
Land at North Colwell Farm: Planning Application Highways Response

Ref: MG/BC/ITL19597-007 TN
Date: 26 March 2025

SECTION 1 Information

- 1.1 This note has been prepared following West Sussex County Council's (WSCC) highways consultation response (dated 19 March 2025), to the planning application on the Land at North Colwell Farm (reference: DM/25/0445).
- 1.2 The main comments that have been addressed as part of this note have been split into the following headings:
- TRO scheme of supporting works.
 - Removal of existing layby along Lewes Road.
- 1.3 As detailed in the WSCC consultation response, the proposal has been subject to pre-application discussions, this has been regarding the scope of the Transport Assessment (TA), including proposed access arrangements, trip generation, traffic distribution and the feasibility of offsite highway works.
- 1.4 It is noted that WSCC raise no objection in principle to the outline application, subject to a S106 agreement, however, have requested more information surrounding the two headings above, in which this note details.

SECTION 2 TRO Scheme of Supporting Works

- 2.1 The TA noted that although the proposed site access is not dependent on a speed limit change, there is general support to try and achieve a relocation of the existing 30mph / 40mph speed limit change on Lewes Road to the east of the proposed site access.

- 2.2 The applicant would be content to make an appropriate financial contribution (secured in an S106 Agreement) for the speed limit change.
- 2.3 A speed limit change would require a Traffic Regulation Order (TRO) which would be undertaken by WSCC. WSCC would prefer to have a plan that shows the supporting measures that would be included in the TRO scheme of works as part of the S106 Agreement.
- 2.4 At this stage, it is the applicant's preference to provide a financial contribution for WSCC to progress a TRO and any accompanying traffic measures that maybe required for the speed limit change. We welcome WSCC views and happy to meet to agree the figure for such a contribution.

SECTION 3 Removal of Existing Layby along Lewes Road

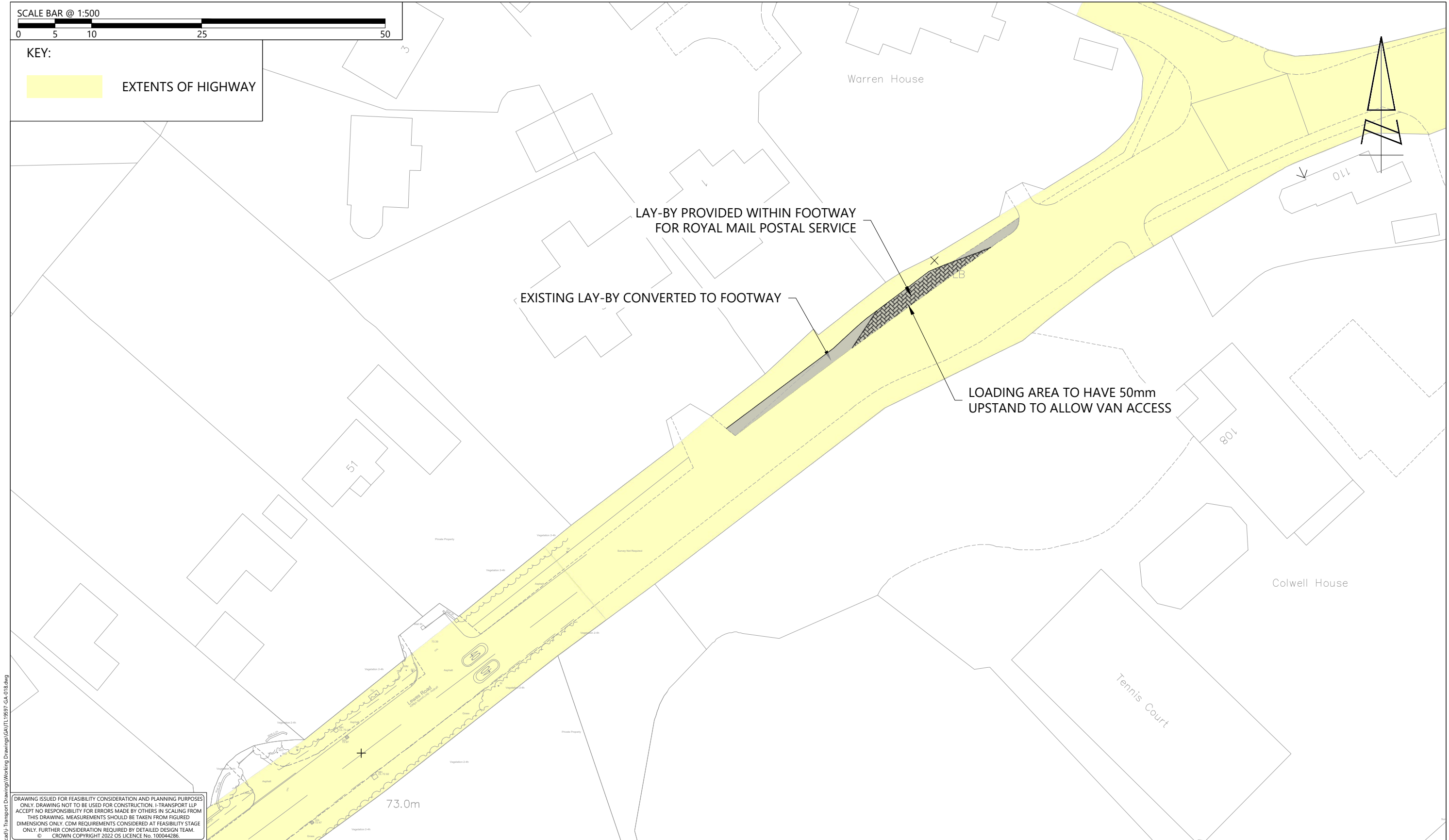
- 3.1 The TA included within the list of potential off-site improvements:
- Removal of existing layby along Lewes Road A272 (near junction of snowdrop Lane) with footway construction.
- 3.2 WSCC have requested a plan showing the potential removal of the existing layby along Lewes Road, noting there are existing post boxes adjacent to the layby which is likely used for post vehicles to park off the main carriageway to collect mail.
- 3.3 It is agreed that the existing layby could be used by Royal Mail to collect letters, this would typically be Monday to Saturday for a single short period of the day, i.e., very infrequently. It is noted there is another layby opposite, on the southern side of Lewes Road for circa four cars.
- 3.4 Although a Royal Mail vehicle could use the southern layby, for convenience and safety, a proposal for a shorter layby on the northern side adjacent to the post boxes has been prepared. The design includes raising the shorter layby slightly closer to footway level and infilling some of the existing layby to footway level, this can provide a safer more desirable route for pedestrians that is adjacent to traffic speeds of 40mph. The potential design is included within Drawing **ITL19597-GA-018**.

SECTION 4 Summary

- 4.1 This note has been prepared following West Sussex County Council's highways consultation response, to the planning application on the Land at North Colwell Farm.
- 4.2 For the potential relocation of the existing 30mph / 40mph speed limit change on Lewes Road to the east of the proposed site access, it is preferred this is undertaken and controlled by WSCC as the highway authority. This would be undertaken via a TRO following an agreed financial contribution for the TRO and any accompanying traffic measures that maybe required for the speed limit change.

- 4.3 This note includes a potential design of a new smaller layby on Lewes Road to facilitate existing Royal Mail collections on an infrequent basis but also provides a safer more desirable route for pedestrians.

DRAWINGS



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The Square, Basing View,
Basingstoke, Hampshire, RG21 4EB
www.i-transport.co.uk

Tel: 01256 898366

REV	DATE	BY	DESCRIPTION	CHK	APD
STATUS:			FOR INFORMATION		

TITLE:		DRAWN:		CHECKED:		APPROVED:	
POTENTIAL LEWES ROAD FOOTWAY IMPROVEMENTS AT EXISITNG LAY-BY		SH		BC		BC	
PROJECT:		PROJECT No:		SCALE @ A3:		DATE:	
LAND AT NORTH COLWELL FARM, LEWES ROAD, HAYWARDS HEATH		ITL19597		1:500		17.03.25	
CLIENT:		DRAWING No:					REV:
MILLER HOMES		ITL19597-GA-018					-