestrian Crossing works

Drawn By NM	Checked By JM 08/11/2017	Approved By ME 09/11/2017
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Scale @ A3 as shown	Date 09/11/2017
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Project No. 17-T135	Drawing No. 05	Rev. A
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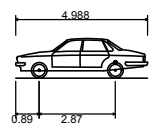
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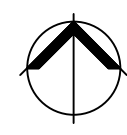
Notes;
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Key:
 Highway Boundary transcribed from 'OS' Base mapping to Topo. Icen Projects Ltd. are not responsible for it's accuracy and advise that boundary is verified by solicitors.

Vehicle Profile:



Large Car	
Overall Length	4.988m
Overall Width	1.793m
Overall Body Height	1.502m
Min Body Ground Clearance	0.287m
Track Width	1.700m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	6.200m



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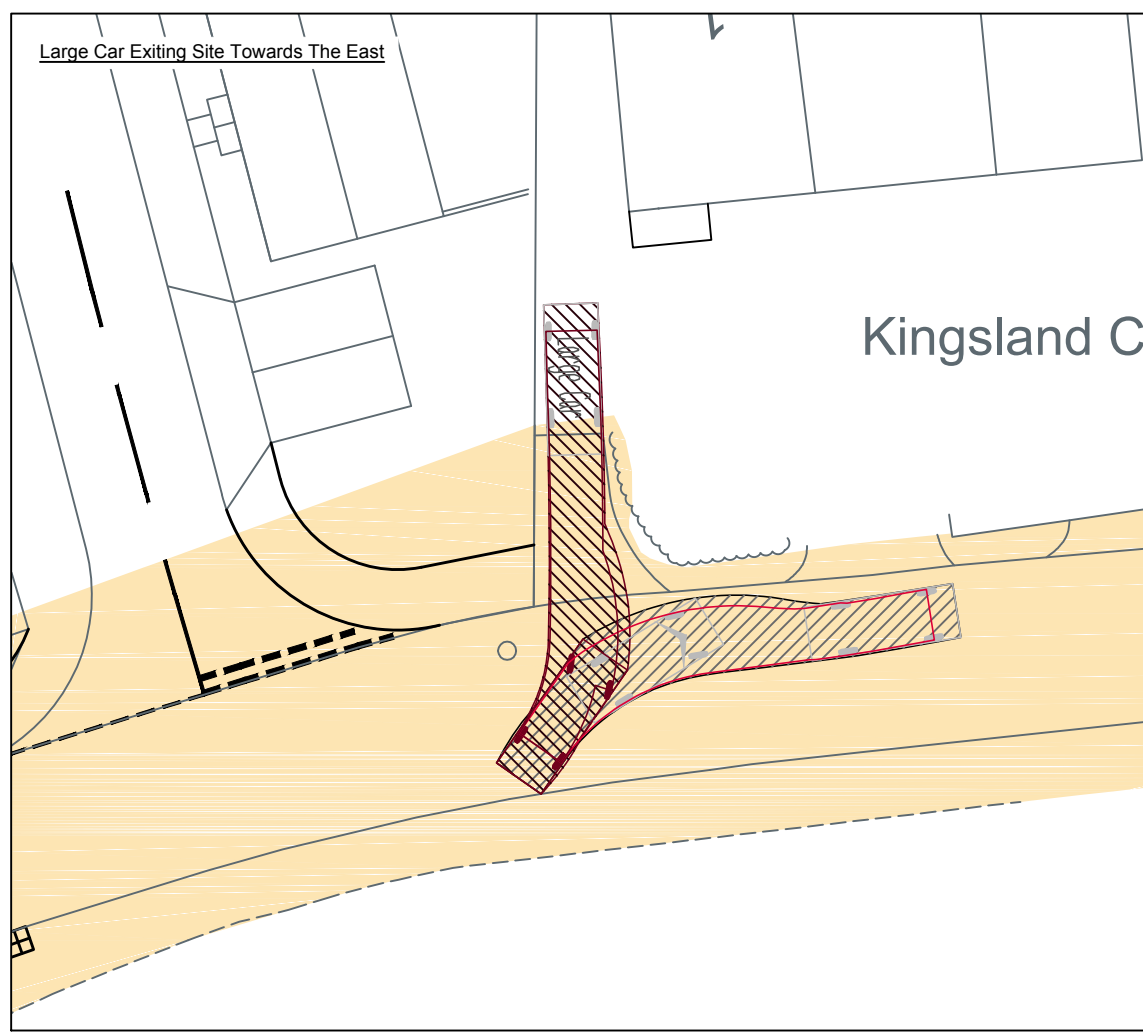
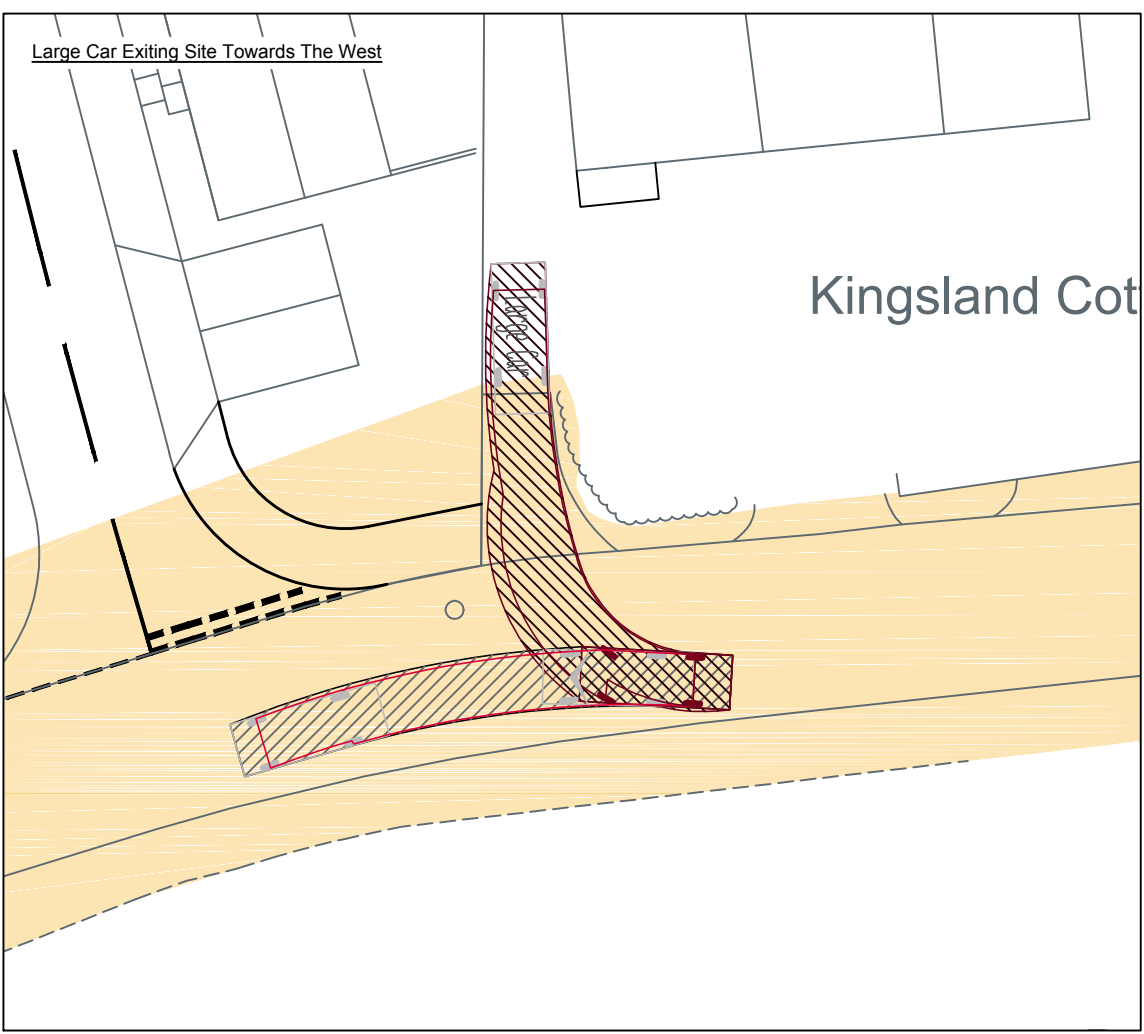
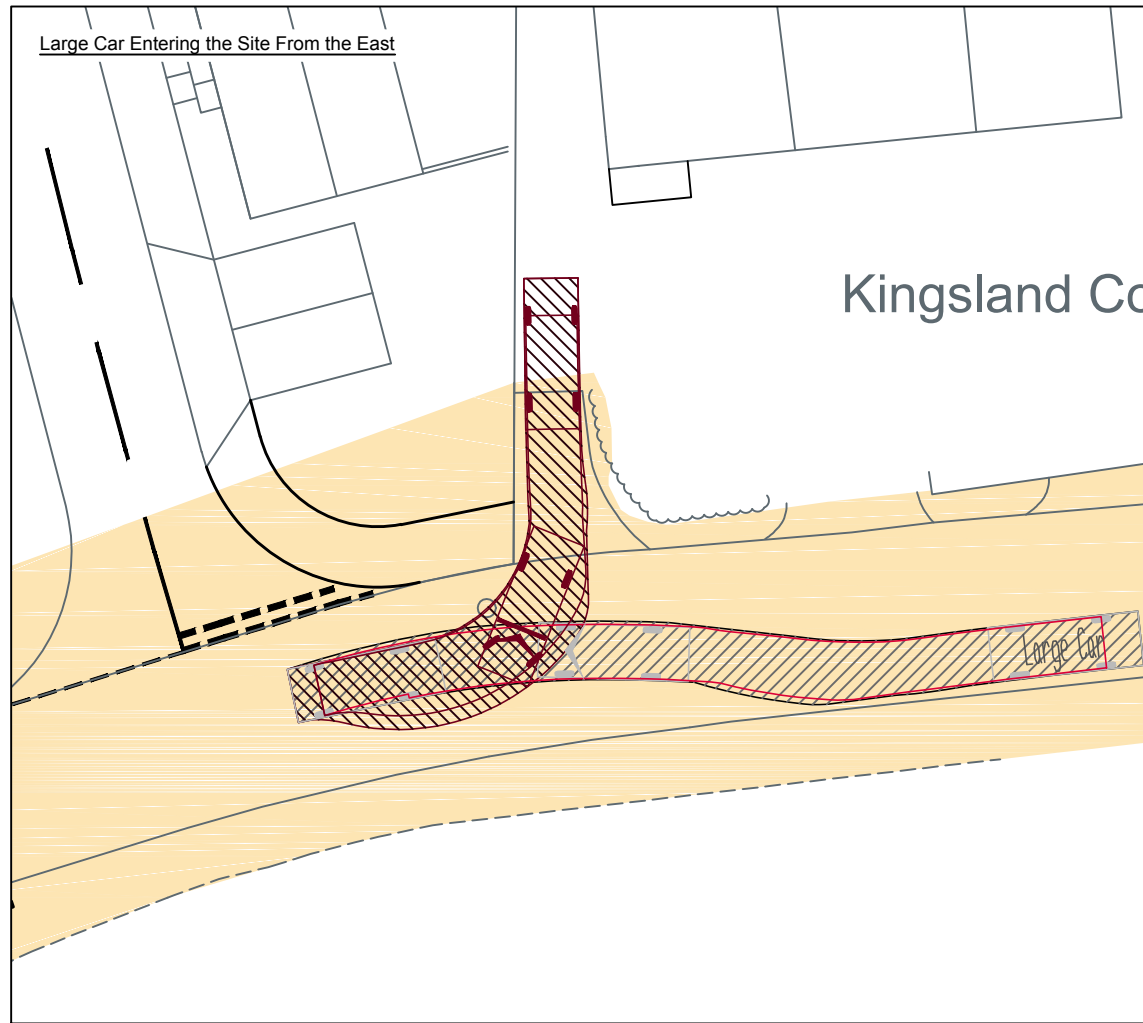
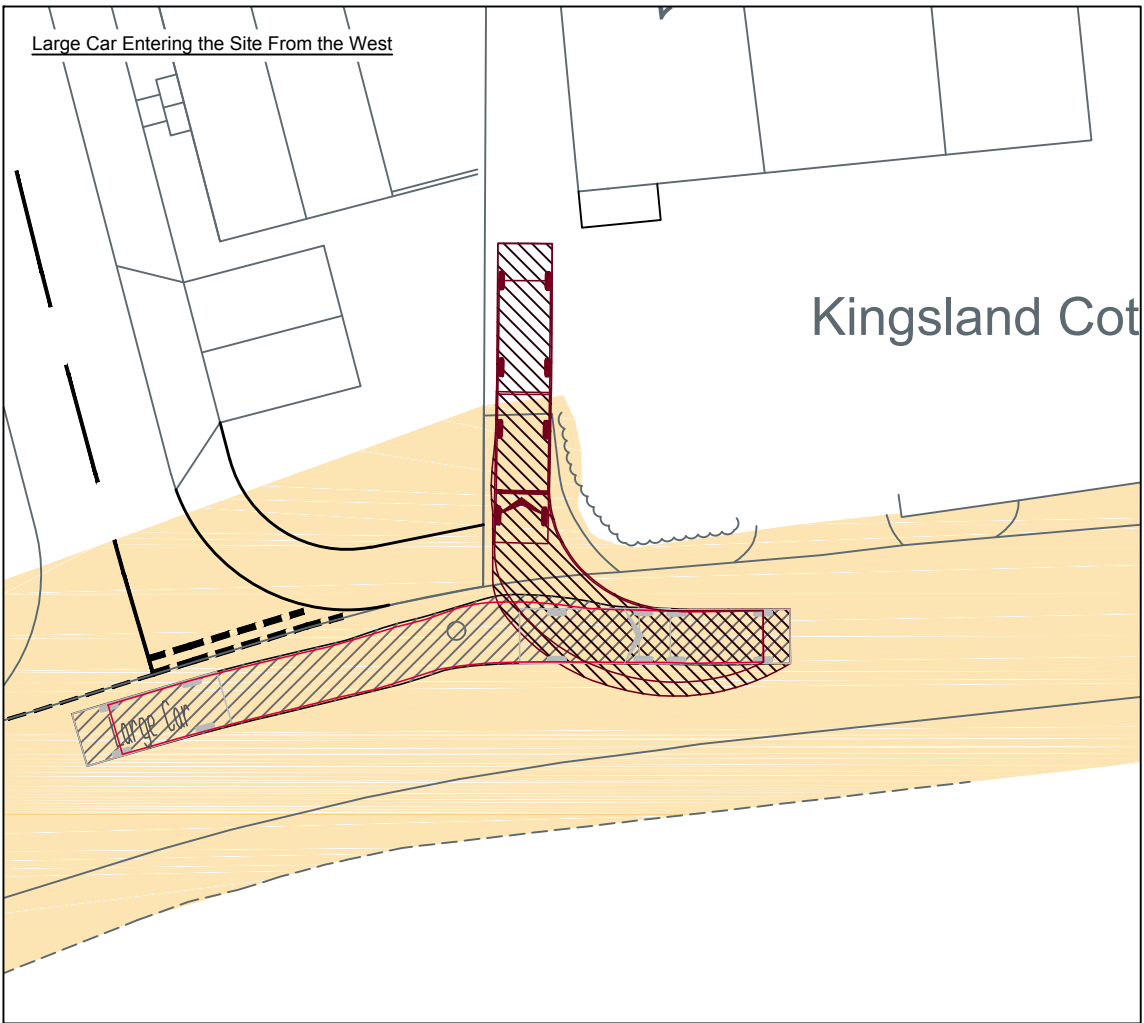
Title
 Swept Path Analysis
 (Large Car)

Drawn By FA	Checked By JM 23/02/2018	Approved By ME 23/02/2018
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Scale @ A3 1:250	Date 23/02/2018
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Project No. 17-T135	Drawing No. 06.1	Rev. -
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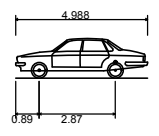
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 (Large Car)

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Scale @ A3 1:250	Date 23/02/2018
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Project No. 17-T135	Drawing No. 06.2	Rev. -
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