

ANSTY GARDEN COMMUNITY,

WEST SUSSEX

DESIGNERS RESPONSE (RSA1)

REPORT REF NO. 2207280-R31

PROJECT NO. 2207280

MAY 2025

HEAD OFFICE (LONDON): 3rd Floor, The Hallmark Building, 52-56 Leadenhall Street, London, EC3M 5JE **T** | 020 7680 4088

SUFFOLK: Suffolk Enterprise Centre, 44 Felaw Street, Ipswich, IP2 8SJ **T** | 01473 407 321

ESSEX: 1 - 2 Crescent Court, Billericay, Essex, CM12 9AQ **T** | 01277 657 677

NOTTINGHAM: Office 3, Garage Studios, 41-43 St Mary's Gate, Lace Market, Nottingham, NG1 1PU **T** | 0115 697 0940

KENT: Suite 10, Building 40, Churchill Business Centre, Kings Hill, Kent, ME19 4YU **T** | 01732 752 155

BRISTOL: Temple Studios, Temple Gate, Bristol, BS1 6QA **T** | 0117 456 4994

EDINBURGH: 4-5 Lochside Way Edinburgh EH12 9DT **T** | 0131 516 8111

MANCHESTER: Chancery Place, 50 Brown Street, Manchester, M2 2JG **T** | 020 7680 4088

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APPENDICES

- A. Stage 1 Road Safety Audit**
- B. M&S Response to draft Designers Response**

Document Control Sheet

REV	ISSUE PURPOSE	AUTHOR	CHECKED	APPROVED	DATE
-	Draft for M&S Approval	SG	JS	DH	11/02/2025
-	2 nd Draft for WSCC Agreement	DH	KM	DH	29/04/2025
-	Final	DH	KM <i>KM</i>	DH <i>DH</i>	16/05/2025

Distribution

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1.0 INTRODUCTION

- 1.1 Ardent Consulting Engineers (ACE) has been appointed by Fairfax Acquisitions Ltd to advise on the transport aspects of the proposed development at Land Adjoining Ansty, West Sussex.
- 1.2 The proposed development comprises a residential-led, mixed-use development comprising up to 1,450 homes, a local centre, two schools and other community uses such as sports pitches.
- 1.3 This report addresses matters originally raised in the Stage 1 Road Safety Audit (RSA) undertaken by M & S Traffic (M&S), dated January 2025. The Audit is attached at **Appendix A**.
- 1.4 The Audit was undertaken on the proposed cycle crossing on Staplefield Road, Cuckfield providing access to Beechy Bottom Parkland, a parkland reserve for leisure use.
- 1.5 In advance of submission of this Designers' Response to WSCC as the overseeing organisation, a draft was issued to M&S in order to seek their feedback on the proposed responses and obtain their in-principle approval. The responses incorporated within this Designers Response incorporate M&S recommendations/acceptance as attached at **Appendix B**.
- 1.6 The following drawing have been prepared to incorporate the findings of the RSA:
- **ACE Drawing 2207280-015E** – Beechy Bottom Parkland Reserve Cycle Access Plan

2.0 DESIGNERS RESPONSE TO STAGE 1 ROAD SAFETY AUDIT**Table 2.1 Project Details**

Report title:	Designers Response to Stage 1 Road Safety Audit – Beechy Bottom Cycle Access
Date:	May 2025
Document reference and revision:	2207280-R31
Prepared by:	Ardent Consulting Engineers
On behalf of:	Fairfax Acquisitions Ltd

Table 2.2 Authorisation Sheet

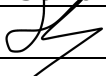
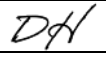
Project:	Ansty Garden Community
Report title:	Designers Response to Stage 1 Road Safety Audit – Beechy Bottom Cycle Access
Prepared by	
Name:	Jamie Symington
Position:	Senior Transport Planner
Signed:	
Organisation:	Ardent Consulting Engineers
Date:	16/05/2025
Approved by	
Name:	David Howson
Position:	Associate Director
Signed:	
Organisation:	Ardent Consulting Engineers
Date:	16/05/2025

Table 2.3 Key Personnel

Overseeing Organisation:	WSCC Highways– Mr S. Gee
RSA team:	M&S - Mr B. Shawyer & Mr M. Morris
Design organisation:	Ardent – Mr D. Vallance, Mr K. Markey, Mr D. Howson & Mr J. Symington.

Table 2.4 Road Safety Audit Decision Log

RSA problem	RSA recommendation	Design Organisation response	Overseeing Organisation response	Agreed RSA action
<p>3.1.1 Waiting area next to ditch could lead to cyclist injury</p> <p>There is a small ditch on the northern side of the carriageway at the proposed waiting area for cyclist wanting to cross Staplefield Road. There is concern that cyclists, may inadvertently enter the ditch on entering the waiting area that could lead to cyclist injury, particularly during poor light conditions.</p>	<p>It is recommended that details of how the ditch is to be accommodated be provided for assessment at Stage 2 Safety Audit.</p>	<p>Agree. Details of how ditch to be accommodated will be provided at Stage 2 Safety Audit.</p>	<p>Details to be provided at detailed design.</p>	<p>Details to be provided at detailed design.</p>
<p>3.4.1 Restricted visibility could increase the risk of vehicle to cyclist collisions</p> <p>No details relating to the cyclist / traffic intervisibility splays at the crossing have been provided for assessment. There is</p>	<p>It is recommended that excess vegetation should be cut back and periodically maintained to retain visibility.</p>	<p>Agree. Excess vegetation will be cut back periodically to retain visibility</p>	<p>Vegetation to be cut back and maintained.</p>	<p>Visibility splays to be suitably maintained and kept clear.</p>

<p>concern that should vegetation on the southern side of the carriageway become excessive then this may restrict intervisibility. Restricted intervisibility could increase the risk of vehicle to cyclist collisions.</p>				
<p>3.5.1 Insufficient warning of cycle crossing could lead to vehicle to cyclist collisions</p> <p>A cycle crossing is proposed across Staplefield Road to provide access to a parkland reserve that will be for leisure use. However, there is no proposed signage on Staplefield Road warn traffic of the proposed hazard of cyclists crossing the carriageway, which could increase the risk of vehicle to cyclist collisions.</p>	<p>It is recommended that 'Cycle route' signage to diagram 950 accompanied with 'Cycles crossing' plate to diagram 950.1 should be installed in advance of the crossing point.</p>	<p>Agree. Details of signage will be provided for Stage 2 Audit.</p>	<p>Signage Details to be provided at detailed design.</p>	<p>Signage Details to be provided at detailed design.</p>

Table 2.6 Design Organisation Statement



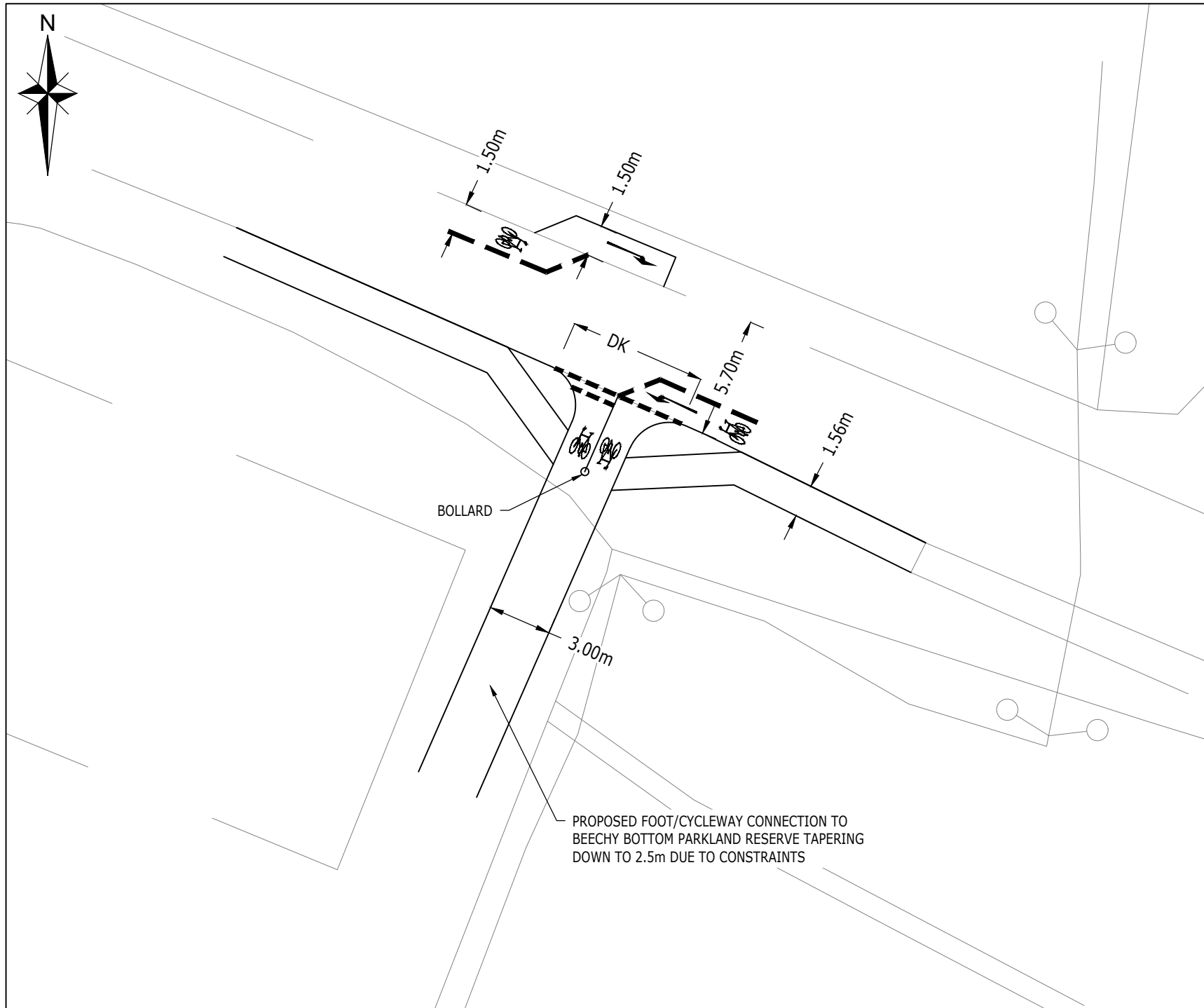
On behalf of the design organisation I certify that:	
1) the RSA actions identified in response to the road safety audit problems in this road safety audit have been discussed and agreed with the Overseeing Organisation.	
Name:	David Howson
Signed	
Position:	Associate Director
Organisation:	Ardent Consulting Engineers
Date:	16/05/2025

Table 2.7 Overseeing Organisation Statement

On behalf of the Overseeing Organisation I certify that:	
1) the RSA actions identified in response to the road safety audit problems in this road safety audit have been discussed and agreed with the design organisation; and	
2) the agreed RSA actions will be progressed.	
Name:	Stephen Gee
Signed:	
Position:	Principal Transport Planner
Organisation:	West Sussex County Council Highways
Date:	15/05/2025

Designers Response

Drawings



BOLLARD

PROPOSED FOOT/CYCLEWAY CONNECTION TO BEECHY BOTTOM PARKLAND RESERVE TAPERING DOWN TO 2.5m DUE TO CONSTRAINTS

NOTES:
DRAWING IS SUBJECT TO TOPOGRAPHICAL SURVEY AND HIGHWAY BOUNDARY CONFIRMATION

E	CYCLEWAY LAYOUT AMENDED	HP	JS	DH	24.01.2023
D	TO INCORPORATE WSCC FEEDBACK	SG	JS	DH	26.11.2024
C	CYCLEWAY LAYOUT AMENDED	HP	JS	DH	24.09.2024
B	TEXT REMOVED	BT	JS	DH	29.08.2024
A	ADDITION OF BOLLARDS NOTE	HP	JS	DH	17.07.2024
Rev	Description	Drn	Chk	App	Date

ARDENT CONSULTING ENGINEERS

Third Floor
The Hallmark Building
52-56 Leadenhall Street
London
EC3M 5JE

Tel: 020 7680 4088
Web: www.ardent-ce.co.uk
E-mail: enquiries@ardent-ce.co.uk



Client:
FAIRFAX ACQUISITIONS LTD

Project Title:
LAND AT ANTSY FARM, MID SUSSEX

Drawing Title:
**BEECHY BOTTOM PARKLAND RESERVE
CYCLE ACCESS PLAN**

A4 Scale	Date	Designed by
1:250	21.05.24	BT
Drawn by	Checked by	Approved by
BT	JS	DH
Drawing Number	Rev	
2207280-015	E	

Designers Response Appendix A

Stage 1 Road Safety Audit



M & S Traffic

Road Safety Audit Stage 1

Land at Ansty Farm, Mid Sussex

Proposed Cycle Crossing

Staplefield Road

Cuckfield

West Sussex

Date: January 2025

Report produced for: **Ardent Consulting Engineers**


Report produced by: M & S Traffic

DOCUMENT CONTROL SHEET

M&S Traffic has prepared this report in accordance with the instructions from Ardent Consulting Engineers. M&S Traffic shall not be liable for the use of any information contained herein for any purpose other than the sole and specific use for which it was prepared.

Report Title:	Land At Ansty Farm, Mid Sussex (Staplefield Road) Road Safety Audit Stage 1
Document reference:	ARD/25/2207280/SR/1/BS
Prepared by:	M & S Traffic
On behalf of:	West Sussex County Council

Record of Issue

Revision	Prepared by: (Name)	Checked by: (Name)	Approved by (Signature)	Date Approved
1	Bryan Shawyer	Martin Morris		30 th January 2025

Distribution

Organisation	Contact	Copies
Ardent Consulting Engineers	Jamie Symington	-
Ardent Consulting Engineers	David Howson	-
Ardent Consulting Engineers	Kevin Markey	-

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4 Issues identified during the road safety audit that are outside the terms of reference	8
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Appendix A..... List of drawings

Appendix B..... Comment location drawing

1 INTRODUCTION

1.1 This report describes a Stage 1 Road Safety Audit carried out on proposed access arrangements associated with a development known as 'Land at Ansty Farm, Mid Sussex', Ansty, as below:

- A cycle crossing on Staplefield Road, Cuckfield providing access to Beechy Bottom Parkland, a parkland reserve for leisure use.

The Audit was requested by the design organisation, Ardent Consulting Engineers, Unit 2.2a, Temple Studios, Temple Gate, Bristol BS1 6QA, on behalf of West Sussex County Council as the Overseeing Organisation.

1.2 The Audit Team membership was as follows:

Bryan Shawyer B.Eng. (Hons), MSc, MCIHT, MSoRSA – Audit Team Leader
National Highways Approved RSA Certificate of Competency (July 2012)

Martin Morris, PGD, MCIHT, MSoRSA – Audit Team Member
National Highways Approved RSA Certificate of Competency (April 2012)

1.3 The audit was undertaken following the principles of GG119, The Design Manual for Roads and Bridges. The documents available at the time of the report are detailed in Appendix A.

1.4 The Audit took place at the Gillingham offices of M&S Traffic during January 2025 and comprised an examination of the documents provided as listed in Appendix A. A joint site visit and inspection was undertaken on the 27th January 2025 between 11:30 and 16:30 hours. Weather conditions at the time varied between fine and overcast and the road surfaces were damp. Traffic flows were low and free flow speeds were moderate. There were low pedestrian flows, and no cyclist movements observed during the site visit.

1.5 The report has been compiled, only with regards to the safety implications for road users of the layout presented in the supplied drawings. It has not been examined or verified for compliance with any other standards or criteria. This safety audit does not perform any "Technical Check function on these proposals. It is assumed that the Project Sponsor is satisfied that such a Technical Check" has been successfully completed prior to requesting this safety audit.

1.6 The auditors have not been informed of any Departures from Standards in this scheme construction.

1.7 All comments and recommendations are referenced to the detailed drawings and the locations have been detailed relating to the plans supplied with the audit brief, Appendix B.

2 ITEMS RAISED BY PREVIOUS AUDITS

2.1 No previous safety audits were submitted for assessment.

3 ITEMS RAISED AT THE STAGE 1 AUDIT

3.1 General

3.1.1 PROBLEM

Location: Waiting area on the northern side of the Staplefield Road carriageway.

Summary: Waiting area next to ditch could lead to cyclist injury.

There is a small ditch on the northern side of the carriageway at the proposed waiting area for cyclist wanting to cross Staplefield Road. There is concern that cyclists, may inadvertently enter the ditch on entering the waiting area that could lead to cyclist injury, particularly during poor light conditions.

RECOMMENDATION

It is recommended that details of how the ditch is to be accommodated be provided for assessment at Stage 2 Safety Audit.

3.2 Local Alignment

3.2.1 No Problems were identified in this category at this Stage 1 Road Safety Audit.

3.3 Junctions

3.3.1 No Problems were identified in this category at this Stage 1 Road Safety Audit.

3.4 Non-Motorised User (NMU) Provision

3.4.1 PROBLEM

Location: Waiting area on the northern side of the Staplefield Road carriageway.

Summary: Restricted visibility could increase the risk of vehicle to cyclist collisions.

No details relating to the cyclist / traffic intervisibility splays at the crossing have been provided for assessment. There is concern that should vegetation on the southern side of the carriageway become excessive then this may restrict intervisibility. Restricted intervisibility could increase the risk of vehicle to cyclist collisions.

RECOMMENDATION

It is recommended that excess vegetation should be cut back and periodically maintained to retain visibility.

3.5 Road Signs, Carriageway Markings and Lighting

3.5.1 PROBLEM

Location: Staplefield Road, proposed cycle crossing.

Summary: Insufficient warning of cycle crossing could lead to vehicle to cyclist collisions.

A cycle crossing is proposed across Staplefield Road to provide access to a parkland reserve that will be for leisure use. However, there is no proposed signage on Staplefield Road warn traffic of the proposed hazard of cyclists crossing the carriageway, which could increase the risk of vehicle to cyclist collisions.

RECOMMENDATION

It is recommended that 'Cycle route' signage to diagram 950 accompanied with 'Cycles crossing' plate to diagram 950.1 should be installed in advance of the crossing point.

4 ISSUES IDENTIFIED DURING THE ROAD SAFETY AUDIT THAT ARE OUTSIDE THE TERMS OF REFERENCE

- 4.1 Safety issues identified during the audit and site inspection that are outside the Terms of Reference, but which the Audit Team wishes to draw to the attention of the Client Organisation, are set out in this section. It is to be understood that, in raising these issues, the Audit Team in no way warrant that a full review of the highway environment has been undertaken beyond that necessary to undertake the Audit as commissioned.
- 4.2 The Audit Team had no issues to raise within this section.

5 AUDITOR TEAM STATEMENT

5.1 We certify that this audit has been carried out following the principles of GG 119.

Audit Team Leader

Bryan Shawyer
BEng (Hons), MSc, MCIHT, MSoRSA
National Highways Approved RSA Certificate of Competency

Signed:  Date: 30/01/2025

Audit Team Member

Martin Morris
PGD, MCIHT, MSoRSA
National Highways Approved RSA Certificate of Competency

Signed:  Date: 30/01/2025

M & S Traffic

Aeolus House
32 Hamelin Road
Gillingham
Kent ME7 3EX



+44 (0) 1634 307 498



contact@mstraffic.co.uk



www.mstraffic.co.uk

APPENDIX A

List of Drawings and other information submitted for auditing:

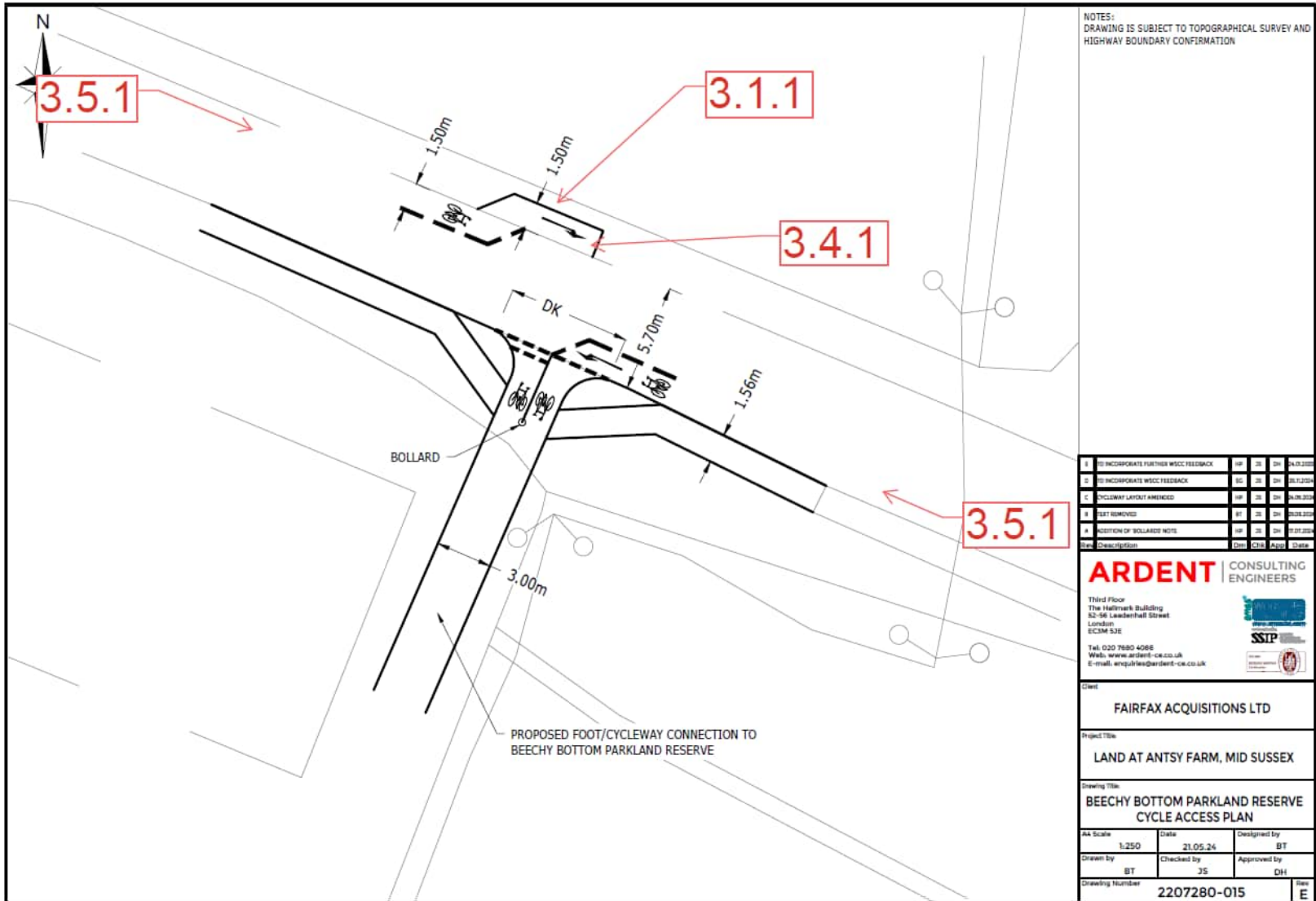
Drawing Number	Title
2207280-015 E	BEECHY BOTTOM PARKLAND RESERVE CYCLE ACCESS PLAN

Supporting documentation:

- Covering emails, Ardent Consulting Engineers.

APPENDIX B

Plan attached showing the locations of the problems identified as part of this audit (location numbers refer to paragraph numbers in the report).



Designers Response Appendix B

M&S Traffic Response

David Howson

From: bryan.shawyer <bryan.shawyer@mstraffic.co.uk>
Sent: 31 January 2025 16:34
To: Jamie Symington
Cc: David Howson; Stan Gruncell; martin.morris
Subject: RE: Ansty RSA1 - Beechy Bottom Cycle Access (Staplefield Road)

EXTERNAL EMAIL: Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hi Jamie,

Thank you for your email below, we comment as below, as there appears to be no specific location to respond in the report:

3.1.1 – Noted and accepted.
3.4.1 – Noted and accepted.
3.5.1 – Noted and accepted.

Kind regards

Bryan

Bryan Shawyer
Director

M&S Traffic Ltd
Aeolus House, 32 Hamelin Road, Gillingham, Kent ME7 3EX

M: 07891 596289 T: 01634 307498

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From: Jamie Symington <jsymington@ardent-ce.co.uk>
Sent: 31 January 2025 14:11
To: bryan.shawyer <bryan.shawyer@mstraffic.co.uk>
Cc: David Howson <dhowson@ardent-ce.co.uk>; Stan Gruncell <sgruncell@Ardent-ce.co.uk>; martin.morris <martin.morris@mstraffic.co.uk>
Subject: Ansty RSA1 - Beechy Bottom Cycle Access (Staplefield Road)

Hi Bryan,

Thanks again for the RSA1 of the Beechy Bottom Cycle Access onto Staplefield Road.
Please find attached our draft Designer's Response for your review.

If you could please review and confirm that the proposed responses are suitable, that would be much appreciated.

Kind Regards,
Jamie

Jamie Symington
Senior Transport Planner



An Employee Owned Company
Infrastructure | **Transport Planning** | Flood Risk | Acoustics | Air Quality

T | 0117 456 4994 E | jsymington@ardent-ce.co.uk
Unit 2.2a | Temple Studios | Temple Gate | Bristol BS1 6QA

London | Edinburgh | Essex | Kent | Midlands | **South West** | Suffolk



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