

Town & Country Planning
Act 1990 (as Amended)

Appeal by Fairfax
Acquisitions Limited and
The Norris Family

Land East of Ansty Way,
Cuckfield Bypass,
Cuckfield, West Sussex
RH17 5AG

Proof of Evidence - Appendices
Volume 2

M Stevens MIHT on behalf of
Fairfax Acquisitions Limited and
The Norris Family

PINS Ref: 6002030
LPA Ref: DM/23/2866

May 2026

MILESTONE
TRANSPORT PLANNING

SEE DRAWING 2207280-SK05 & SK05.1 FOR CYCLE ROUTE IMPROVEMENT PLAN

ARCADY GEOMETRY:	(ARM 1) B2272 BUTLERS GREEN RD	(ARM 2) ISAACS LANE	(ARM 3) A272 TYLERS GREEN
APPROACH ROAD HALF WIDTH	3.61m	6.80m	4.30m
ENTRY WIDTH	10.50m	9.00m	9.00m
EFFECTIVE FLARE LENGTH	22.30m	17.30m	4.40m
ENTRY RADIUS	40.00m	20.00m	20.00m
INSCRIBED CIRCLE DIAMETER	50.00m	50.00m	50.00m
CONFLICT ANGLE	37.80°	45.50m	45.70°

NOTES:
 ROUNDABOUT DESIGNED WITH REFERENCE TO CD116 AND SUBJECT TO STAGE 1 RSA, DETAIL DESIGN AND HIGHWAY AUTHORITY APPROVAL.
 VISIBILITY SPLAYS SUBJECT TO VERTICAL CHECKS AND BASED ON POSTED SPEEDS OF 30mph & 40mph

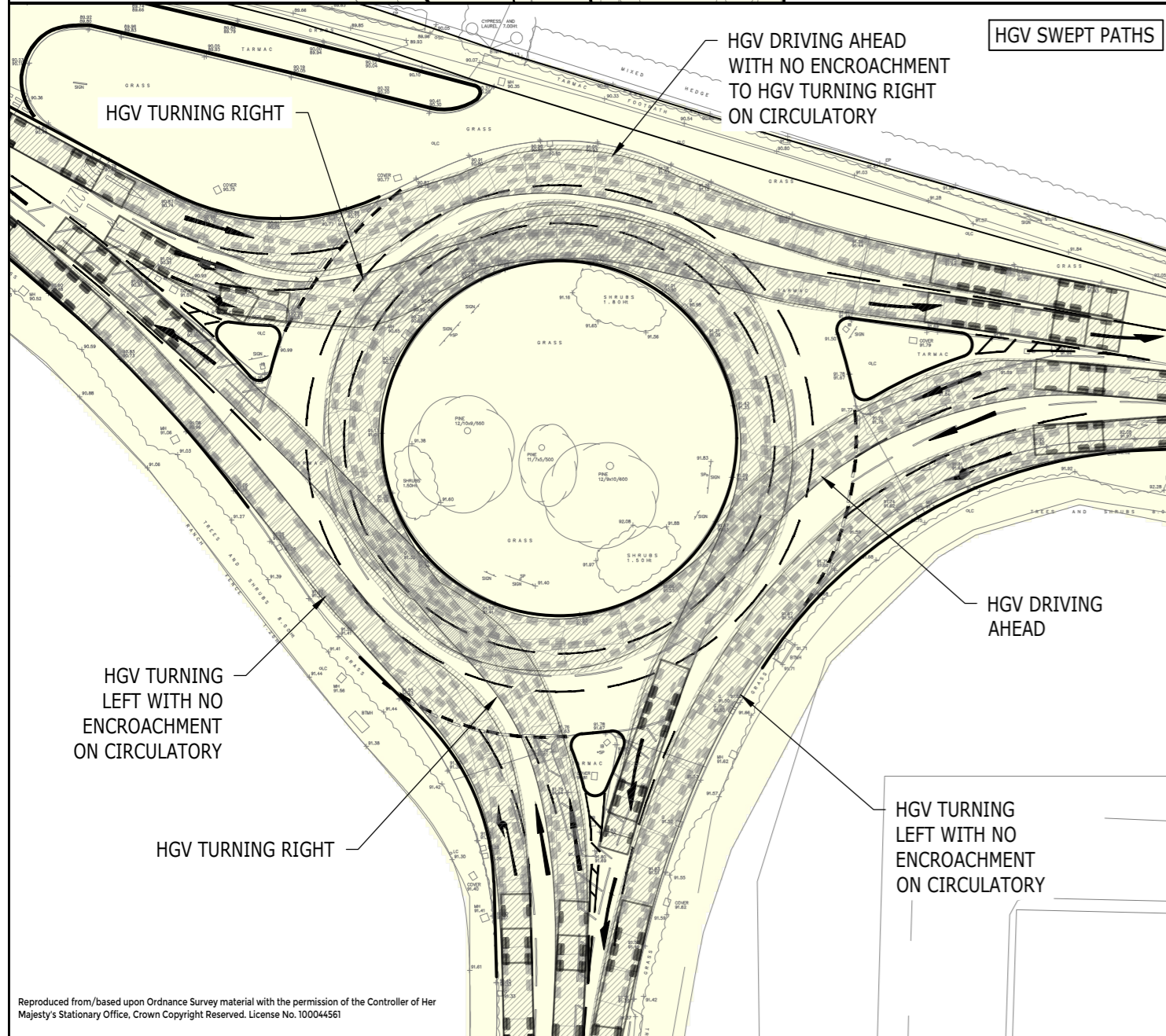
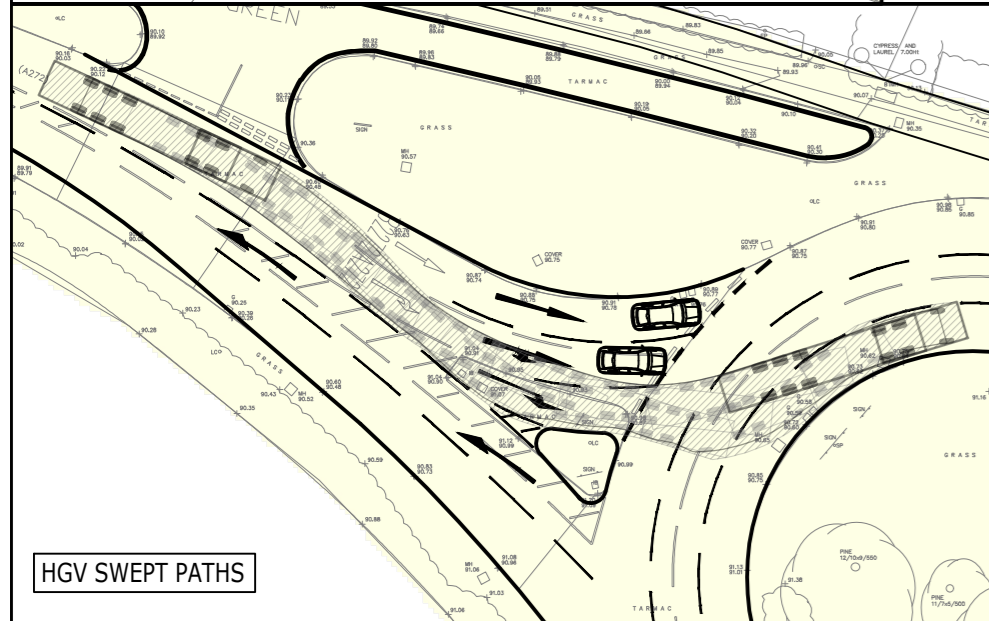
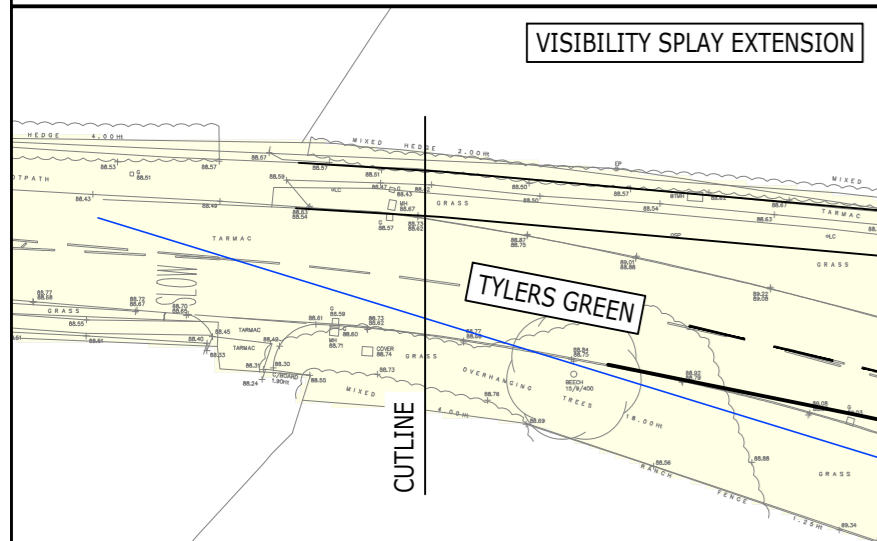
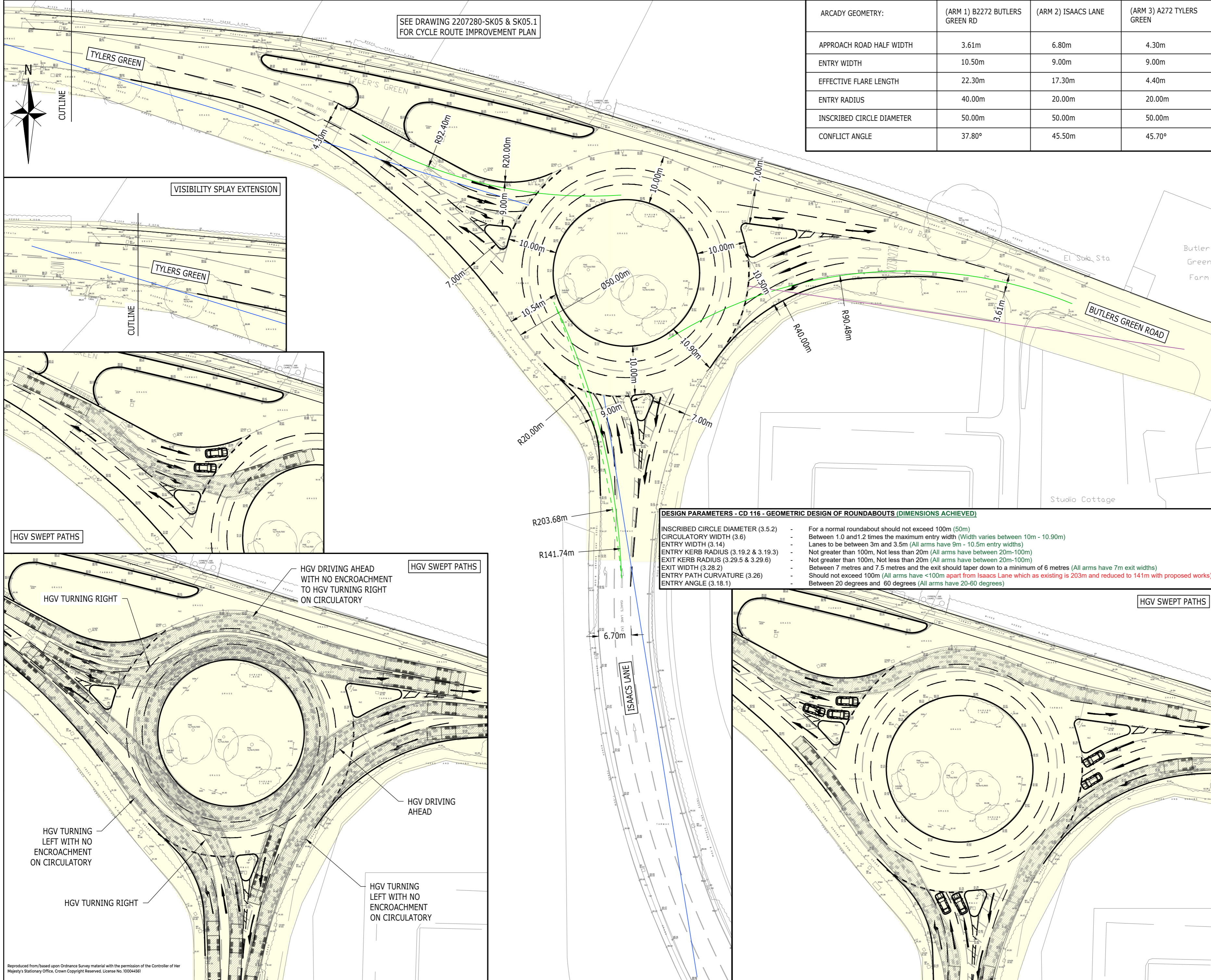
- KEY:**
- HIGHWAY BOUNDARY TRANSCRIBED FROM WSCC RECORDS
 - DEFLECTION
 - EXISTING DEFLECTION
 - 90m FORWARD VISIBILITY TO GIVE WAY LINE (30mph)
 - 120m FORWARD VISIBILITY TO GIVE WAY LINE (40mph)
 - PROPOSED KERB
 - PROPOSED FOOT/CYCLEWAY
 - EXISTING ROAD MARKINGS
 - PROPOSED ROAD MARKINGS

VEHICLE SPECIFICATION:

Max Legal Articulated Vehicle (16.5m)
 Overall Length 16.500m
 Overall Width 2.500m
 Overall Body Height 3.532m
 Min Body Ground Clearance 0.396m
 Max Track Width 2.500m
 Lock to lock time 6.00s
 Kerb to Kerb Turning Radius 6.870m

DESIGN PARAMETERS - CD 116 - GEOMETRIC DESIGN OF ROUNDABOUTS (DIMENSIONS ACHIEVED)

- INSCRIBED CIRCLE DIAMETER (3.5.2) - For a normal roundabout should not exceed 100m (50m)
- CIRCULATORY WIDTH (3.6) - Between 1.0 and 1.2 times the maximum entry width (Width varies between 10m - 10.90m)
- ENTRY WIDTH (3.14) - Lanes to be between 3m and 3.5m (All arms have 9m - 10.5m entry widths)
- ENTRY KERB RADIUS (3.19.2 & 3.19.3) - Not greater than 100m, Not less than 20m (All arms have between 20m-100m)
- EXIT KERB RADIUS (3.29.5 & 3.29.6) - Not greater than 100m, Not less than 20m (All arms have between 20m-100m)
- EXIT WIDTH (3.28.2) - Between 7 metres and 7.5 metres and the exit should taper down to a minimum of 6 metres (All arms have 7m exit widths)
- ENTRY PATH CURVATURE (3.26) - Should not exceed 100m (All arms have <100m apart from Isaacs Lane which as existing is 203m and reduced to 141m with proposed works)
- ENTRY ANGLE (3.18.1) - Between 20 degrees and 60 degrees (All arms have 20-60 degrees)



DRAFT

Rev	Description	Drn	Chk	App	Date
C	UPDATED FOLLOWING WSCC COMMENTS 25.04.25	DV	DV	DH	12-05-25
B	WHITE LINING AMENDED	SC	JS	DH	11-02-25
A	ADDITION OF VEHICLE TRACKING	DV	JS	DH	09-01-25

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SSIP
 SAFETY SUSTAINABILITY INTEGRITY

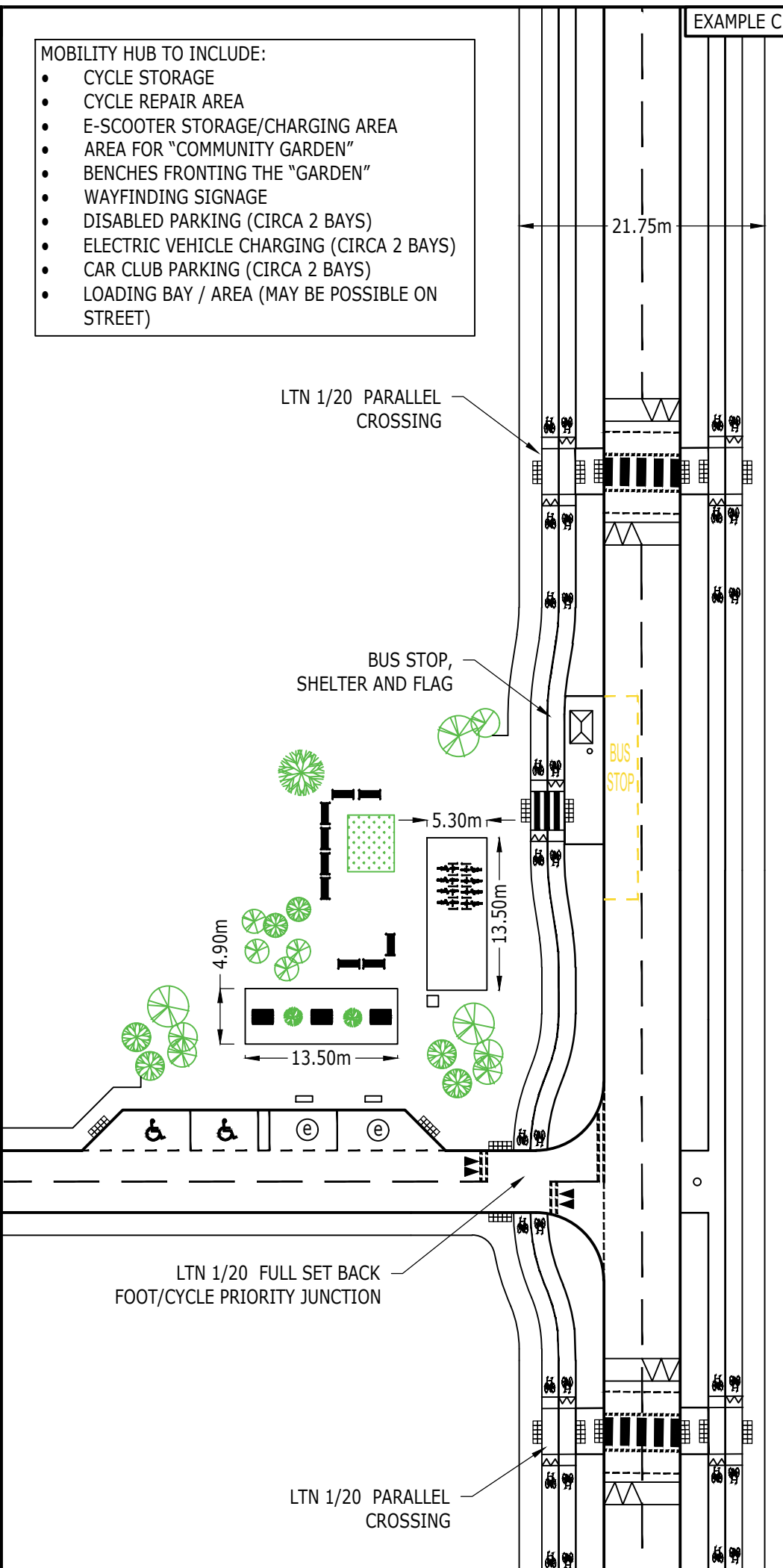
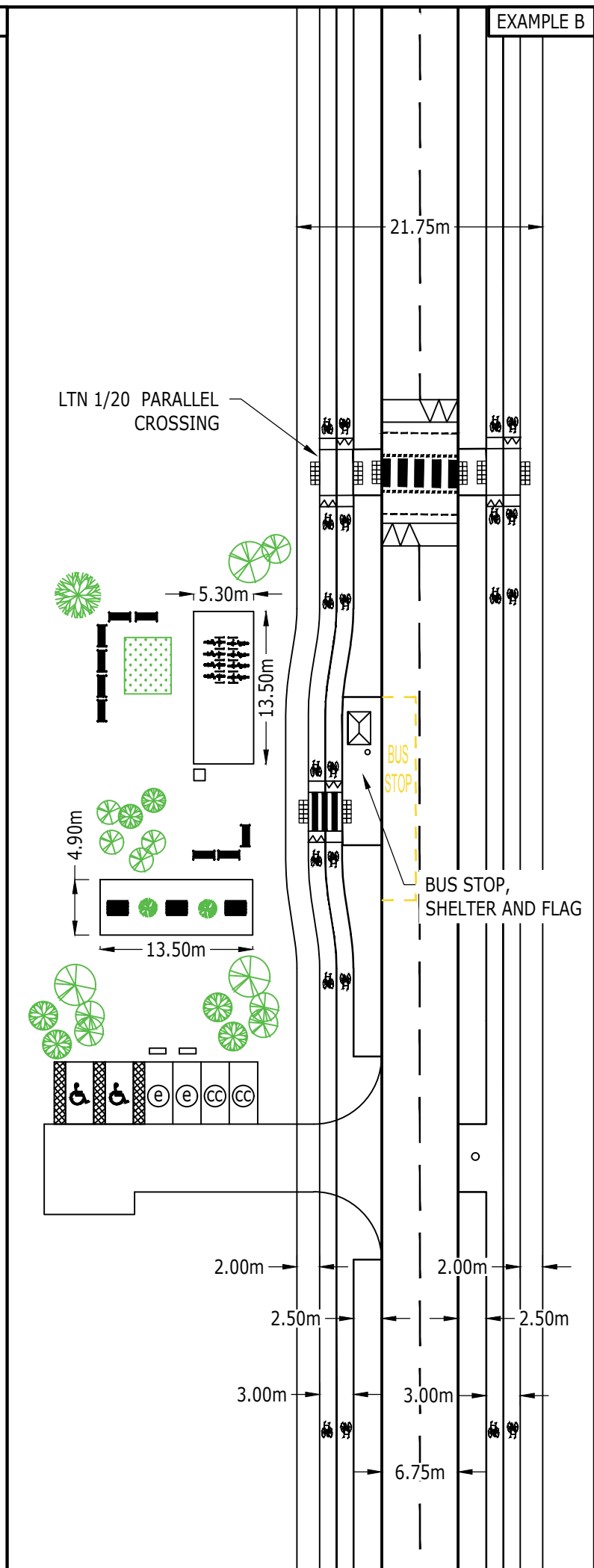
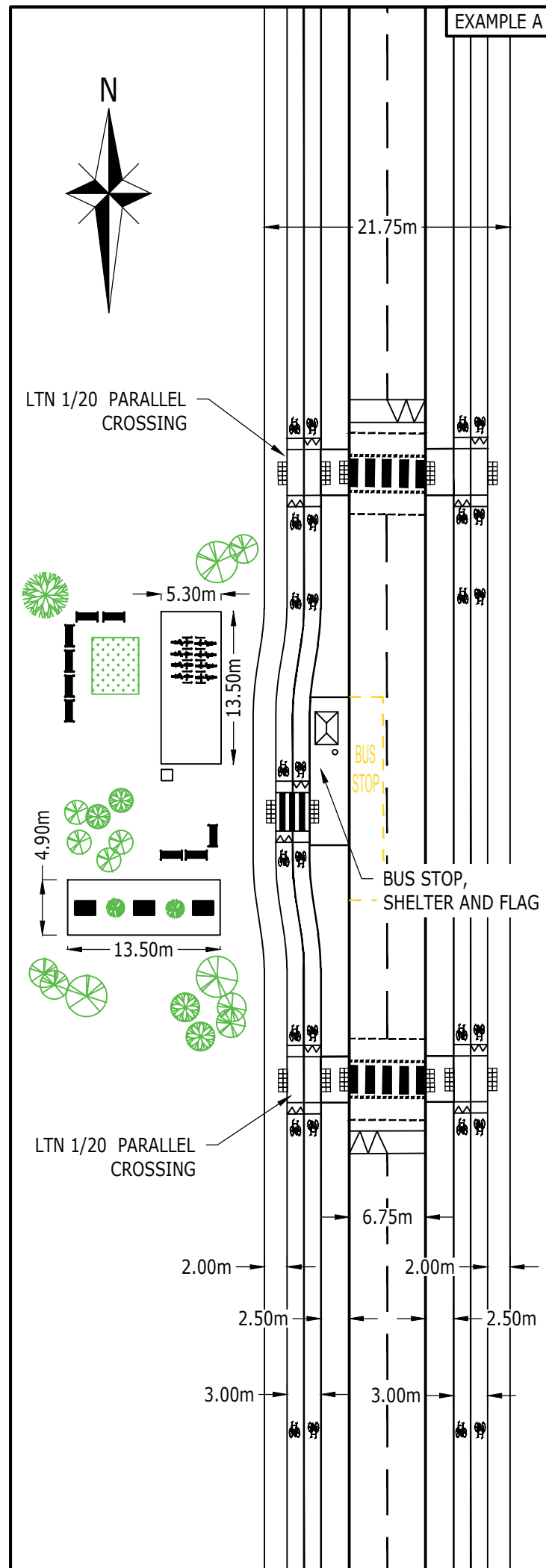
Client: **FAIRFAX ACQUISITIONS LTD**

Project Title: **LAND AT ANSTY FARM, MID SUSSEX**

Drawing Title: **PROPOSED MITIGATION WORKS TYLERS GREEN ROUNDABOUT**

A2 Scale	Date	Designed by
1:500	25.11.24	DV
Drawn by	Checked by	Approved by
DV	DV	DH
Drawing Number	2207280-016	
		Rev C

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- MOBILITY HUB TO INCLUDE:**
- CYCLE STORAGE
 - CYCLE REPAIR AREA
 - E-SCOOTER STORAGE/CHARGING AREA
 - AREA FOR "COMMUNITY GARDEN"
 - BENCHES FRONTING THE "GARDEN"
 - WAYFINDING SIGNAGE
 - DISABLED PARKING (CIRCA 2 BAYS)
 - ELECTRIC VEHICLE CHARGING (CIRCA 2 BAYS)
 - CAR CLUB PARKING (CIRCA 2 BAYS)
 - LOADING BAY / AREA (MAY BE POSSIBLE ON STREET)

NOTES:

DESIGNED IN ACCORDANCE WITH LTN 1/20 & COMO UK 'THE DESIGN PROCESS - MOBILITY HUBS REALISED'.

EXAMPLES SHOWN INDICATIVELY AND SUBJECT TO INTERNAL LAYOUT, FURTHER DESIGN AND HIGHWAYS DISCUSSIONS.

DRAFT

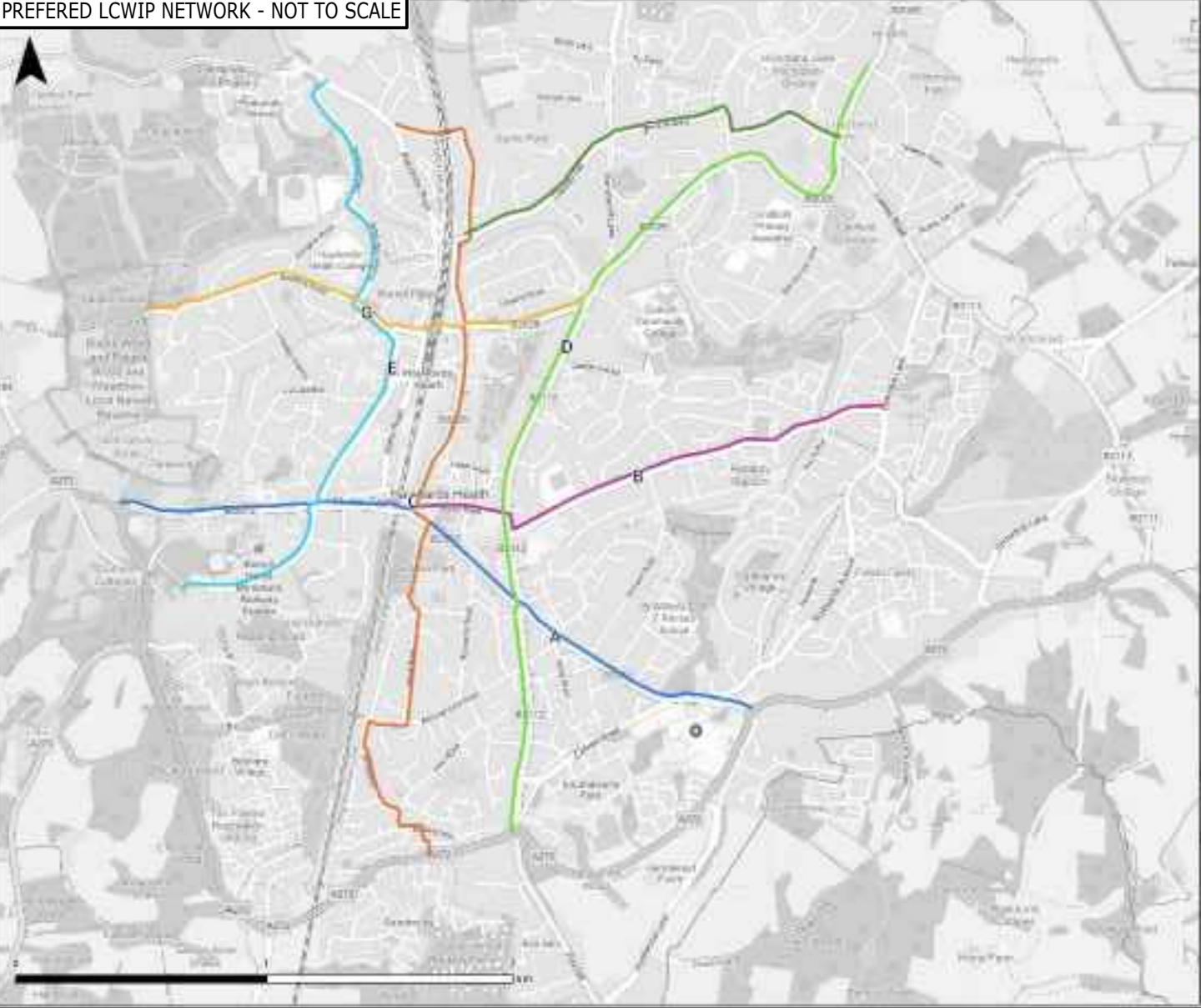
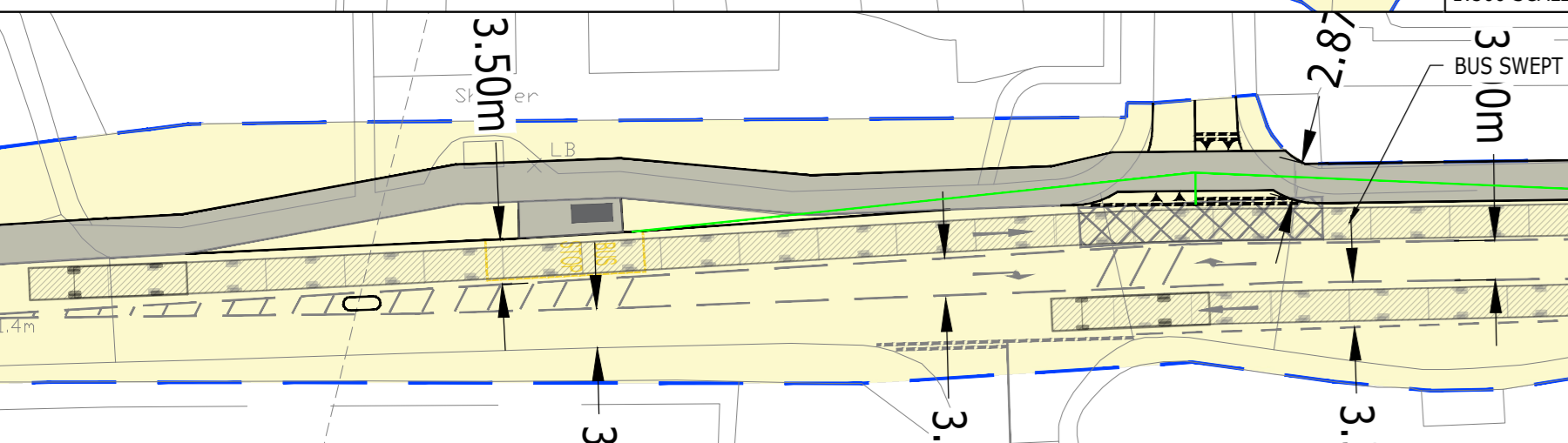
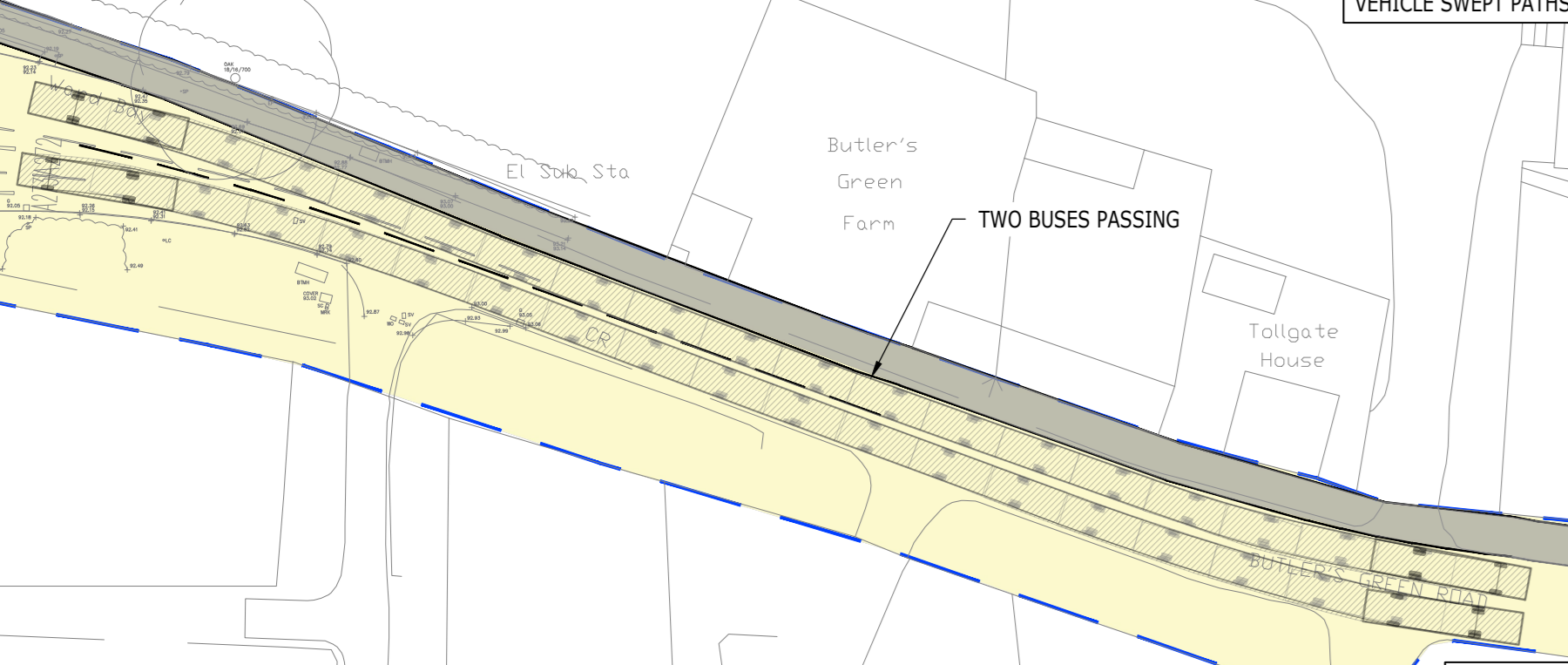
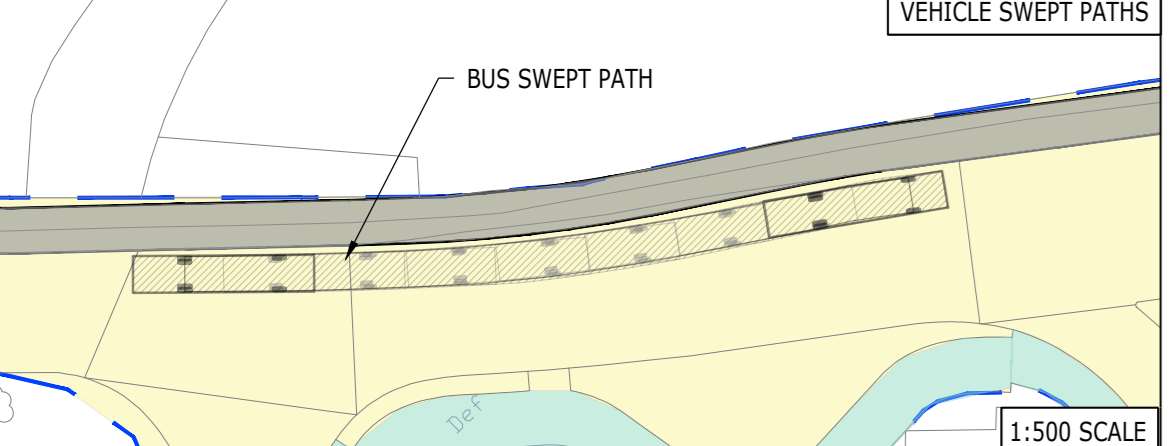
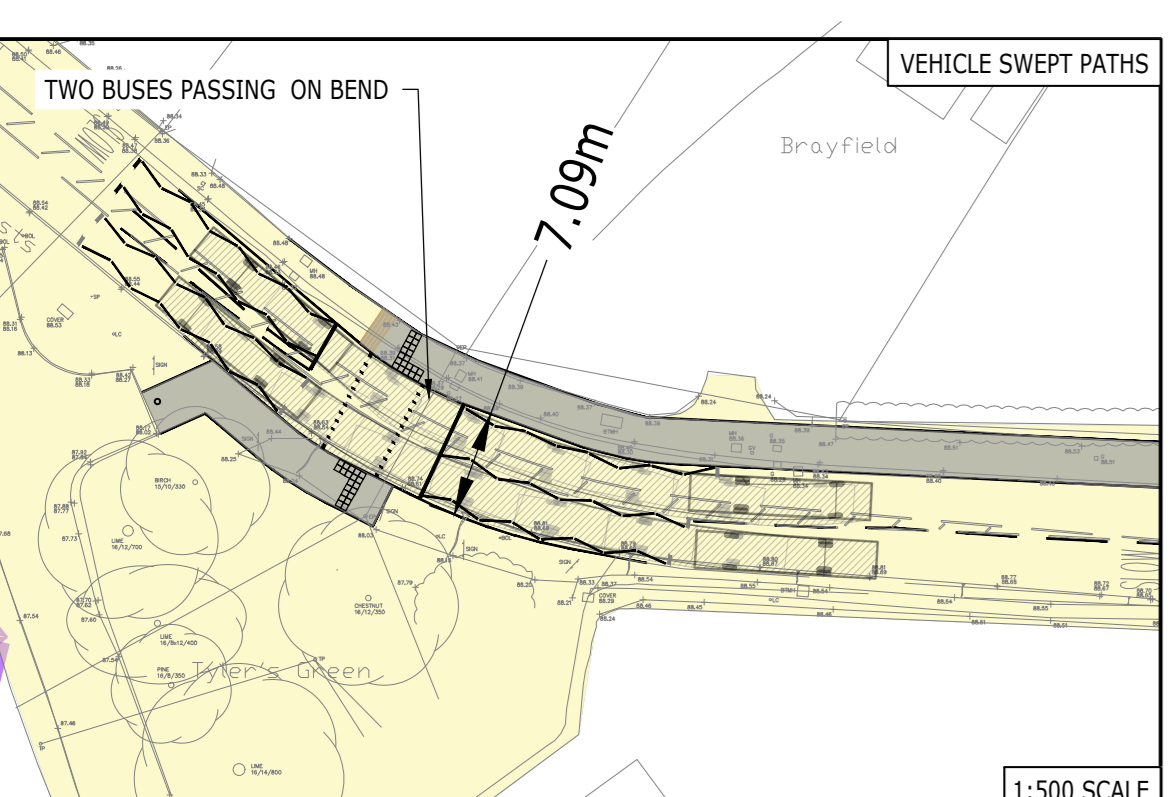
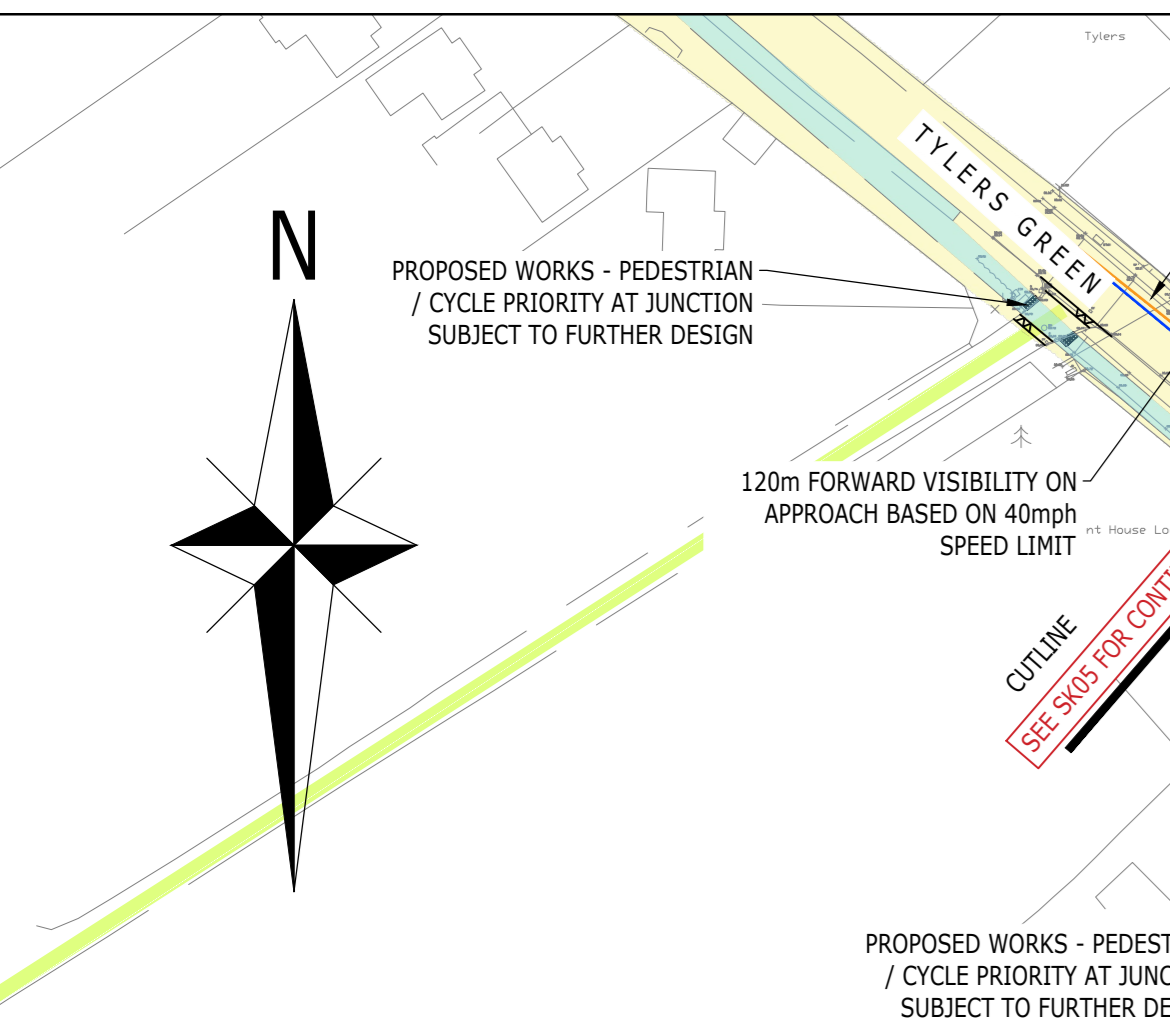
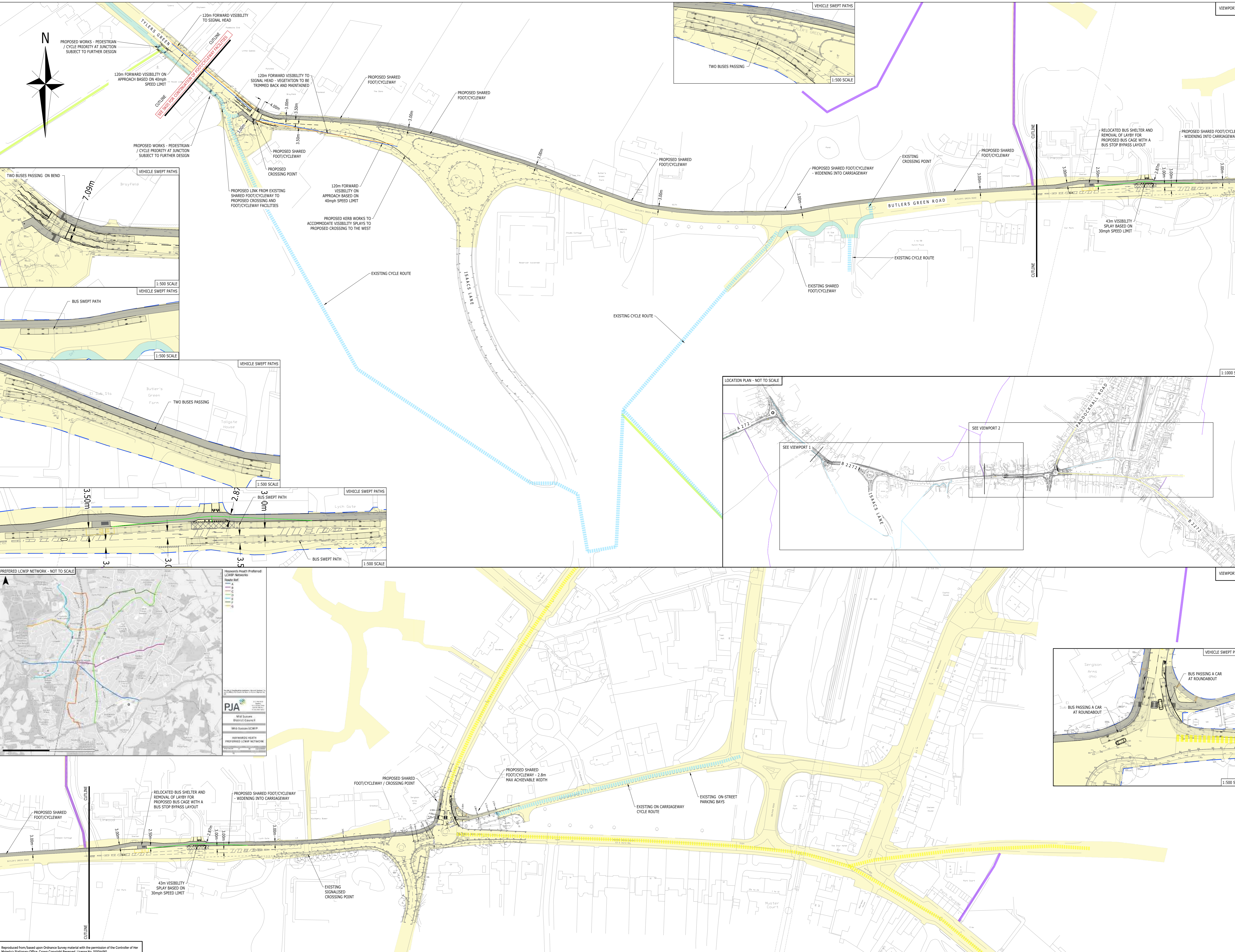
Rev	Description	Drn	Chk	App	Date
<p>Third Floor The Hallmark Building 52-56 Leadenhall Street London EC3M 5JE Tel: 020 7680 4088 Web: www.ardent-ce.co.uk E-mail: enquiries@ardent-ce.co.uk</p>					

Client
FAIRFAX ACQUISITIONS LTD

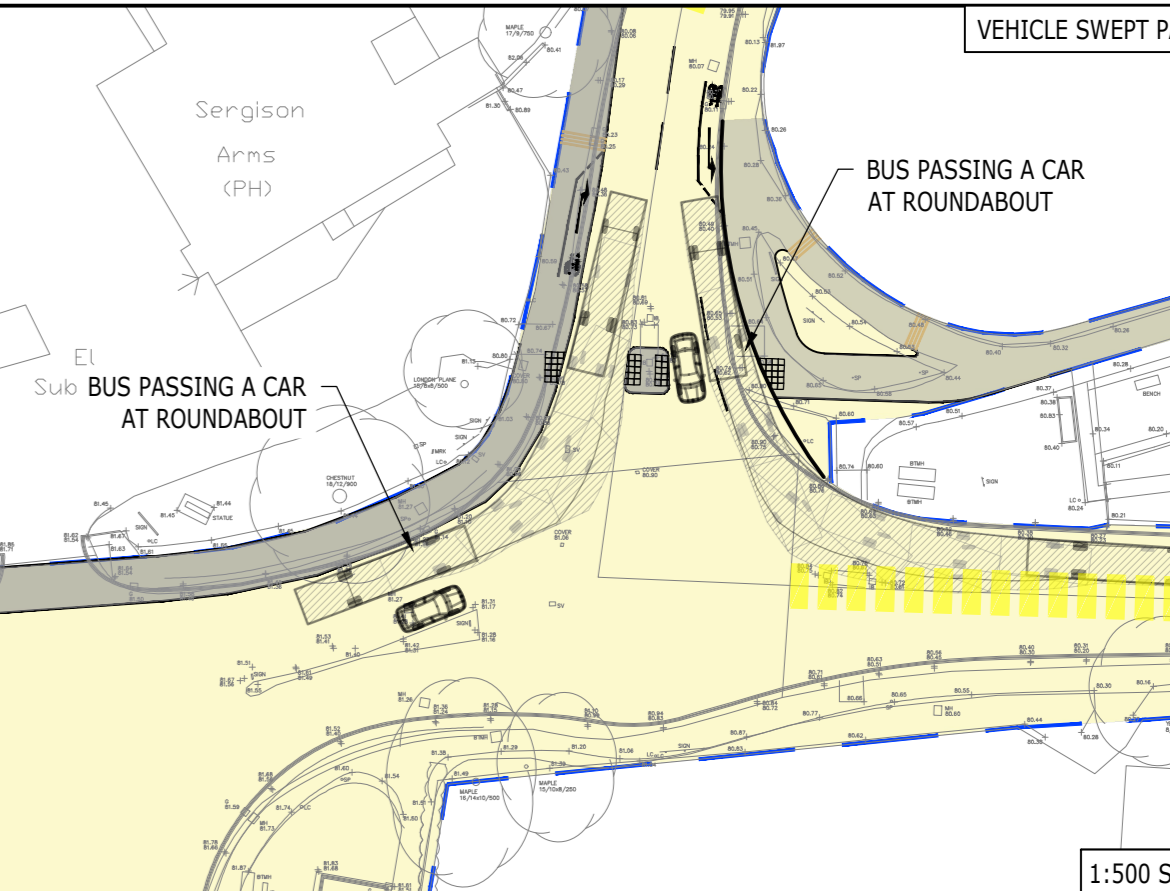
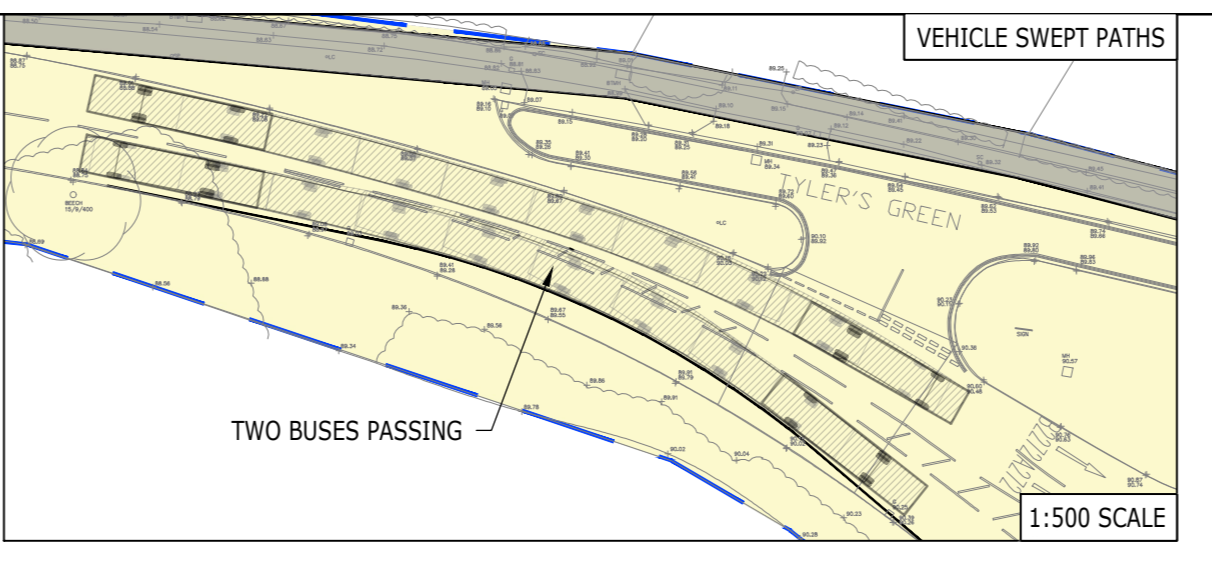
Project Title:
LAND AT ANTASY FARM, MID SUSSEX

Drawing Title:
MOBILITY HUB EXAMPLES

A3 Scale	Date	Designed by
1:500	27.02.23	DV
Drawn by	Checked by	Approved by
DV	DV	KM
Drawing Number	Rev	
2207280-SK01	-	



PJA
 Mid Sussex District Council
 Mid Sussex LCWIP
 HIGHWAYS HEATS PREFERRED LCWIP NETWORK



NOTES:
 DESIGN SUBJECT TO HIGHWAY BOUNDARY, LAND OWNERSHIP / CONSTRAINTS INFORMATION, ECOLOGY INFORMATION, ARBORICULTURAL SURVEY, SPEED SURVEYS, SWEEP PATHS AND HIGHWAYS AGREEMENT.
 DESIGN IS BASED ON TOPOGRAPHICAL SURVEY PRODUCED BY MARVIN & PARTNERS LTD DATED FEB 2023 & ORDNANCE SURVEY DATA.
 VEGETATION WITHIN VISIBILITY SPLAYS TO BE TRIMMED AND CUT BACK TO KEEP VISIBILITY SPLAYS CLEAR. MATURE TREES TO HAVE REFLECTIVE BANDING.
 DESIGN IN ACCORDANCE WITH THE CURRENT POSTED SPEED LIMIT, ANY REDUCTION IN SPEED LIMIT IS SUBJECT TO REVIEW BY WSCC.
 SIGNAGE TO BE IN ACCORDANCE WITH TRSDG AND LTN 1/20 STANDARDS.
 ANY STREET FURNITURE TO BE RELOCATED IS TO BE POSITIONED TO THE BACK OF THE FOOT/CYCLEWAY.
 INTERNAL LIGHTING DESIGN NOT DETAILED ON THIS DRAWING

- KEY:**
- PROPOSED FOOT/CYCLEWAY
 - EXISTING OFF-CARRIAGEWAY FOOT/CYCLEWAY
 - HIGHWAY BOUNDARY TRANSCRIBED FROM WSCC RECORDS
 - PROW FOOTPATH TRANSCRIBED FROM WSCC RECORDS
 - PROW BRIDLEWAY TRANSCRIBED FROM WSCC RECORDS
 - PROPOSED ROAD MARKINGS
 - EXISTING ROAD MARKINGS
 - PEDESTRIAN VISIBILITY SPLAY
 - FORWARD VISIBILITY SPLAY BASED ON 40mph SPEED LIMIT
 - LCWIP PREFERRED CYCLE ROUTE
 - EXISTING CYCLE ROUTE
 - 120m FORWARD VISIBILITY
 - 2.4m X 43m VISIBILITY

VEHICLE SPECIFICATION:

Single Deck Bus	11.950m
Overall Length	12.400m
Overall Width	2.400m
Overall Body Height	3.000m
Min. Body Ground Clearance	0.300m
Deck Height	0.750m
Deck to Deck Rise	2.250m
Kerb to Kerb Turning Radius	10.358m

Rev	Description	Rev	CHK	App	Date
H	UPDATED FOLLOWING EMAIL FROM WSCC	HP	DS	DK	08.10.24
G	UPDATED FOLLOWING MEETING WITH WSCC	BT	DS	KM	28.08.24
F	FORCING SURVEY INFORMATION ADDED	BT	DS	KM	23.08.24
E	LIGHTING COLUMNS ADDED	BT	DS	KM	21.06.24
D	CYCLE SCOPES ADDED AT WSCC REQUEST	BT	DS	DK	30.05.24
C	UPDATED FOLLOWING WSCC COMMENTS	DV	DV	DK	23.02.24
B	UPDATED FOLLOWING STAGE 1 ISA COMMENTS	DV	DV	DK	18.10.23
A	MINOR AMENDMENTS	AOS	KM	DK	29.09.23

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FAIRFAX ACQUISITIONS LTD
 Project Title:
LAND AT ANSTY FARM, MID SUSSEX
 Drawing Title:
CYCLE ROUTE IMPROVEMENT PLAN (SHEET 2)
 A0 Scale: AS SHOWN Date: 15.06.23 Designed by: DV
 Drawn by: DV Checked by: DV Approved by: DH
 Drawing Number: 2207280-SK05.1 Rev: H

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VIEWPORT 1

DESIGN SUBJECT TO HIGHWAY BOUNDARY, LAND OWNERSHIP / CONSTRAINTS INFORMATION, ECOLOGY INFORMATION, ARBORICULTURAL SURVEY, SPEED SURVEYS, SWEEP PATHS AND HIGHWAYS AGREEMENT.

DESIGN IS BASED ON TOPOGRAPHICAL SURVEY PRODUCED BY MARVIN & PARTNERS LTD DATED FEB 2023 & ORDINANCE SURVEY DATA.

VEGETATION WITHIN VISIBILITY SPLAYS TO BE TRIMMED AND CUT BACK TO KEEP VISIBILITY SPLAYS CLEAR. MATURE TREES TO HAVE REFLECTIVE BANDING.

DESIGN IN ACCORDANCE WITH THE CURRENT POSTED SPEED LIMIT. ANY REDUCTION IN SPEED LIMIT IS SUBJECT TO REVIEW BY WSCC.

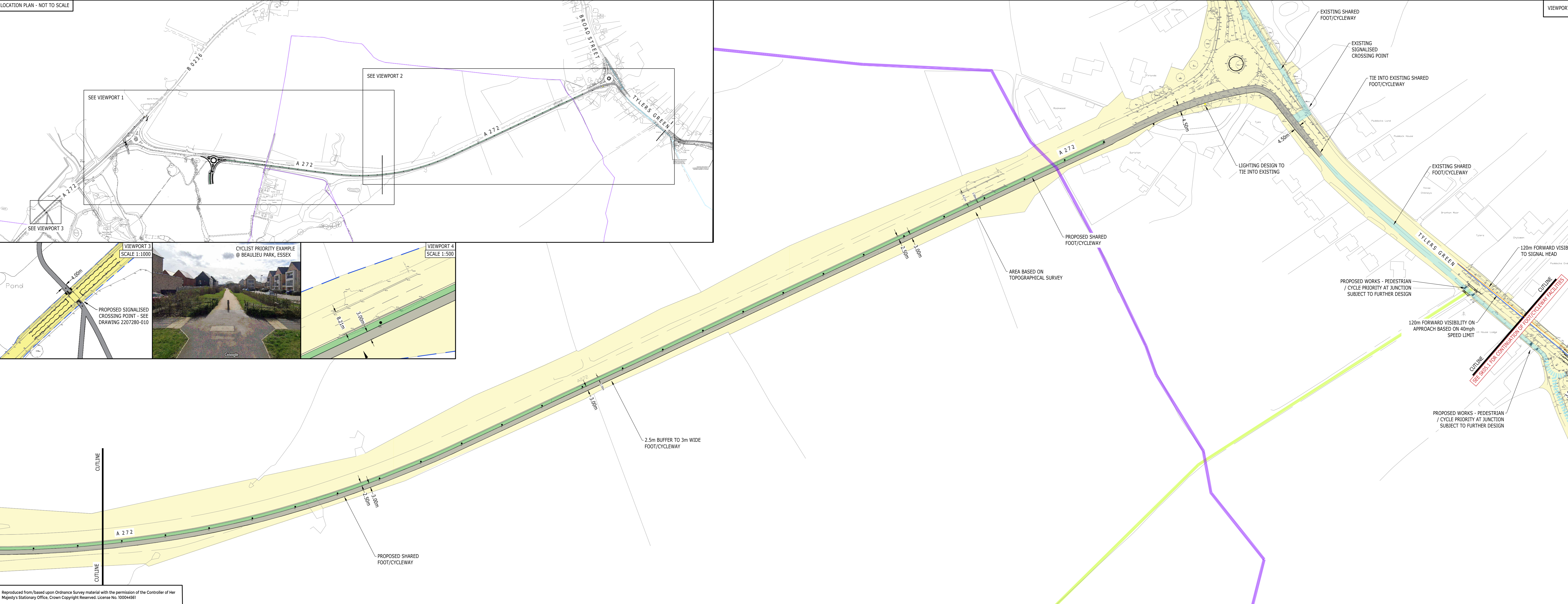
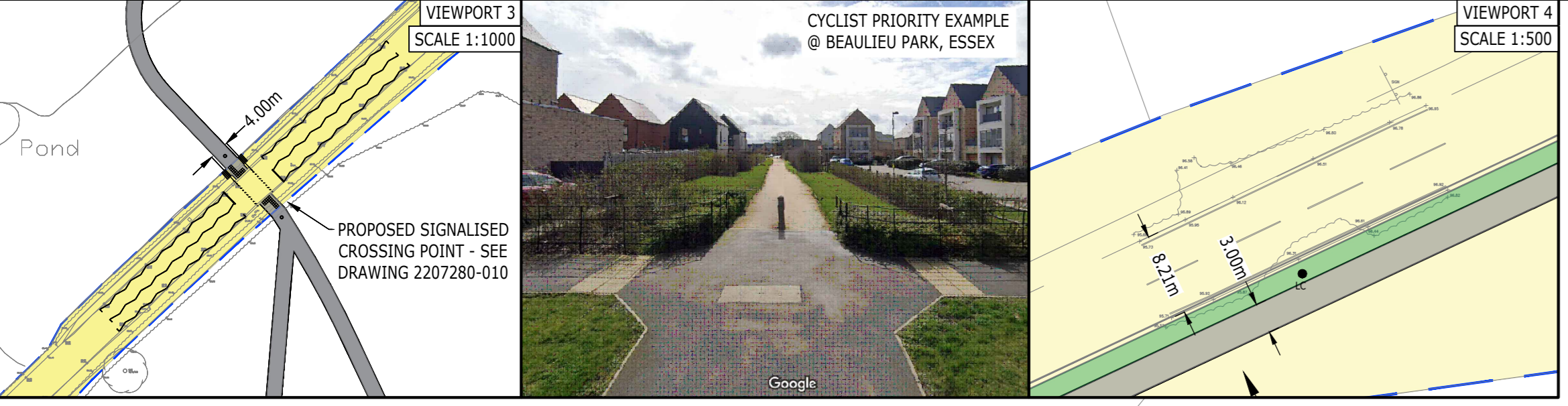
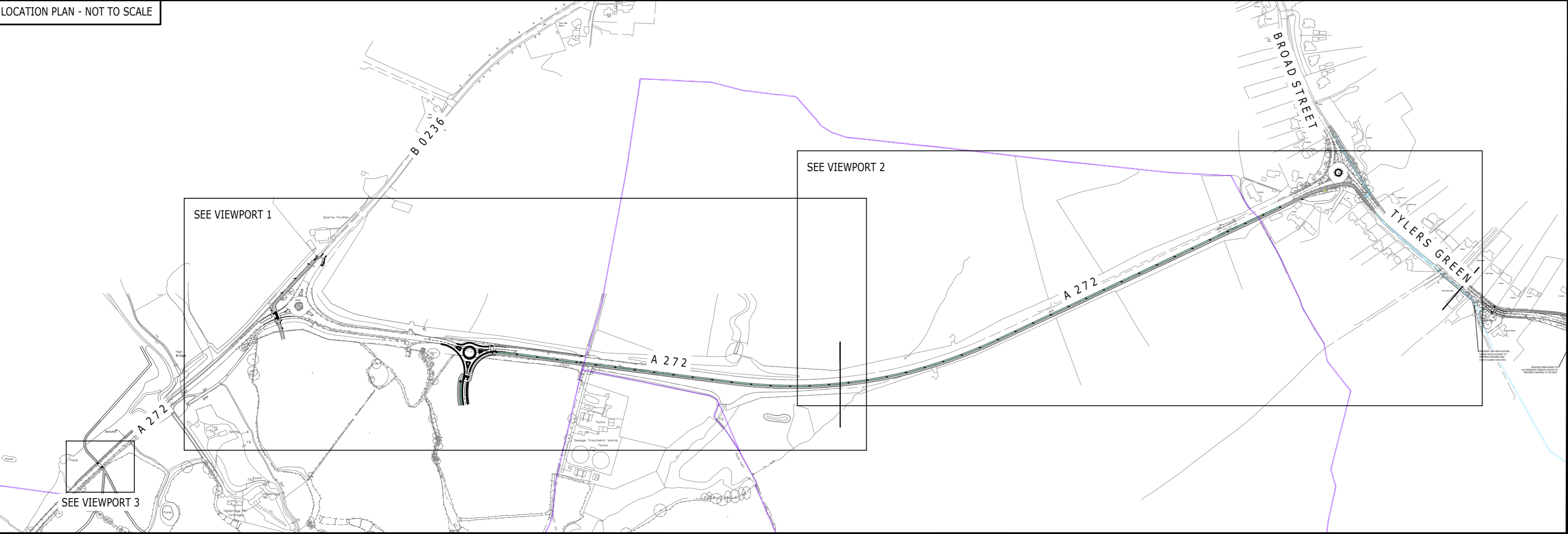
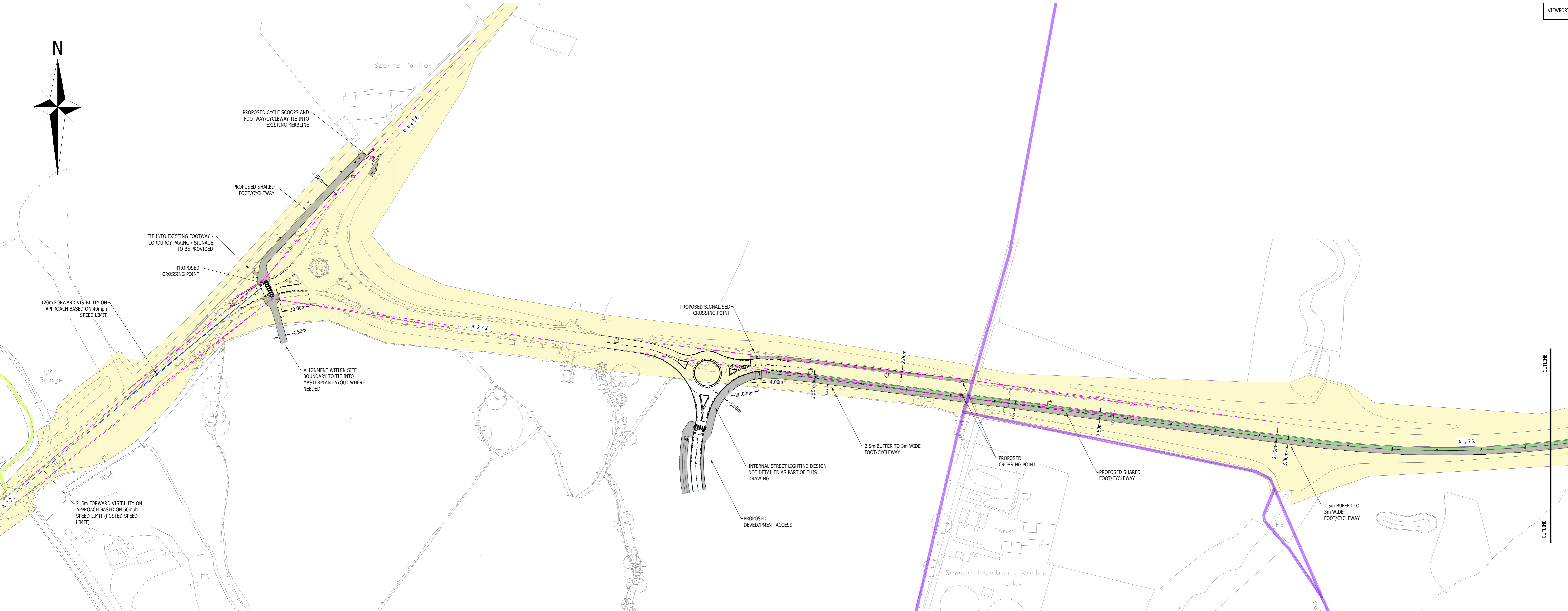
SIGNAGE TO BE IN ACCORDANCE WITH TSRGD AND LTN 1/20 STANDARDS.

ANY STREET FURNITURE TO BE RELOCATED IS TO BE POSITIONED TO THE BACK OF THE FOOT/CYCLEWAY.

STREET LIGHTING LOCATIONS ARE SHOWN INDICATIVELY AND ARE SUBJECT TO INPUT FROM LIGHTING AND ECOLOGY CONSULTANTS

INTERNAL LIGHTING DESIGN NOT DETAILED ON THIS DRAWING

- KEY:**
- INDICATIVE SITE BOUNDARY TO BE CONFIRMED
 - PROPOSED FOOT/CYCLEWAY
 - EXISTING OFF-CARRIAGEWAY FOOT/CYCLEWAY
 - HIGHWAY BOUNDARY TRANSCRIBED FROM WSCC RECORDS
 - PROW FOOTPATH TRANSCRIBED FROM WSCC RECORDS
 - PROW BRIDLEWAY TRANSCRIBED FROM WSCC RECORDS
 - PROPOSED ROAD MARKINGS
 - EXISTING ROAD MARKINGS
 - 2m x 120m PEDESTRIAN VISIBILITY SPY
 - 2m x 215m PEDESTRIAN VISIBILITY SPY
 - EXISTING CYCLE ROUTE
 - 120m FORWARD VISIBILITY
 - FORWARD VISIBILITY SPY BASED ON 40mph SPEED LIMIT
 - FORWARD VISIBILITY SPY BASED ON 60mph SPEED LIMIT
 - PROPOSED LIGHTING COLUMN
 - EXISTING LIGHTING COLUMN



WORK IN PROGRESS

DRAFT

H	UPDATED FOLLOWING EMAIL FROM WSCC	AD	JS	DN	18.02.24
C	UPDATED FOLLOWING MEETING WITH WSCC	BT	JS	KW	23.08.24
F	TOPOGRAPHICAL SURVEY INFORMATION ADDED	BT	JS	KW	23.08.24
E	LIGHTING COLUMNS ADDED	BT	JS	DN	20.06.24
D	CYCLE SCOOP ADDED AT WSCC REQUEST	BT	JS	DN	20.06.24
C	UPDATED FOLLOWING WSCC COMMENTS	DV	DV	DN	23.02.24
B	UPDATED FOLLOWING STAGE 1 RIA COMMENTS	DV	DV	DN	18.02.23
A	AMENDMENTS TO PROPOSED CYCLE LANES ON B0236 ROAD	AD	JS	DN	27.09.23

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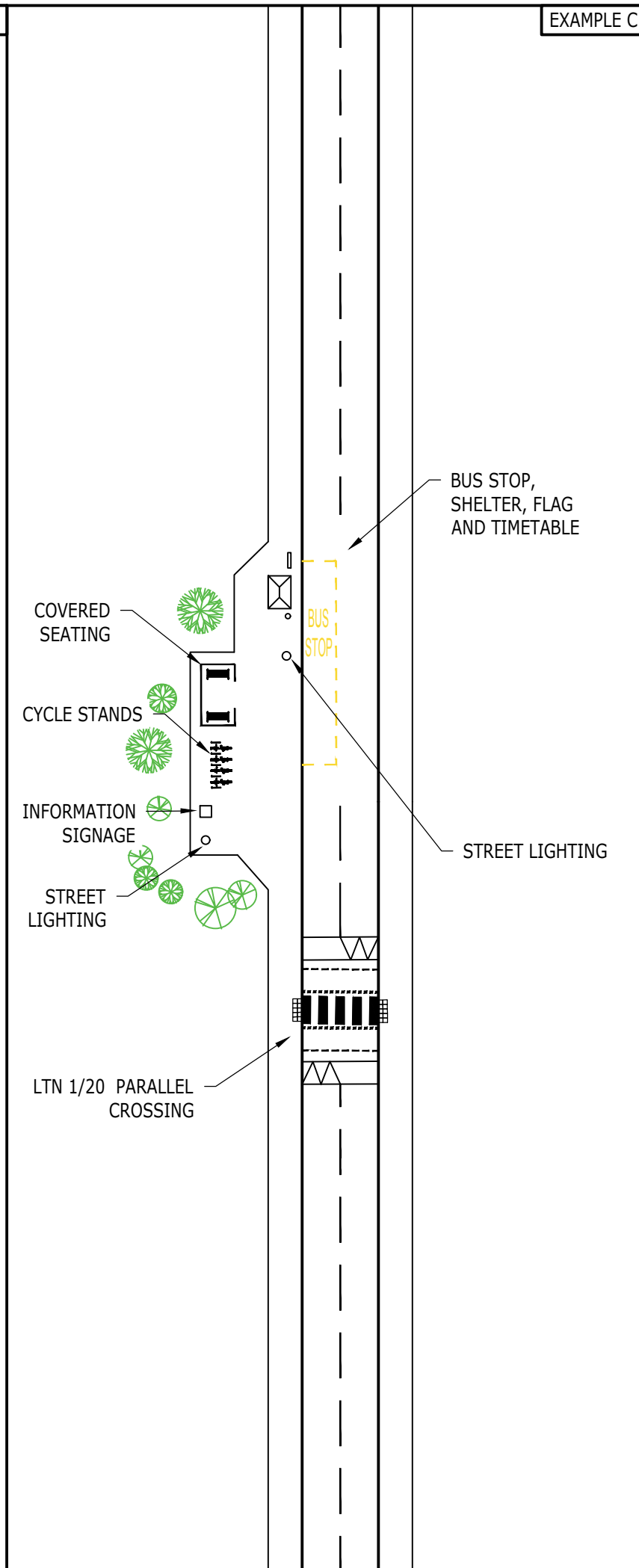
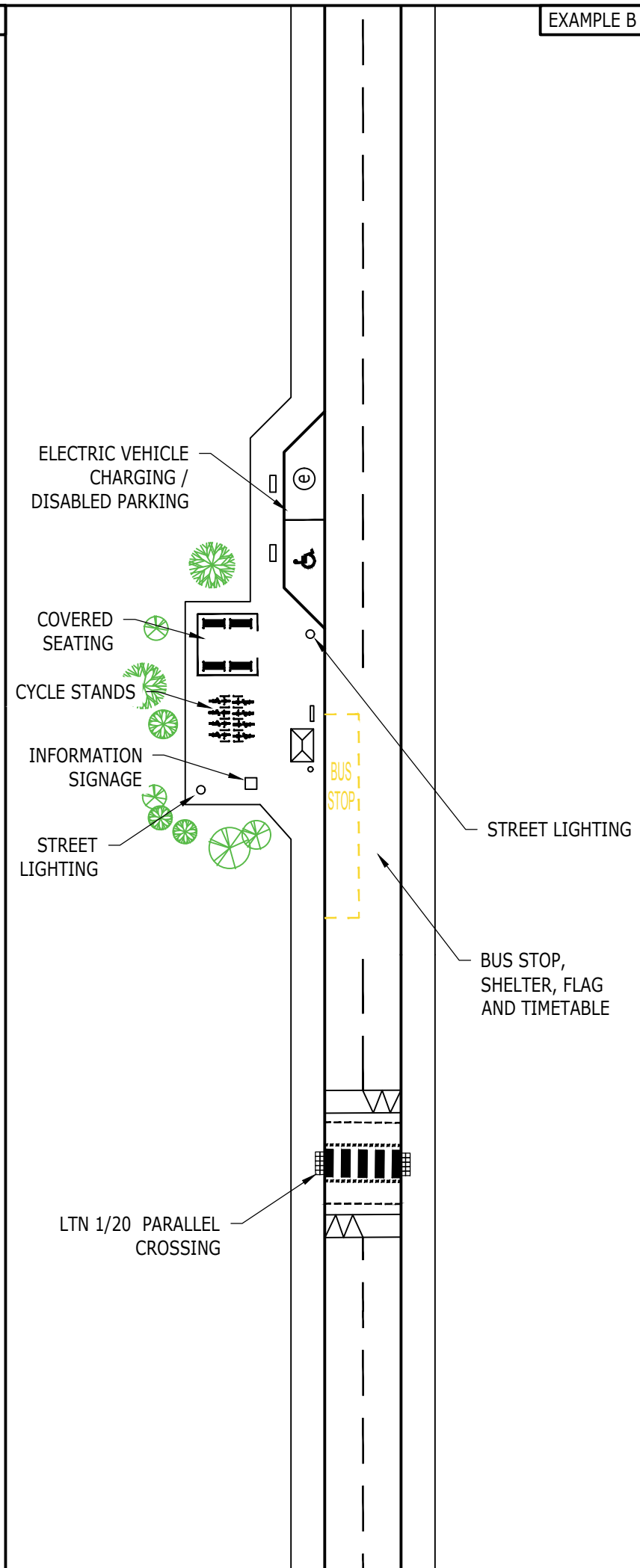
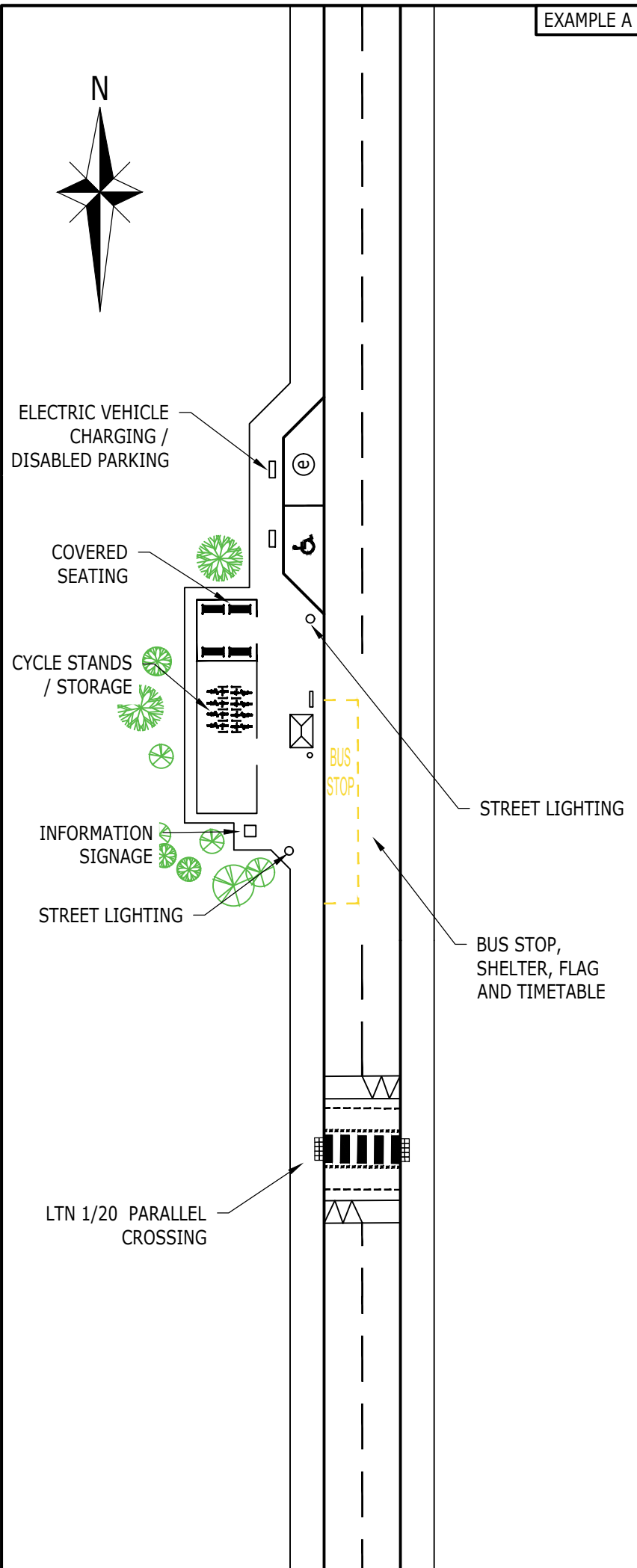
Project Title: **LAND AT ANSTY FARM, MID SUSSEX**

Drawing Title: **CYCLE ROUTE IMPROVEMENT PLAN (SHEET 1)**

AO Scale	Date	Designed by
1:1000	07.06.23	DV
Drawn by	Checked by	Approved by
DV	DV	DH

Drawing Number: **2207280-SK05** Rev **H**

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NOTES:

DESIGNED IN ACCORDANCE WITH LTN 1/20 & COMO UK 'THE DESIGN PROCESS - MOBILITY HUBS REALISED'.

EXAMPLES SHOWN INDICATIVELY AND SUBJECT TO INTERNAL LAYOUT, FURTHER DESIGN AND HIGHWAYS DISCUSSIONS.

- MINI MOBILITY HUB TO INCLUDE:**
- 1 HIGH QUALITY TRANSPORT OPTION
 - 1 HIGH QUALITY SHARED MOBILITY OPTION
 - CLEAR SIGNAGE / INFORMATION BOARD
 - SAFE CROSSINGS
 - LOCATED IN WELL LIT LOCATION
 - EASILY ACCESSIBLE TRANSPORT TIMETABLE
 - STREET LIGHTING
 - COVERED SEATING
 - MODERN CLEAN INFRASTRUCTURE

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Rev	Description	Drn	Chk	App	Date
<p>ARDENT CONSULTING ENGINEERS</p> <p>Third Floor The Hallmark Building 52-56 Leadenhall Street London EC3M 5JE</p> <p>Tel: 020 7680 4088 Web: www.ardent-ce.co.uk E-mail: enquiries@ardent-ce.co.uk</p>					

Client: **FAIRFAX ACQUISITIONS LTD**

Project Title: **LAND AT ANTSY FARM, MID SUSSEX**

Drawing Title: **MINI MOBILITY HUB EXAMPLE**

A3 Scale	Date	Designed by
1:500	13.07.23	DV
Drawn by	Checked by	Approved by
DV	DV	KM
Drawing Number		Rev
2207280-SK06		-

Appendix MS3

Key

- Site
- Northern Arc Boundary (Indicative)

Proposed Bus Services

- Proposed Bus Routes (1 & 2)
- Existing Bus Stops (en route)
- Proposed Bus Stops (within Site)
- Bus Stops - 800m Walk Buffer

Onward Public Transport Connections

- Railway Station

Cumulative Journey Time

- 5-minutes
- 10-minutes
- 15-minutes
- 20-minutes
- 25-minutes
- 30-minutes

Amenities / Destinations

- Dentists
- Education
- Employment
- GP Surgeries
- Hospitals

ID	Name
D1	Cuckfield Dental Practice
D2	Total Orthodontics
D3	Heathcote House Dental Practice
D4	Newlands Dental Surgery
D5	Burgess Hill Dental Care Limited
D6	Gateway Dental Burgess Hill
D7	Queens Crescent Dental Practice Ltd
D8	Dumbledore Dental Care Ltd
E1	Holy Trinity Church of England Primary School
E2	Warden Park Academy
E3	Haywards Heath College
Emp1	Victoria Business Park
Emp2	Sheddington Business Centre
Emp3	Bridge Road
GP1	Cuckfield Medical Centre
GP2	Dolphins Practice
GP3	Vale Surgery

