

Land west of Turners Hill Road, Crawley Down: Access Strategy and WSCC Comments

Project No: ITB9155
Project Title: Land west of Turners Hill Road, Crawley Down
Title: Access Strategy and WSCC Comments
Ref: ITB9155-036 TN
Date: 7 November 2022

SECTION 1 Introduction

- 1.1 This note provides a 'transport update' for Site DPH13, Land West of Turners Hill Road, Crawley Down (*ref: Mid Sussex District Plan 2021-2039 Consultation Draft (Regulation 18)*). There has been significant further work on the access arrangements for this site, and further discussions / agreement with WSCC as local highway authority.
- 1.2 The emerging allocation is for up to 350 homes with associated on site community facilities¹.
- 1.3 Three points of vehicular access to the emerging Land West of Turners Hill Road allocation are proposed:
- a An extension of 'Wychwood Place' through Cross's permitted 44 home 'Wychwood' development into Land West of Turners Hill Road;
 - b A priority junction on Turners Hill Road south of the Huntsland right of way; and
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¹ The District Plan allocation pro-forma refers to on site provision of play space; sports pitches; 50 bed care home; community building / doctor surgery.

- c A priority junction on Turners Hill Road immediately north of the bridge over Worth Way.

Figure 1: Site and Access Location Plan



- 1.4 The accesses and their associated visibility splays are deliverable, being situated on either public highway or land controlled or promoted by Wates Developments.
- 1.5 This note provides further technical details for these accesses and sets out the WSCC's position following the issue of scoping notes submitted in respect of each access².

² Scoping Note ITB9155-030B, dated 26 January 2022, describes access a and b above while access c was described in Southern Access Scoping Note ITB9155-035TN, dated 25 August 2022.

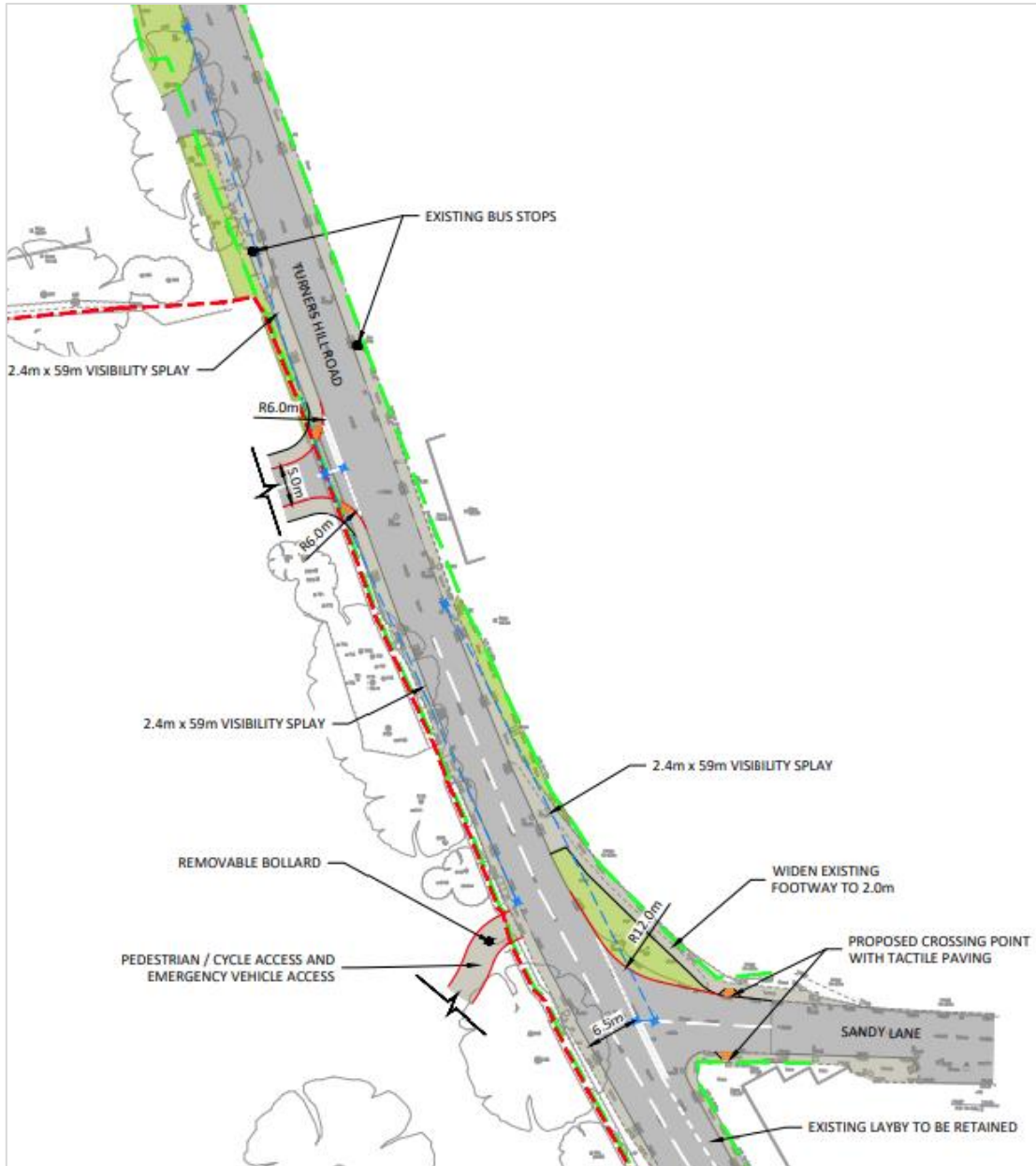
SECTION 2 **Extension of Wychwood Place / Cross Development**

Access

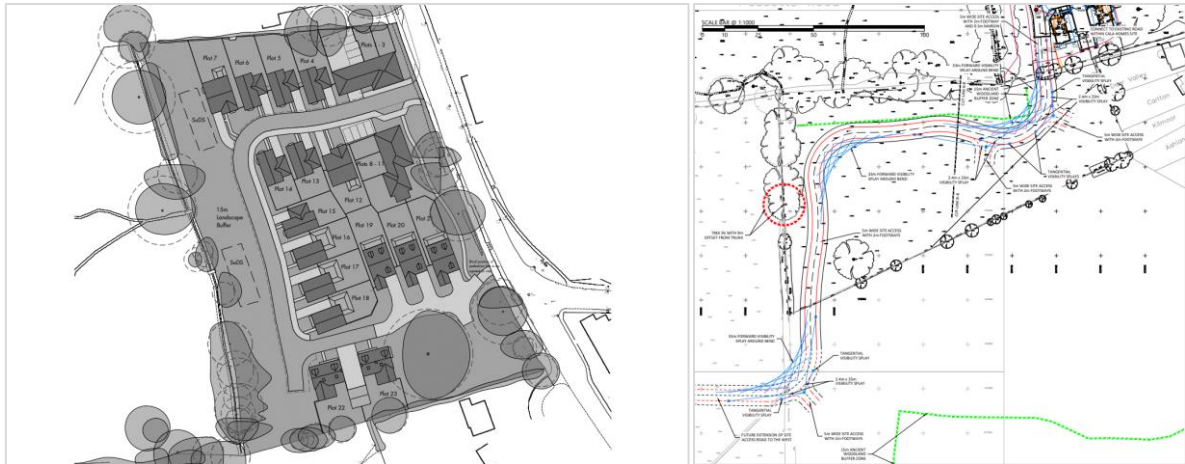
Overview

- 2.1 The access road was delivered as part of the 'Wychwood Place' development. The masterplan is emerging although it is anticipated to serve up to an additional 150 dwellings.
- 2.2 The junction of the access road with Turners Hill Road has the following geometric attributes (*ref: drawing ITB9155-008D, extract below*):
- 5m minor arm;
 - Visibility splays of 2.4m x 59m in both directions (appropriate for observed 85th percentile speeds in both directions);
 - 2m footways on both sides of access;
 - Separate pedestrian / cycle access to the south; and
 - Capable of accommodating service vehicles such as refuse collection vehicles.
- 2.3 As part of the Wychwood Place and Cross schemes, it was subject to detailed scrutiny by WSCC in capacity and safety terms and found to be acceptable. The access therefore complies with the design guidance set out in the Manual for Streets, i.e. the relevant design guidance.

Image 2.1: Existing Access (Wychwood Place) / Proposed Northern Site Access



2.4 The access arrangement has been specifically designed to allow an onward connection for future development (see reserved matter drawing and connection through Cross site shown below).

Image 2.2: Reserved Matters Layout and Connection through Cross Site

- 2.5 Junction capacity testing confirms the junction will operate within capacity with 175 dwellings in addition to the permitted Wychwood Place and Cross developments (ref: Scoping Note ITB9155-030B).

WSCC's View

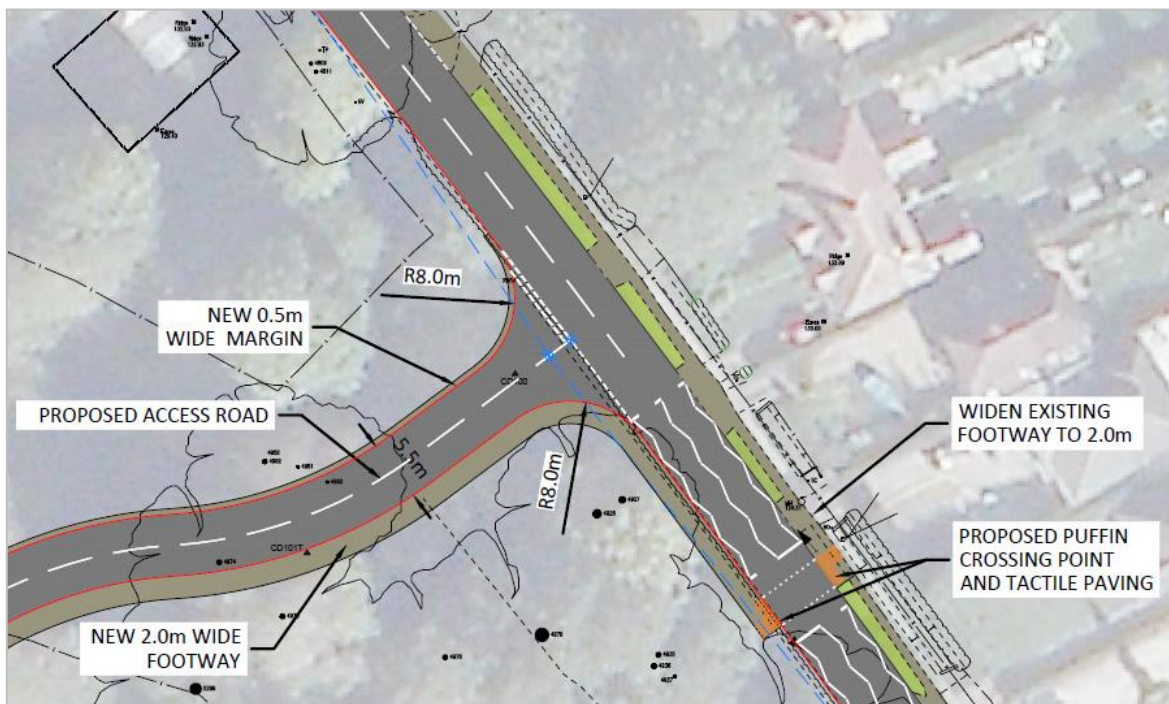
- 2.6 The discussions with WSCC have identified no in principle objection to the extension of the access road to serve the northern part of the site. Their scoping response of 15 February 2022 confirms that the existing widths and alignments are '**not unacceptable**' and comply with '**minimum requirements**'.
- 2.7 In addition, their response also advises that that: "**It's recognised that both accesses are indicated to operate within capacity.**"

SECTION 3 Priority Junction on Turners Hill Road South of Huntsland

Overview

- 3.1 This is the central access and is proposed to serve around 50 dwellings on the emerging allocation.
- 3.2 The proposed access has the following geometric attributes (*ref: drawing ITB9155-GA-011G, extract below*):
- Carriageway width of 5.5m;
 - 8m corner radii;
 - Continuous 2m footways on the southern side;
 - 0.5m margin on the northern side;
 - 40m corner radii on link road connecting access junction to developable area;
 - 2.4m x 59m visibility splays in both directions (adequate for observed 85th percentile vehicle speeds);
 - Will allow access for service / refuse collection vehicles; and
 - Signal controlled crossing to facilitate access to footways on northern side of Turners Hill Road – a further enhancement to connectivity into the village.

Image 3.1: Potential New Priority Junction on Turners Hill Road



- 3.3 Capacity testing confirms the junction will operate within capacity with an additional 175 homes (*ref: Scoping Note ITB9155-030B, dated 26 January 2022*).

WSCC's View

- 3.4 WSCC's response of 15 February 2022 to the 26 January 2022 Scoping Note states:

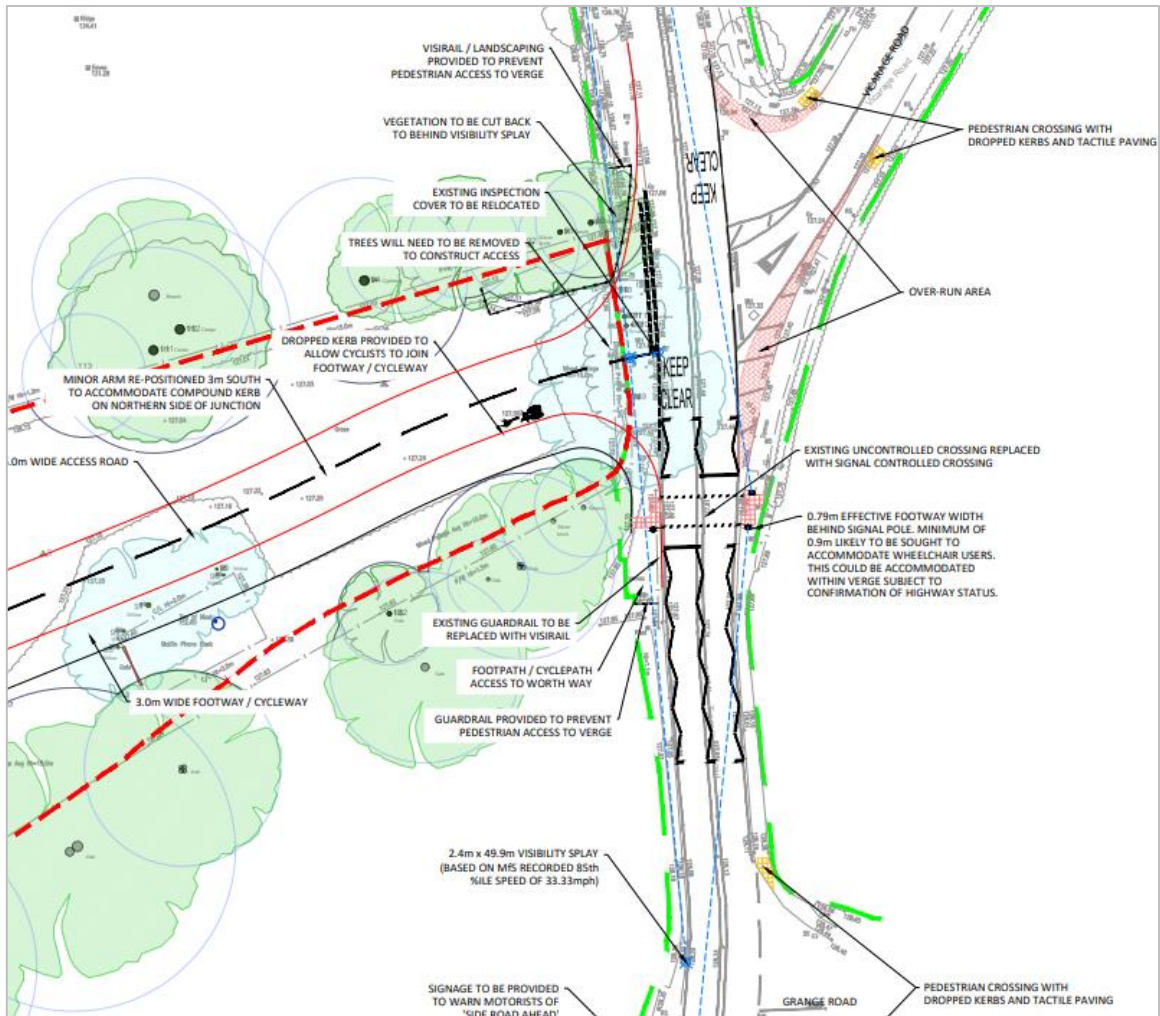
"No in principle issues would be raised with the design of the proposed central access. It's recognised that both accesses are indicated to operate within capacity."

SECTION 4 Priority Junction on Turners Hill Road North of Worth Way

Overview

- 4.1 This southern access is expected to serve up to 150 dwellings on the emerging allocation. It has been subject to detailed discussions with WSCC – a priority junction and signal-controlled arrangement were put forward and have been discussed.
- 4.2 The geometric attributes of the proposed southern access (to the north of Worth Way) are as follows (*ref: drawing ITB9155-GA-029E, below*):
- 6m wide access;
 - Forms a left-right stagger with Vicarage Road;
 - 3m footway / cycleway on southern side of access, with local widening to facilitate access to Worth Way;
 - New 1.5m footway on eastern side of Turners Hill Road / Vicarage Road and signal-controlled crossing across Turners Hill Road connecting to the new footway;
 - Visibility splays at new minor arm at 2.4m setback of:
 - To the left: 61.7m (appropriate for observed 38.5mph 85th percentile vehicle speed);
 - To the right: 49.9m (appropriate for observed 33.3mph 85th percentile vehicle speed).

Image 4.1: Proposed Southern Vehicular Site Access



4.3 The access arrangement has been the subject of a Stage 1 Road Safety Audit. The design above takes on board the auditor’s comments.

4.4 Capacity testing confirms the junction will operate within capacity with the development traffic of up to 250 additional homes (ref: Southern Access Scoping Note ITB9155-035TN, dated 25 August 2022).

WSCC’s View

4.5 WSCC’s response of 16 September 2022 to the 25 August Scoping Note states:

"In capacity and design terms, the proposed priority junction is demonstrated as being acceptable³"

SECTION 5 Summary

- 5.1 It is proposed to serve the proposed development of land west of Turners Hill Road via three priority junction accesses on to Turners Hill Road. One of these accesses already exists. The site is allocated for 350 new homes in the emerging Mid Sussex District Plan 2021-2039 Consultation Draft (Regulation 18).
- 5.2 These accesses have been subject to further work in terms of their compliance with design guidance, their capacity to accommodate traffic demands and their safety.
- 5.3 This work has been shared and discussed in detail with WSCC as local highway authority. WSCC has confirmed that they are satisfied with the proposed accesses in highways terms.
- 5.4 On this basis, and in accordance with the second 'key transport test' set out in paragraph 110 of the NPPF, safe and suitable access can be provided.

³ WSCC's response also requested an enlarged corner radius and signalised crossing. The access scheme set out in this note takes these comments on board and the changes have also been accepted by WSCC. (ref: WSCC email of 31 October 2022)

