

**CHARTERHOUSE STRATEGIC LAND &
SOUTH OF ENGLAND AGRICULTURAL SOCIETY**

LAND WEST OF SELSFIELD ROAD, ARDINGLY

TRANSPORT NOTE

REPORT REF. NO 196650-03

PROJECT NO. 196650

JULY 2020

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Selsfield Road, Ardingly: 196650-03

Date : July 2020

Project : Land West of Selsfield Road, Ardingly

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DOCUMENT CONTROL

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1.0 INTRODUCTION

- 1.1 This Transport Note (TN) summarises the findings of initial reviews of transport matters and suitability of the site for allocation within the Mid Sussex District Council (MSDC) Local Plan. The development proposals would be to support the erection of circa 70 new dwellings with associated open green spaces and parking.
- 1.2 The Site is located approximately 60m to the north of the centre of Ardingly within the administrative boundaries of MSDC (the local planning authority) and West Sussex County Council (WSCC, the local highway authority).
- 1.3 The site is bound by: the B2028 Selsfield Road to the east; a recreation ground and existing dwellings to the south; and the South of England Showground facilities to the north and east, including an existing access route into the showground that runs along the northern boundary of the site.
- 1.4 B2028 Selsfield Road passes the eastern boundary of the site on a north/south alignment, feeding the centre of Ardingly to the south and extends north through Selsfield Common and Crawley Down to the A264 east of Crawley.

2.0 ACCESS

- 2.1 In order to serve the site it is considered appropriate to retain and improve the existing priority "T" junction arrangement with Selsfield Road, as shown within **ACE Drawing 196650-001A**.
- 2.2 Since the existing access junction can accommodate much larger vehicles than would typically be required to serve the site, it is proposed to modify the junction to remove the merge/diverge tapers (reverting them to grassed verge) and narrow the access arm to a more standards 5.5m carriageway width. This arrangement would also remove the indiscriminate parking, which currently occurs obstructing visibility splays when egressing the existing junction.
- 2.3 To support the function of the junction during events, the junction will however incorporate overrun strips on both sides of the 5.5m carriageway retaining the existing access provision through use of the overrun strips.
- 2.4 At the bellmouth, 10m kerb radii are proposed to support larger vehicle movements on event days but 6m kerb radii are accommodated through use of overrun strips.
- 2.5 From the junction with Selsfield Road, the minor arm extends into the site to provide access to the proposed residential development. Access to the development will have priority over Showground traffic, with the Showground forming the minor arm of a priority junction. The junction is proposed around 60m west of Selsfield Road which allows ample turning space from vehicles entering from Selsfield Road and travelling into the site.
- 2.6 The access design also incorporates footway provision on the southern side of the Showground route. This involves a single 2m footway and these extend to tie into existing footways on Selsfield Road.
- 2.7 Visibility splays commensurate with the current posted speed limit are achievable within the adopted highway/Client land ownership.

3.0 TRAFFIC SURVEYS

- 3.1 To help inform the preliminary access design, traffic surveys were commissioned to record existing vehicle speeds and volumes along Selsfield Road. These measured 85th percentile speeds below the respective speed limits of the road upon which the surveys were taken.

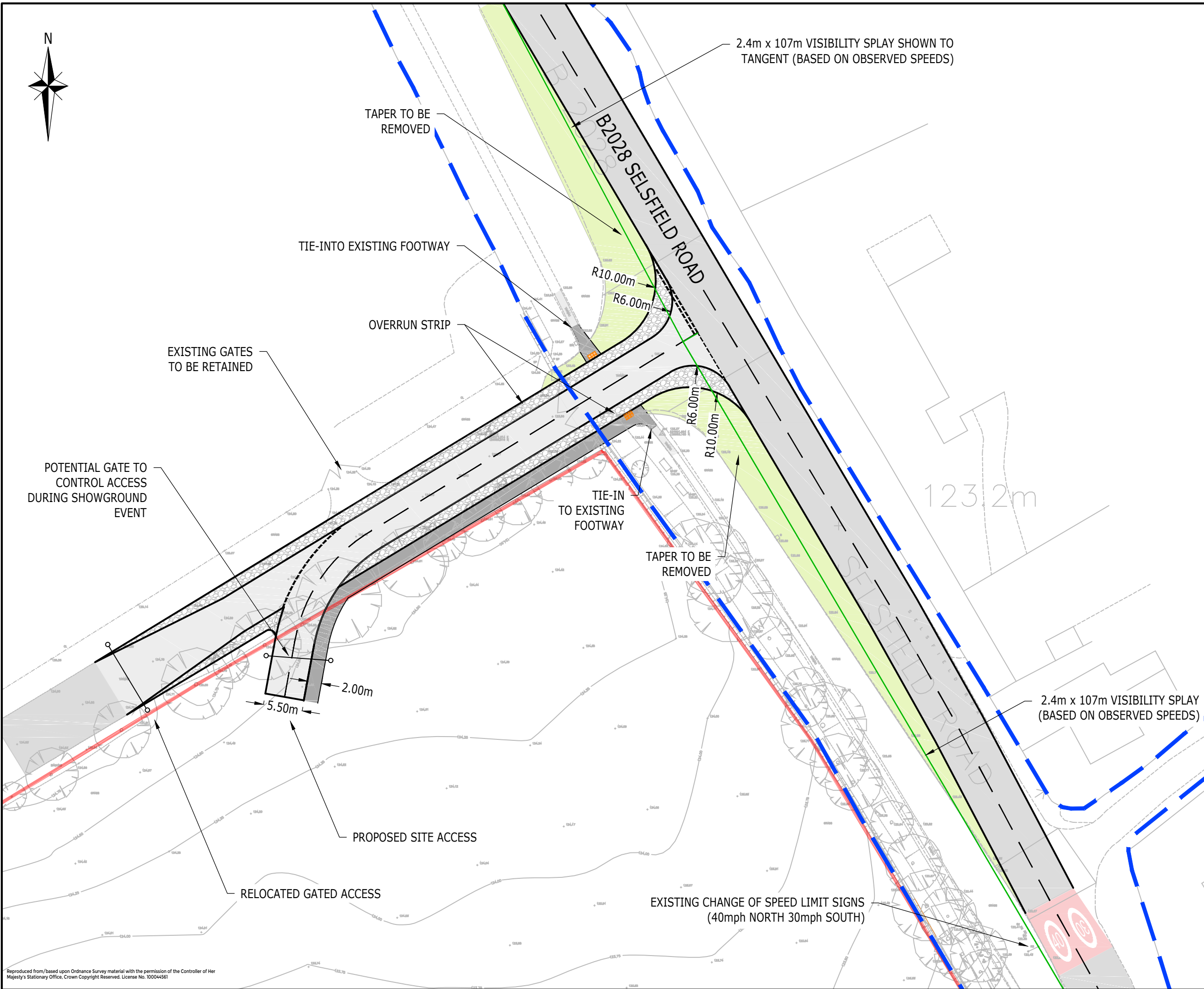
- 3.2 There is currently a gateway feature to the south of the access marking the change in speed limit from 40mph to 30mph heading south, but with the access serving residential premises, relocation of the speed limit may be appropriate.

- 3.3 Visibility splays based upon the recorded vehicle speeds were reviewed indicating that from a 2.4m setback splays of 107m are required to the left (looking north) and to the right (looking south) and are able to be provided even without a reduction in speed limit along Selsfield Road.

4.0 SITE LAYOUT

- 4.1 It is anticipated that the site could accommodate circa 70 dwellings with associated parking, landscaping and arrangements for access by all modes of transport.
- 4.2 Whilst full details will be provided at a later date, vehicular and cycle parking is able to be provided in-line with West Sussex County Council (WSSCC) standards, and that the access junction plus main spine road could be offered for adoption.
- 4.3 There is an established pedestrian network to the south of the site within Ardingly, which includes a footway on the western side of the B2028 that extends along the eastern boundary of the Showground. South of the site there are footways in place on both sides of the road, thereby ensuring there is an existing link with facilities to the south.
- 4.4 Selsfield Road is a bus route with services calling at bus stops in the vicinity of the Selsfield Road/Hett Close junction to the southeast and also at stops near the South of England Showground main entrance to the northeast. Route 272 operates between Crawley and Brighton, calling at Crawley Down, Haywards Heath, and extending through to the Royal Sussex County Hospital. A total of 9 services per day call at these stops in each direction Monday – Friday. Opportunities for wider area mainline rail travel is also available from Balcombe station (around 6km to the west) and Haywards Heath station (around 12km to the south).
- 4.5 The layout would be designed to tie suitably into the existing non-car modes of transport locally with suitable pedestrian/cycle routes to/from the site and existing networks on Selsfield Road, thereby ensure sustainable travel opportunities are afforded to prospective residents.
- 4.6 More detailed discussions are progressing with both WSSCC and Ardingly Parish Council to develop the scheme.

Drawings



- KEY:**
- SITE BOUNDARY
 - EXISTING CARRIAGEWAY
 - PROPOSED CARRIAGEWAY
 - EXISTING FOOTWAY
 - PROPOSED FOOTWAY
 - EXISTING CARRIAGEWAY TO BE REMOVED AND REPLACED WITH VERGE
 - HIGHWAY BOUNDARY TRANSCRIBED FROM WSCC RECORDS

A	CLIENT DETAILS UPDATED	DV	DV	DH	24.06.20
Rev	Description	Drn	Chk	App	Date

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Client: **CHARTERHOUSE STRATEGIC LAND & SOUTH OF ENGLAND AGRICULTURAL SOCIETY**

Project Title: **LAND WEST OF SELSFIELD ROAD, ARDINGLY**

Drawing Title: **PROPOSED SITE ACCESS**

A3 Scale	Date	Designed by
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