

Highways Technical Note

Site Allocation DPA17,
Land to the west of Marwick Close,
Bolney Road,
Ansty,
Mid Sussex



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Issue	Issue date	Compiled	Checked	Authorised
1	October 2024	EP	LNS	LNS

1 Introduction

- 1.1 This Highways Technical Note has been prepared for V Thorne and residents in relation to a rebuttal against the proposed land allocated for housing within the Mid Sussex District Plan (Regulation 19), known as DPA17: Land to the west of Marwick Close, Bolney Road, Ansty.
- 1.2 GTA Civils and Transport has prepared this Highways technical Note in conjunction with the above, and no responsibility is accepted to any third party for all or part of this study in connection with this or any other development.
- 1.3 Specifically, this report has been prepared to investigate and advise on the suitability of this land for development from a highways perspective and the potential impact on the existing local highway network.
- 1.4 The report concludes the following:
 - The visibility at the junction of Upton Drive / Bolney Road is restricted, with vehicle speeds in both directions higher than the posted 30mph speed limit, therefore exceeding MfS1 requirements for visibility for a 30mph road. As the speeds westbound exceed 37mph, this exceeds Manual for Streets design speeds and therefore DMRB standards for visibility should be applied, which are more appropriate to the road type and speed of traffic. The required visibility in line with the 85th% actual recorded speeds is 2.4m x 87m to the east (36.1mph) and 2.4m x 96m to the west (38.3mph) which cannot be achieved due to hedgerows and vegetation encroaching onto the visibility splays.
 - The site is poorly located for sustainable modes of transport. There is one irregular bus service within Ansty that runs 4 services per day, excluding weekends. The nearest station is Haywards Heath at 5.2km to the east, exceeding recommended IHT cycling distances. Residents of the proposed development will therefore be heavily reliant on the private car, contrary to MSDC policies DPS1: Climate Change and DPT3: Active Travel.
 - There are no existing footways fronting the site. There are existing narrow footways on the opposite side of the A272 which are not appropriate for all users and are not wide enough to be mobility compliant. Safety of users of the footway is impeded due to high vehicle speeds along this stretch of the A272 (36.1mph to the east and 38.3mph to the west).
 - Access is proposed via Upton Drive / Marwick Close from the A272 which are shared surface roads. These residential streets are intended for use by the small existing residential housing estate which comprises 15 dwellings via a shared surface road and therefore has no dedicated pedestrian footways. An additional 45 dwellings using these residential roads would create safety concerns without dedicated pedestrian and cyclist infrastructure, especially when considering mobility needs. The Disabled Persons Transport Advisory Committee (DPTAC) has gathered evidence that has since been published on the Government website that criticises shared surface roads and guidance such as LTN 1/11, that is in need of an urgent revision. The CIHT report, 'Creating Better Streets' (2017) was largely written to replace LTN 1/11, however,

the report recognises the lack of evidence on, and evaluation of, existing shared space schemes. The report therefore recommends further evidence-gathering, falling short of providing any recommendations on shared surface schemes.

- 1.5 The above issues conclude that the proposed site for housing, DPA17: Land to the west of Marwick Close, Bolney Road, Ansty, is therefore not suitable for development from a highway's perspective.

Policy Context

- 1.6 This Highways Technical Note has been written in accordance with the following policy frameworks:
- 2023 National Planning Policy Framework (NPPF);
 - 2014 National Planning Policy Guidance (NPPG);
 - Manual for Streets (MfS 1 & 2);
 - West Sussex County Council Local Transport Plan 2022-2036;
 - Mid Sussex District Plan (2021-2039, Regulation 19, December 2023).

2 Existing Situation

Site Details – Land Classified as DPA17

- 2.1 The existing site is a parcel of land located to the west of Marwick Close / Bolney Road (A272). The site is currently used for agricultural purposes / grazing land and falls outside the jurisdiction of the Built-Up Area Boundary. The site has been allocated for housing purposes, with up to 45 dwellings to be accommodated within this parcel of land, please refer to page 201-202 of the Mid Sussex District Plan (2021-2039, Regulation 19, December 2023), see **Appendix A**. The site comprises an area of 1.5ha.
- 2.2 The site is viewed to be integrated with neighbouring parcel of land 'DPA16', 'Land west of North Cottages and Challoners, Cuckfield Road, Ansty', which comprises an area of 1.3ha for 30 houses, with access from Cuckfield Road. These sites are proposed to be linked by providing pedestrian and cycling connections and green infrastructure connectivity.
- 2.3 The proposed allocated site DPA17 and red line boundary is shown below in **Figure 2.1**. The site within vicinity of the surrounding road network and Ansty is shown below in **Figure 2.2**.

Figure 2.1 – Allocated Site Boundary – DPA17

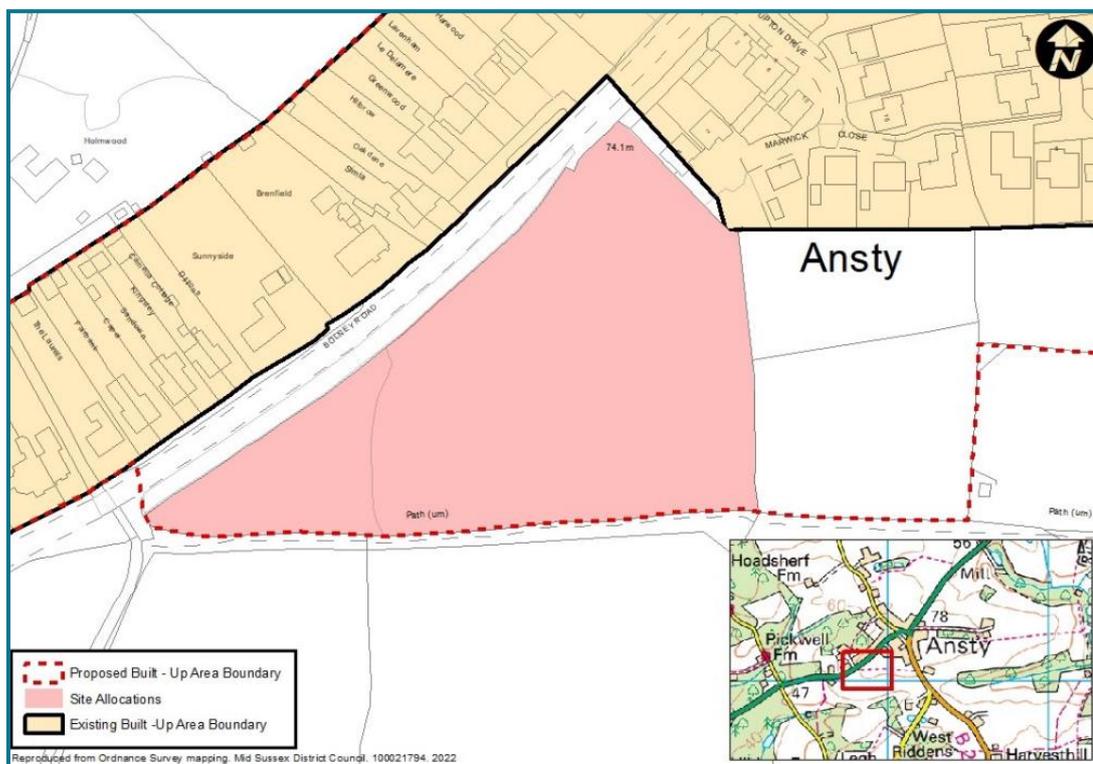


Figure 2.2 – Aerial View of the Site Location in proximity to Ansty



- 2.4 The land is fronted by the A272 directly which leads into Ansty to the north-east of the site before continuing north towards Cuckfield or north-east towards Haywards Heath. To the south-west, the A272 continues towards Bolney and the A23 junction.
- 2.5 The site is located opposite a row of houses fronting the A272, but beyond that is rural fields and areas of woodland.
- 2.6 The site is located in a rural area of Mid Sussex. The posted speed limit within vicinity of the site is subject to 30mph indicated by road signs and roundels on the carriageway. There is no streetlighting present surrounding the site or on approach to the site. There is a very narrow pedestrian footway on the opposite side of the carriageway, estimated 1.2m in width that has fallen into disrepair with encroachment of leaves, undergrowth and branches and is clearly poorly maintained and not well utilised. There is no pedestrian footway link from the site to the nearby bus stops located 300m from the site for westbound services and 370m for eastbound services, nor any safe crossing points or dropped kerbs to cross the A272 in order to access the existing footway.
- 2.7 There is a pedestrian public right of way (footpath 70CR) that runs along the southern perimeter of the proposed allocated sites DPA16 and DPA17 running from Bolney Road (A272) to Cuckfield Road

(B2036). This is rural in nature and whilst in principle provides good connection links between the two main roads, it is not suitable for use throughout all weathers as it is not properly paved or lit and is not mobility compliant. Significant upgrades are required for substantial use of this footway.

Access Arrangements into DPA17

- 2.8 Proposed access into the site is from Upton Drive and Marwick Close which are existing residential roads serving a maximum of 15 dwellings. These roads are shared surface and do not have dedicated pedestrian footways. The residential roads are not designed to serve up to 60 dwellings.
- 2.9 The existing visibility from the access with Upton Drive / A272 is restricted in either direction due to the geometry of the road. A recent site visit in October 2024 demonstrates the driver visibility when sitting in a vehicle at the junction of Upton drive / A272, see **Figure 2.3** below (eastbound visibility) and **Figure 2.4** (westbound visibility).

Figure 2.3 – Eastbound visibility from Upton Drive / A272



Figure 2.4 – Westbound visibility from Upton Drive / A272



- 2.10 Traffic speeds along this road are high, exceeding the posted 30mph speed limit with the recorded 85th% speeds measuring 36.1mph eastbound and 38.3mph westbound, see the results of the ATC below.
- 2.11 Congestion is an issue along this road on approach to the mini roundabout which allows access north along the A272 towards Cuckfield, Haywards Heath, Balcombe and Crawley or south along the B2036 which provides direct access into Burgess Hill. The ATC demonstrates this with significant traffic counts along this road eastbound towards the mini roundabout, measuring 6136 vehicles within a daily total on average, or 255 per hour over a 24hr period. When travelling westbound towards Bolney and the A23 junction or continuing along the A272 into Cowfold, the average daily total of traffic equates to 6838 vehicles, or 284 vehicles per hour over a 24hr period. This is also a very busy route for commuters and creates issues of speeding as vehicles accelerate after leaving the mini roundabout junction.

Local Highway Network

- 2.12 The site fronts the A272 directly. The A272 is a busy, significant A-road that passes through Hampshire and Sussex over 138km. It provides access to primary destinations such as Petersfield, Uckfield and Winchester but within vicinity of the site provides access to the A23 approximately

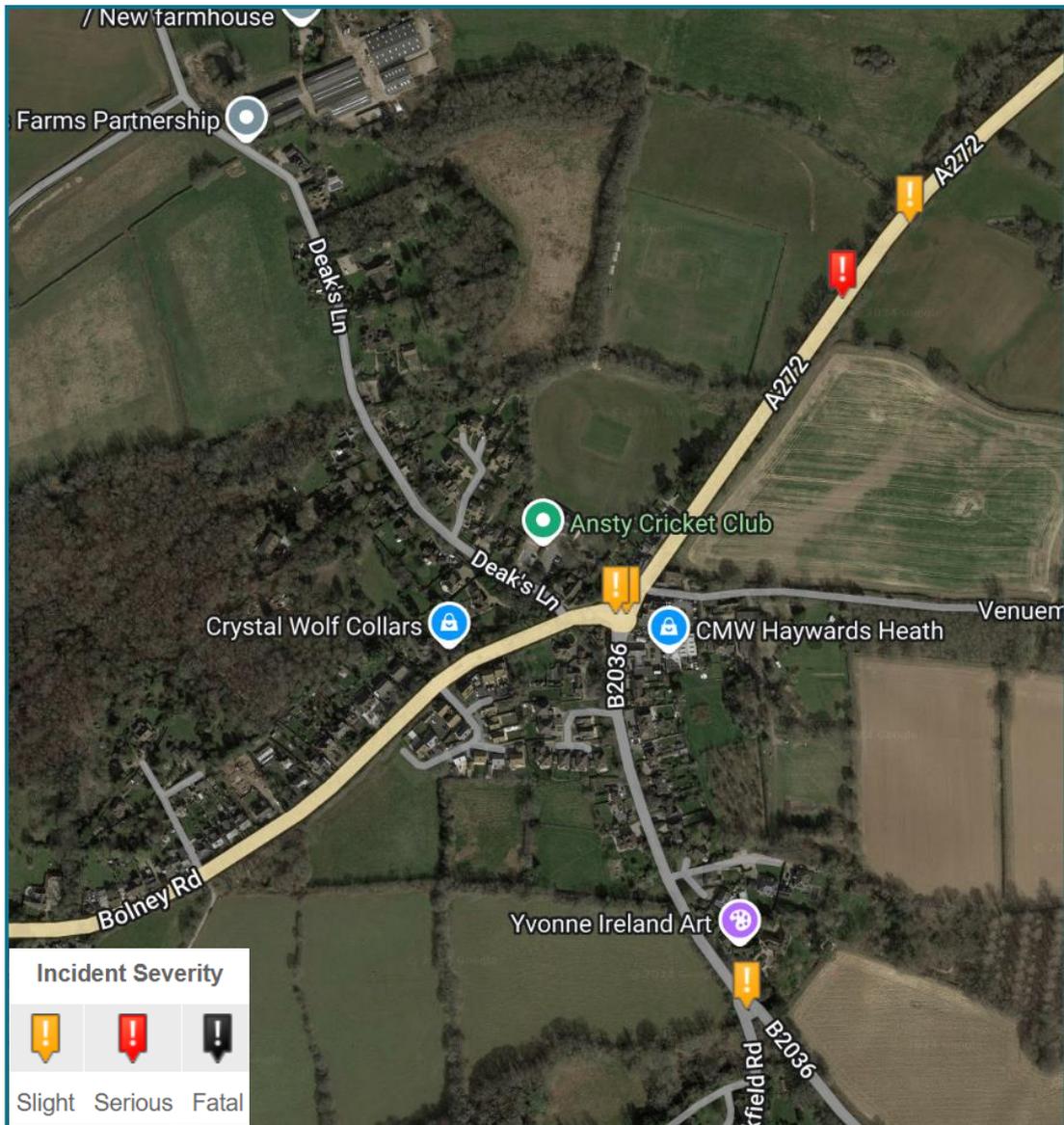
2.4km to the south-west and provides access towards Haywards Heath town to the east by approximately 3.4km.

- 2.13 Approximately 280m to the north-east of the site, the A272 meets a mini roundabout junction in Ansty. As stated above, this mini roundabout is a busy junction that has queues backing up along the A272 and B2036 during peak hours at existing due to the large amount of traffic using these roads for commuting purposes. The mini roundabout provides access to Deak's Lane which leads north towards Slough's Green as well as the B2036 which leads south-east towards Burgess Hill town centre. The B2036 is a local north-south B-road that runs parallel to the A23. It provides access from Horley (Surrey) to Burgess Hill via Crawley over 28km.
- 2.14 The site is positioned in a location that relies heavily upon the significant A-roads and B-roads fronting the site, that are used for commuting routes as well as main roads towards Burgess Hill and Haywards Heath that are served by the nearby A23 junction. Therefore, traffic speeds and flows along this road are resultantly higher than the posted speed limit and thus unsafe for pedestrian and cyclist use.

Accident Data

- 2.15 CrashMap uses data collected by the police about road traffic incidents occurring on British roads where someone is injured. This is then compiled into an easy-to-use format showcasing each incident on a map. This data is approved by the National Statistics Authority and reported on by the Department for Transport each year.
- 2.16 Accident records along within 500m of the site have been examined, including the A272, B2036 and mini roundabout junction in Ansty village for a 5-year period between 2018 and 2022. Within this period, there have been 5 accidents recorded within 500m of the site location, please see **Figure 2.5** below. A detailed review of the accidents has been undertaken to ascertain the causation of the crash.

Figure 2.5 PIA Data within a 500m extent of the existing site access in either direction



Source: Crashmaps.co.uk

Table 2.1 PIA Data within a 500m extent of the site

Date	Category	Location	No. Vehicles Involved	No. Casualties Involved
27/08/2019	Slight	Mini roundabout, Ansty village	2	1
24/05/2019	Slight	Mini roundabout, Ansty village	3	2
09/06/2021	Serious	A272 400m north of site	2	2
08/02/2019	Slight	A272, 500m north of site	1	1
12/12/2018	Slight	Cuckfield Road / B2036 junction	2	2

2.17 The detailed summary of the accidents is as follows:

- 27/08/2019 – This crash occurred within the hours of darkness with no streetlighting present. It involved V1 turning left colliding with V2 proceeding straight on, resulting in a front/nearside collision. This can be deemed as driver error when utilising the mini roundabout.
- 24/05/2019 – This crash occurred due to V1 proceeding ahead on the carriageway, V2 turning right and V3 not being impacted. V1 and V2 resulted in an offside/front collision. This can be deemed as driver error when utilising the mini roundabout.
- 09/06/2021 – This crash was a result of a front/back collision with two cyclists. The cyclists were proceeding down an incline on a hill. It can be deemed that this was an error due to failure to brake, or similar circumstances.
- 08/02/2019 – This crash occurred at early hours of the morning during darkness and wet weather. This crash was 1 vehicle that hit a tree off the carriageway and can be deemed as driver error and resultant of weather impacts.
- 12/12/2018 – This crash was resultant of a front/back collision between V1 turning left and V2 waiting to turn left. This can be deemed as driver error.

2.18 In summary, the level of recorded crashes within a 500m vicinity of the site is low, with 1 crash involving a cyclist. Nonetheless, the potential 45 dwellings proposed in DPA17 could impact the number of recorded accidents within this area due to residents being reliant on cars in an already congested area with high recorded speeds.

2.19 Detailed CrashMap reports can be viewed in **Appendix C**.

Automatic Traffic Count

2.20 An Automatic Traffic Count Speed Survey (ATC) was conducted both north-east and south-west of the access to determine speeds of vehicles at the 85th percentile, travelling along Bolney Road (A272) surrounding the site access. The ATC was carried out for 7 days between 03/10/2024 to 09/10/2024. The weather conditions for the week were mostly cloudy and dry.

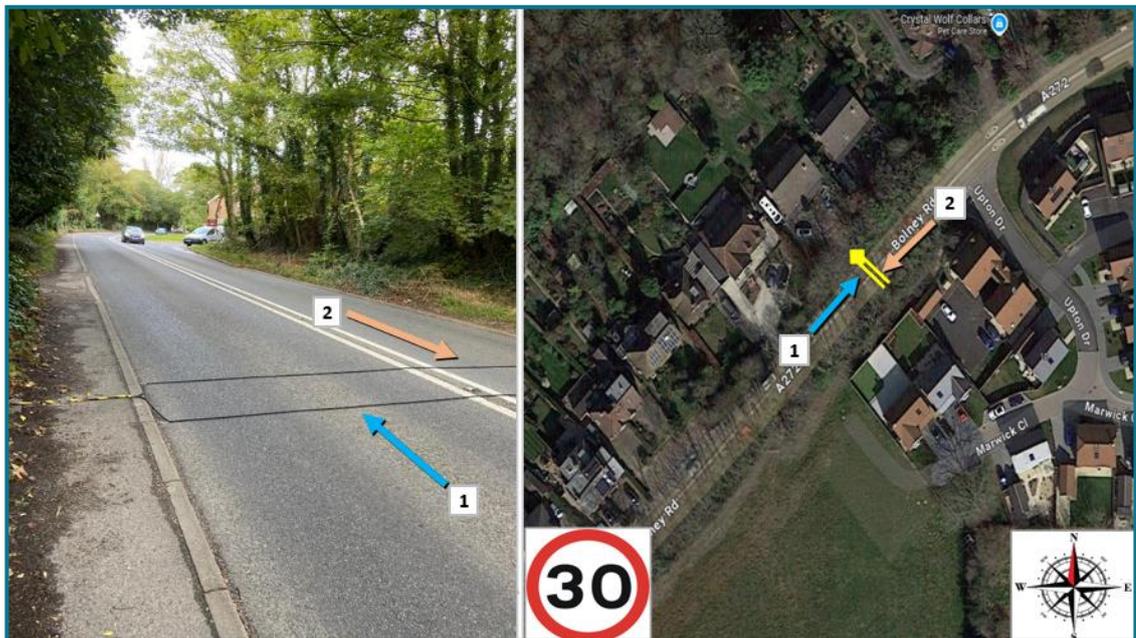
2.21 The average speeds at the 85th percentile for both counts is demonstrated in **Table 2.2** below. Full outputs of the speed surveys can be seen in **Appendix B**.

Table 2.2: Speed Survey Results

	85 th percentile speed travelling north-east bound (7-day survey)	85 th percentile speed travelling south-west bound (7-days survey)
A272 Bolney Road	36.1 mph	38.3 mph

2.22 The locations of the speed surveys are shown below in **Figure 2.6**.

Figure 2.6 – Location of Automatic Traffic Count on Bolney Road (A272) fronting the site



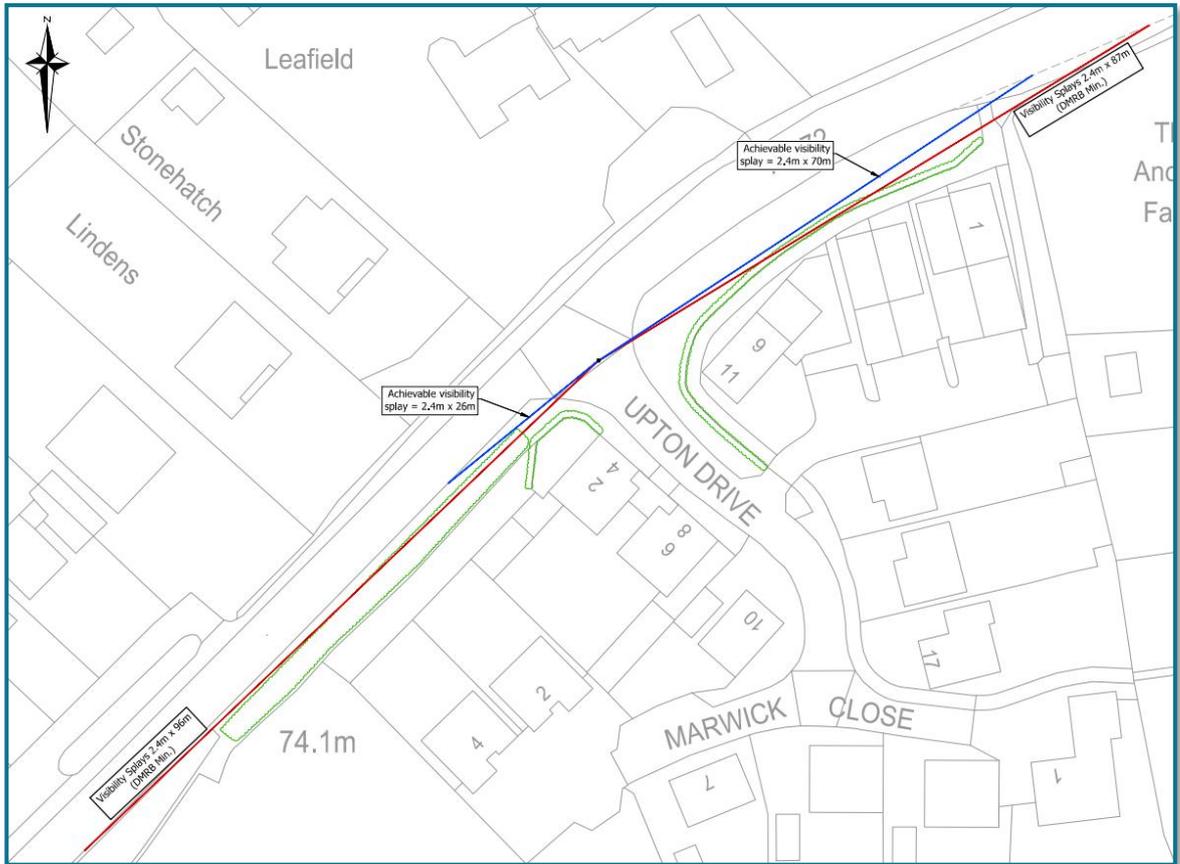
2.23 As the recorded speed survey results show from the 85th percentile figure, the actual speeds of vehicles travelling along Bolney Road are higher than the posted national speed limit of 30mph for that stretch of road.

2.24 Therefore, the visibility splay requirements are in excess of what is required for a 30mph road and therefore exceed Manual for Streets design speeds which cater for speeds up to 37mph. When speeds are in excess of 37mph, DMRB standards should therefore be applied. Therefore, in accordance with DMRB standards, the required visibility splays based on the recorded 85th% speeds are therefore:

- 36.1mph – 2.4m x 87m to the east;
- 38.3mph – 2.4m x 96m to the west.

2.25 This visibility is not achievable from the site access, making the access into Upton drive unsafe. There are existing hedgerows in place fronting the A272 which impede visibility. The achievable splays that do not encroach into third party land and avoid the hedgerows in place are 2.4m x 70m to the east and 2.4m x 26m to the west which are significantly below the visibility splay requirements for the recorded traffic speeds, please refer to **Figure 2.7** below for viewing purposes. The drawing can be viewed in detail in **Appendix D**.

Figure 2.7 – Visibility splays not achievable from Upton Drive / A272 access point



3 Modal Choices and Sustainability Summary

Bus Services

- 3.1 The nearest bus stops to the site are 'Ansty Cross', located along the A272. There is no pedestrian footway link from the site to the nearby bus stops located 300m from the site for westbound services and 370m for eastbound services, nor any safe crossing points or dropped kerbs to cross the A272 in order to access the existing footway.
- 3.2 Ansty Cross bus stops are served by bus service 89, operated by Compass Travel and STP2, operated by Sussex Coaches.
- 3.3 The frequency of bus services from these stops can be seen in **Table 3.1**.

Table 3.1 – Local Bus Services

Service No.	Route	Weekday Frequency	Saturday Frequency	Sunday Frequency
89 – Compass Travel	Horsham – Warninglid – Ansty – Cuckfield – Haywards Heath	Mondays, Wednesdays, Fridays only – 4 services	N/A	N/A
STP2 – Sussex Coaches	Cowfold – Bolney – Haywards Heath – Burgess Hill	1 return service	N/A	N/A

- 3.4 The above table shows that there is a low amount of bus services available for residents, with bus service 89 only running 4 return services on Monday, Wednesday and Friday and Sussex Coaches running 1 return bus service every day, except weekends. Therefore, residents are likely to be highly reliant on the private car for daily journeys.

Rail

- 3.5 The nearest railway station is Haywards Heath Station, located approximately 5.5km east of the site. This journey exceeds the NPPF recommended cycle distance of 5km and would take approximately 20-minutes by cycling (15.5km/h in accordance with IHT guidelines). The station is accessible via bus service 89 within an 11-minute bus journey but this journey is only available 4 times a day, 3 days per week.
- 3.6 There are 312 cycle parking spaces inside the station car park and on Market Place, covered by CCTV. There are 1069 parking spaces, including 12 accessible spaces. Haywards Heath Station is operated by Southern rail although Gatwick Express and ThamesLink Services also pass through

this station. It provides regular services to Bedford via London Bridge, Brighton, London Victoria via Gatwick Airport, Cambridge, Littlehampton via Hove and Worthing and Eastbourne.

Walking and Cycling

- 3.7 Manual for Streets suggests 800m can be considered a comfortable walking distance (paragraph 4.4.1). MfS also states, however, 800m is not the upper limit, walking offers potential to replace short car trips for journeys up to 2km (with reference to PPG13).
- 3.8 Whilst superseded by NPPF, the former PPG13 Transport document sets out useful guidance related to suitable walking and cycling distances:
- “Walking is the most important mode of travel at the local level and offers the greatest potential to replace short car trips, particularly under 2 kilometres” (Paragraph 74)
 - “Cycling also has potential to substitute short car trips, particularly those under 5 kilometres, and to form part of a longer journey by public transport” (Paragraph 77).
- 3.9 The site is within a rural area of Mid Sussex with very limited opportunities for walking and cycling due to the lack of feasible footways and crossing points, no street lighting available and roads with high traffic speeds and hilly topography that make cycling unsafe and difficult to do for most. There are very few facilities within a 2km distance from the site, meaning that residents would be highly dependent on private vehicles to access most daily services and facilities. The following facilities are accessible within 2km of the site:
- SPAR Convenience Store (within Shell Petrol Station) – 350m east (5-minute walk time)
 - Outer area of Cuckfield – 25-minute walk time (25-minute walk time with no footway provision along the majority of the A272 making this a very unsafe journey).
- 3.10 The isochrone map below in **Figure 3.1** depicts a 2km walking extent from the site access point at IHT recommended walking time of 1.4m/s. The below map indicates that the site is not located within a sustainable area as very few valuable facilities are located within a 2km walking distance, with minimal infrastructure to support active travel as stated above.

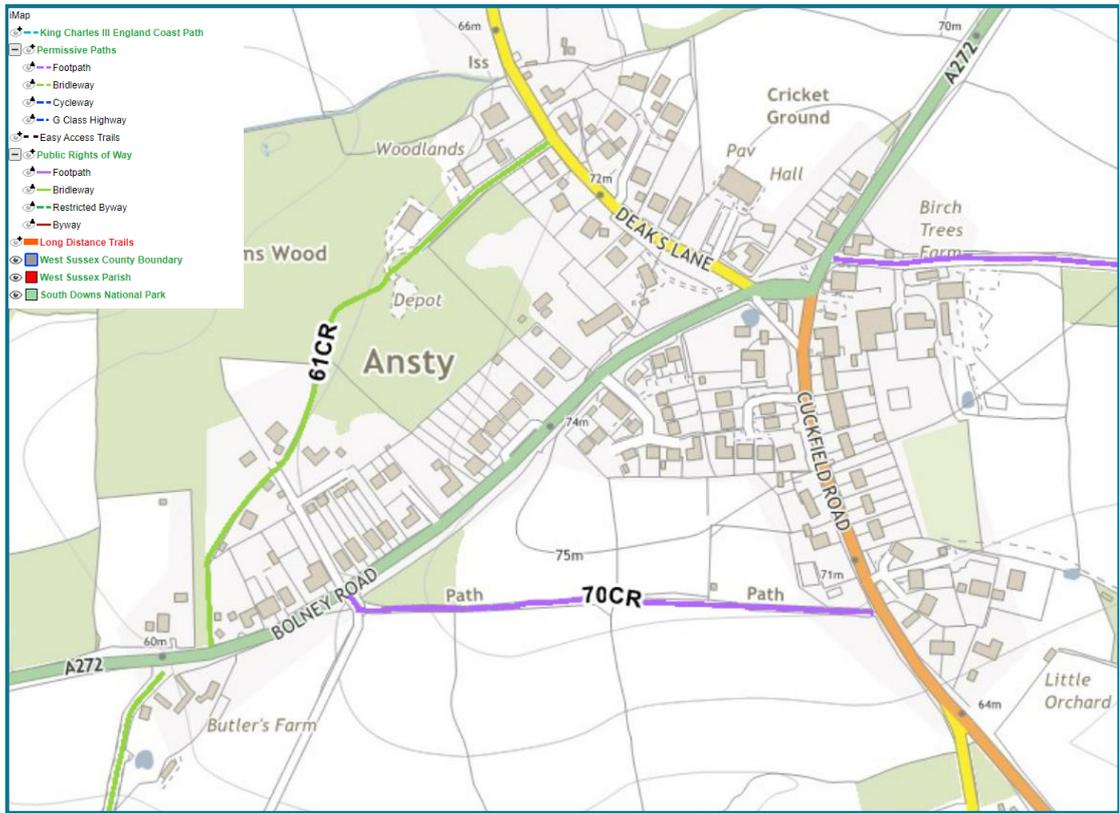
Figure 3.1 – 2km Walking Distance (25-minute walk time from access)



3.11 The outer areas of Burgess Hill and Haywards Heath are accessible within 5km. However, due to limited public transport services and limited opportunities for cycling, it is unreasonable to expect residents to utilise a cycle to carry their weekly shopping or to cycle 20+ minutes to access essential services. Therefore, as above, the private car will likely be heavily used for this site, demonstrating unless significant improvements are made to public transport as well as traffic calming measures, the site is not well placed sustainably.

3.12 There are two main PRoWs within vicinity of the site, see **Figure 3.2** below. PRoW FP 70CR runs along the horizontal boundary of the site DPA17 and DPA16 (adjacent neighbouring site). BW 60CR runs north-east from Bolney Road to Deaks Lane. Both of these routes are rural in nature, as expected for the location and would require significant resurfacing and lighting improvements in order to make this route accessible for all users.

Figure 3.2 PRow Network within the vicinity of the site



3.13 In conclusion, the site is poorly located to be accessible via active and sustainable modes of transport. The site is located within a rural location with very limited bus services, limited essential services and amenities nearby and local towns located over 5km away, reducing the potential for cycling. On an already congested highway network that is used for commuting and a main link road between towns, any resident living here would be wholly dependant on the private car for access to daily services and amenities and therefore could likely impact the surrounding local road network.

4 Rebuttal against DPA17 Site Allocation

- 4.1 DPA17: Land to the west of Marwick Close, Bolney Road, Ansty has been allocated for housing land for up to 45 dwellings within the Mid Sussex District Plan (Regulation 19). The access is proposed from Upton Drive / Marwick Close from the A272 with proposed pedestrian/cyclist infrastructure links to the site abutting to the east, 'DPA16', 'Land west of North Cottages and Challoners, Cuckfield Road, Ansty', which comprises an area of 1.3ha for 30 houses, with access from Cuckfield Road.
- 4.2 The following points demonstrate why this allocated land is not suitable for development from a highways perspective and proposes that this land allocation is removed from the Mid Sussex District Plan for consideration.

Visibility Splays

- 4.3 As stated above, the visibility from the Upton Drive / Bolney Road junction is inadequate with the required visibility splays not achievable.
- 4.4 An Automatic Traffic Count Speed Survey (ATC) was conducted both north-east bound and south-west bound of the access to determine speeds of vehicles at the 85th percentile, travelling along Guildford Road surrounding the site access. The ATC was carried out for 7 days between 03/10/2024 to 09/10/2024. The weather conditions for the week were mostly cloudy and dry.
- 4.5 As the recorded speed survey results show from the 85th percentile figure, the actual speeds of vehicles travelling along Bolney Road (A272) are significantly higher than the posted speed limit of 30mph for that stretch of road. Traffic is known for accelerating away from the mini roundabouts west of the site access to escape the build up of traffic on approach to the junction, and vehicles are known for accelerating up the A272 hill on approach to the mini roundabout junction which is then met with traffic and queues often forming along the road whilst traffic waits to move.
- 4.6 The visibility at the junction of Upton Drive / Bolney Road is restricted, with vehicle speeds in both directions higher than the posted 30mph speed limit, therefore exceeding MfS1 requirements for visibility for a 30mph road. DMRB visibility splay standards are therefore applicable along this road type in this instance. The required visibility in line with the 85th% actual recorded speeds is as follows:
- 36.1mph – 2.4m x 87m to the east;
 - 38.3mph – 2.4m x 96m to the west.
- 4.7 This visibility cannot be achieved from the proposed access point, as shown in **Appendix B** which shows the splays that are not achievable due to the alignment and geometry of the carriageway as

well as existing hedgerow and vegetation that impede the splays. The required splays and are only achievable by encroaching into third party land. Visibility splays of 2.4m x 70m to the east are achievable, as well as 2.4m x 26m to the west, which fall significantly below the required stopping sight distance in line with the 85th% recorded speeds. This road is therefore unsafe and not conducive for supporting an additional 45 dwellings from this access point.

4.8 The visibility splay requirements can be seen in **Table 4.1** below.

Table 4.1 Visibility Splay Requirement Table

Speed (mph)	Speed (kph)	Speed (m/s)	DMRB - Desirable min. SSD (2secs reaction time + 0.25g braking force)	DMRB - Absolute min. SSD (2secs reaction time + 0.375g braking force)	MfS2 - min. SSD (1.5secs reaction time + 0.375g braking force) - applicable to buses and HGVs (see Note 4 below)	MfS1/2 - min. SSD (1.5secs reaction time + 0.45g braking force) - applicable to light vehs (see Notes 3 & 4 below)
36.1	58.08	16.13	87.74	70.05	61.98	56.09
38.3	61.62	17.12	96.38	76.46	67.90	61.27

Note 1 On gradients, MfS1 suggests a 10% gradient will increase / decrease the rate of 'g' by around 0.1

Note 2 All above SSD calculations include an additional 2.4m as per MfS2 recommendation (para 10.2.5) to allow for the distance between the driver and the front of the vehicle.

Note 3 MfS1 used these values for all vehicles. MfS2 uses different values for light vehicles and buses / HGVs subject to Note 4 below.

Note 4 MfS2 states (para 10.1.8)

"As a guide, it is suggested that bus/HGV SSD should not need to be assessed when the combined proportion of HGV and bus traffic is less than 5% of traffic flow, subject to consideration of local circumstances."

Poor Site Sustainability

4.9 As stated above, the site is poorly located for sustainable modes of transport. Ansty is a rural village within West Sussex and is not supported by a reliable public transport system. The nearby bus stops are served by one irregular bus service that runs 4 services per day, excluding weekends which is not a viable alternative to the private car and will not encourage people to reduce their use of private vehicles.

4.10 The nearest station is Haywards Heath at 5.2km to the east. This distance exceeds the recommended IHT cycling distances of 5km which again requires residents to travel excessive distances for sustainable modes or rely on a private vehicle in order to access these modes. The station is served by bus 89, but with this bus service only providing 4 return services per day, it is unlikely that this will be viable for those wishing to commute from Haywards Heath station. The first bus service runs

from 08.25am, which is too late for those wishing to commute to wider areas within Sussex or towards London.

- 4.11 Therefore, it is likely that residents of the proposed development will therefore be heavily reliant on the private car, contrary to MSDC policies DPS1: Climate Change and DPT3: Active Travel.

Lack of Active Travel Infrastructure

- 4.12 There are no existing footways fronting the site on the western side of the carriageway. There are existing narrow footways on the opposite side of the A272 which are not appropriate for all users and are not wide enough to be mobility compliant as they measure approximately 1.2m in width and are heavily overgrown with vegetation and undergrowth due to the limited use of the footway.
- 4.13 Safety of footway users is also impeded due to high vehicle speeds along this stretch of the A272 (36.1mph to the east and 38.3mph to the west) making it difficult to safely cross the road. There is also a lack of dropped kerbs and tactile paving as well as no considerations for cyclists along the road, impacting modal choice and further discouraging use of active travel, also contrary to MSDC policy DPT3: Active Travel.

Uncompliant Shared Surface Access from Upton Drive / Marwick Close

- 4.14 Access to the parcel of land is proposed via Upton Drive / Marwick Close from the A272 which is a shared surface road. These residential streets are intended for use by the small existing residential housing estate which comprises 15 dwellings via a shared surface road and therefore has no dedicated pedestrian footways. An additional 45 dwellings using these residential roads would be unsafe without dedicated pedestrian and cyclist infrastructure, especially when considering mobility needs. The Disabled Persons Transport Advisory Committee (DPTAC) has gathered evidence that has since been published on the Government website that criticises shared surface roads and guidance such as LTN 1/11, that is in need of an urgent revision. The CIHT report, 'Creating Better Streets' (2017) was largely written to replace LTN 1/11, however, the report recognises the lack of evidence on, and evaluation of, existing shared space schemes. The report therefore recommends further evidence-gathering, falling short of providing any recommendations on shared surface schemes. It is therefore deemed unsafe that an additional 45 dwellings are proposed to utilise these roads as the main access in/out of the development parcel without a thorough assessment on the safety considerations of this.
- 4.15 Moreover, the Mid Sussex design Guide (SPD – 2020), states on page 64 that: *"Within larger developments a clear street hierarchy should be promoted with the principal vehicular routes integrated within the structure of development as main streets or boulevards [...] with appropriate pavement widths and maximum design speeds of 20mph."* Therefore, the built development at

existing, proposed to link to an additional 45 dwellings is clearly not compatible for the existing street network.

5 Conclusion

- 5.1 This Highways technical Note has summarised the reasons for a rebuttal against the proposed land allocated for housing within the Mid Sussex District Plan (Regulation 19), known as DPA17: Land to the west of Marwick Close, Bolney Road, Ansty.
- 5.2 This report has summarised that there are the following 4 main issues as to why the land is not appropriate for housing development:
- Inadequate visibility splays from the Upton Drive / A272 junction, determined by actual recorded 85th% speeds which exceed the posted 30mph speed limit significantly;
 - Poor site sustainability, limited modal choices and lack of essential infrastructure and services within walking or cycling distance;
 - Lack of active travel infrastructure, including no footway fronting the site and unsafe pedestrian footways opposite the site with no safe crossing points or links to the existing housing in place;
 - Uncompliant shared surface access along Upton Drive that is not compatible for a further 45 houses.
- 5.3 The above points have been summarised in detail within this report and conclude that the proposed site DPA17 is not suitable for residential development from a highways perspective and should be removed from the Mid Sussex Local Plan for consideration as a site for development.

- End of Report -

Appendix A

Site Location – DPA17

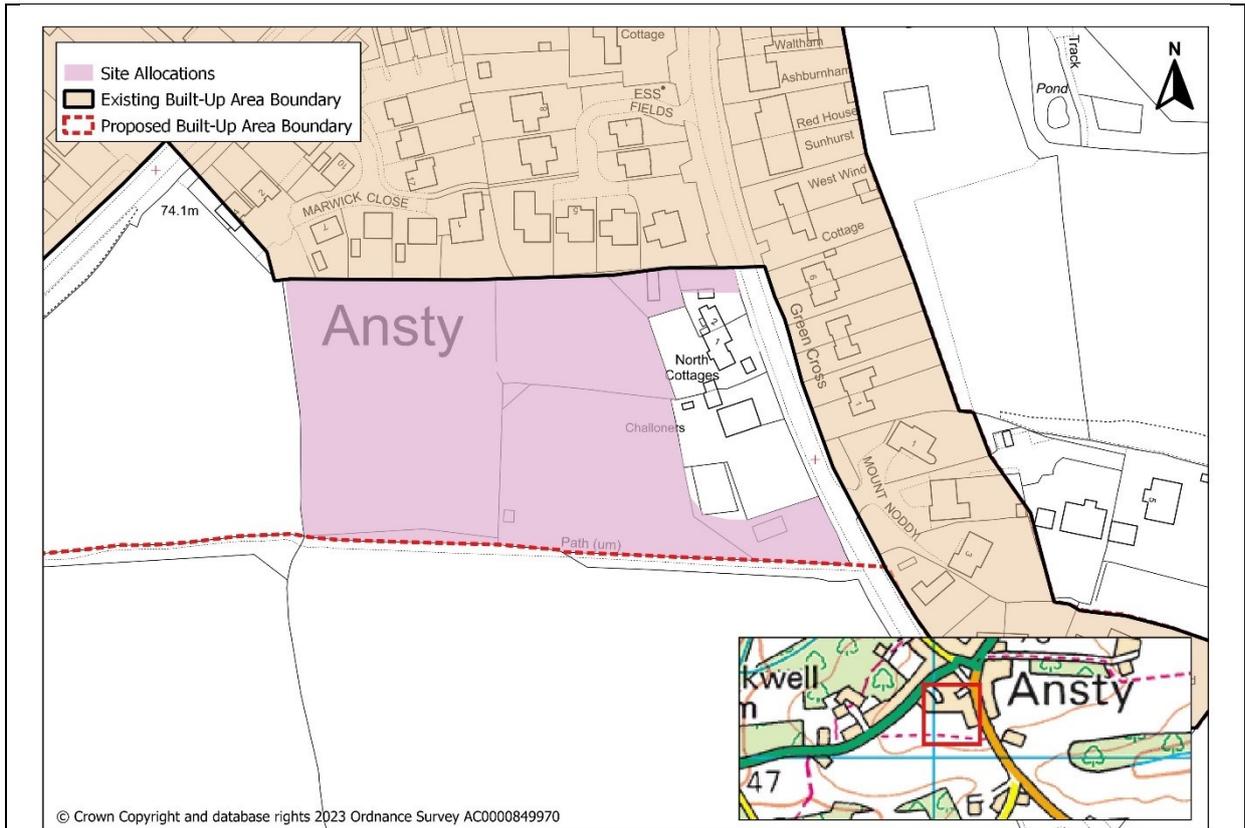
Policy Requirements

- i. Address any impacts associated with ancient woodland in the south east corner of the site.
- ii. Create new pedestrian links to existing PROW network
- iii. Provide suitable vehicular, pedestrian and cycle access from Ham Lane.
- iv. Provide good acoustic design to address noise impacts associated with adjacent industrial workshops.
- v. Investigate, assess and address any land contamination issues arising from former uses of the site or from uses, or former uses, of land in proximity to the site.
- vi. Address any impacts associated with the Building Stone (Cuckfield and Ardingly) Minerals Consultation Area and the CDE Waste and Aggregate Recycling facility consultation area.
- vii. It meets the requirements of other relevant development plan policies.

DPA16: Land west of North Cottages and Challoners, Cuckfield Road, Ansty

Note: the boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

Allocation	Housing		
SHELAA:	1148	Settlement:	Ansty
Gross Site Area (ha):	1.3	Number of Dwellings:	30
Infrastructure	<p>On-site:</p> <ul style="list-style-type: none"> • Natural, semi-natural and amenity green space <p>Financial contributions towards the provision of:</p> <ul style="list-style-type: none"> • Sustainable Transport • Improvements at Haywards Heath Station • Education • Library • Community buildings • Local Community Infrastructure • Health • Play area • Other outdoor provision • Outdoor sports • Parks and Gardens <p>Provision of:</p> <ul style="list-style-type: none"> • Sustainable Transport measures • Highway works 		



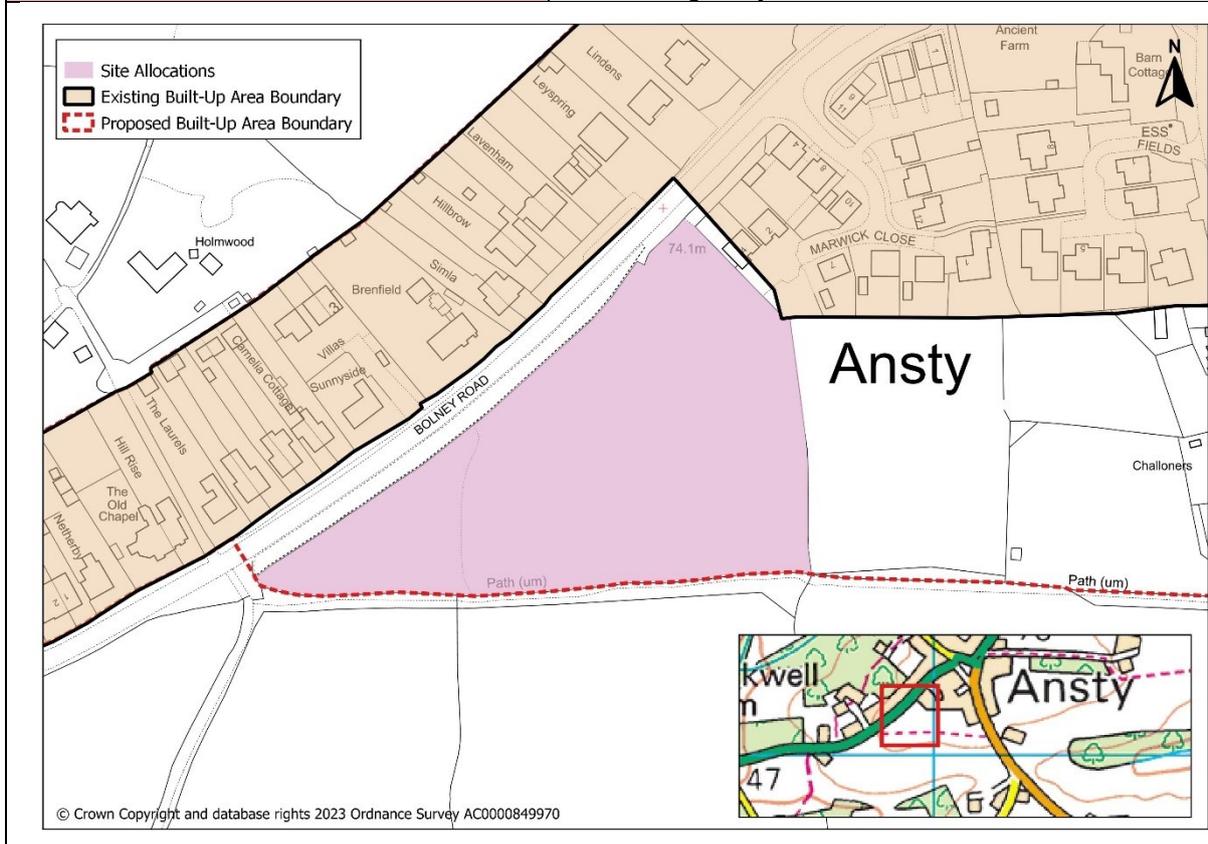
Policy Requirements

- i. Provide suitable access from Cuckfield Road.
- ii. Retain and provide an appropriate buffer to the mature English oak tree in the centre of the site unless it can be demonstrated and justified through survey and assessment evidence that the tree needs to be removed.
- iii. Particular attention should be given to trees and hedgerows on the southern boundary adjacent to the PROW.
- iv. Maintain the rural character of the PROW on the southern boundary of the site.
- v. The layout of the site should take into account the location of the trees and allow for their future retention and to prevent overshadowing into private gardens.
- vi. The design and layout of the site should reflect a transition from the built environment to the rural countryside.
- vii. The design and layout of the site should reflect the rural character of the settlement and avoid being urban or suburban in character.
- viii. Integrate development with the site to the west (DPA17) by providing pedestrian and cycling connections and green infrastructure connectivity.
- ix. The layout of the site needs to take into account the location of existing water and sewerage infrastructure to allow for maintenance and future upgrades.
- x. It meets the requirements of other relevant development plan policies.

DPA17: Land to the west of Marwick Close, Bolney Road, Ansty

Note: the boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

Allocation	Housing		
SHELAA:	784	Settlement:	Ansty
Gross Site Area (ha):	1.5	Number of Dwellings:	45
Infrastructure	<p>On-site:</p> <ul style="list-style-type: none"> Natural, semi-natural and amenity green space <p>Financial contributions towards the provision of:</p> <ul style="list-style-type: none"> Sustainable Transport Improvements at Haywards Heath Station Education Library Community buildings Local Community Infrastructure Health Play area Other outdoor provision Outdoor sports Parks and Gardens <p>Provision of:</p> <ul style="list-style-type: none"> Sustainable Transport measures Highway works 		



Appendix B

ATC Speed Survey

AUTOMATIC TRAFFIC COUNT REPORT

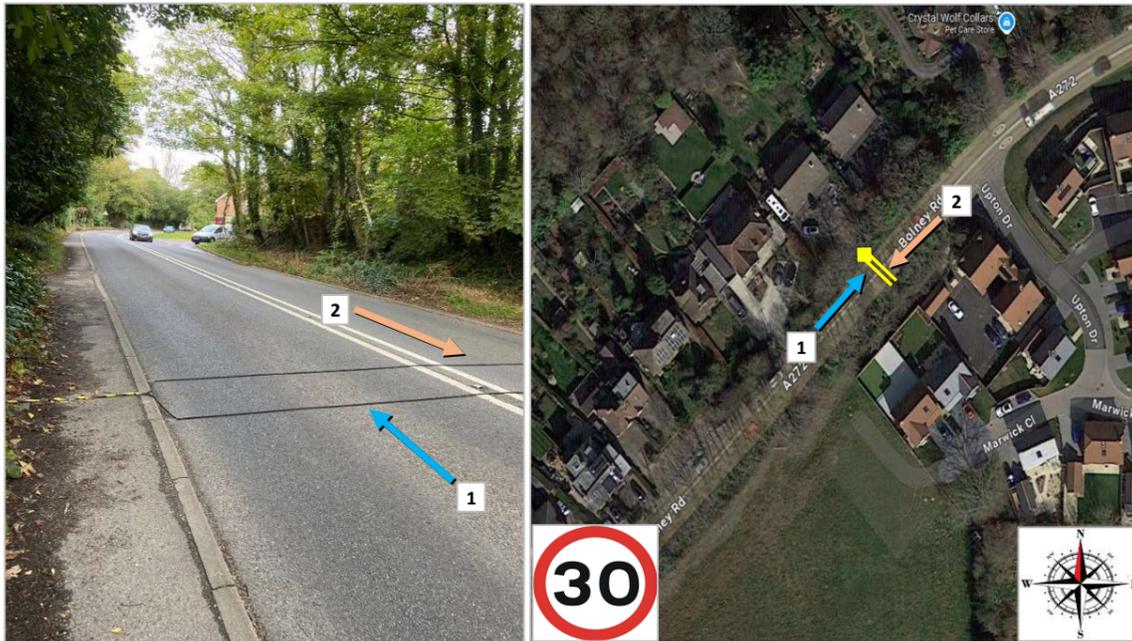
Report Id: TWTW1-021024

SITE LOCATION: Bolney Road, Haywards Heath
[Coordinates \(50.993783, -0.163926\)](#)

Client: GTA Civils

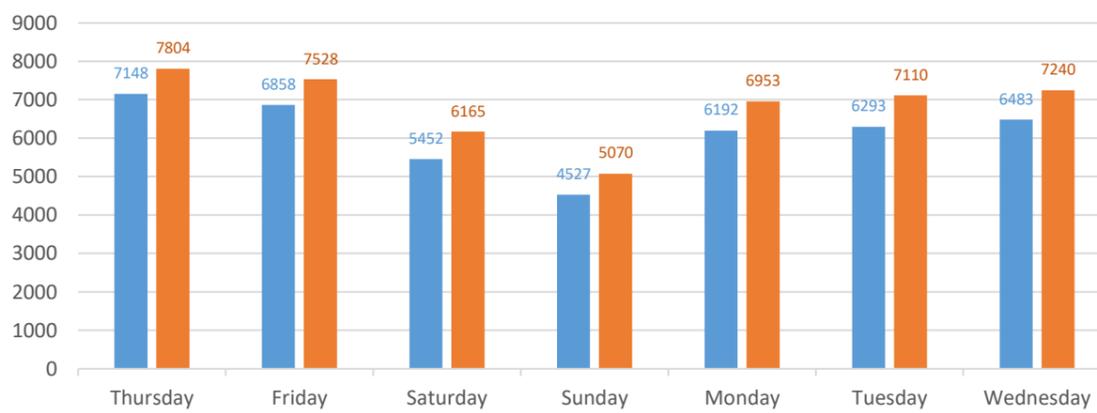
DATE: Thursday 3rd October - Wednesday 9th October 2024

Requester: Lawrence Stringer



			Direction 1			Direction 2		
Summary			East Bound			West Bound		
			Total Vehicles	Average Speed	85% Speed	Total Vehicles	Average Speed	85% Speed
Day 1	Thursday	03/10/2024	7148	29.2	35.5	7804	33.3	37.9
Day 2	Friday	04/10/2024	6858	30.6	35.7	7528	34	38.6
Day 3	Saturday	05/10/2024	5452	31.9	36.8	6165	34.6	39.1
Day 4	Sunday	06/10/2024	4527	32.5	37.5	5070	34.3	39
Day 5	Monday	07/10/2024	6192	30.6	35.9	6953	33.5	37.8
Day 6	Tuesday	08/10/2024	6293	30.2	35.6	7110	32.8	37.4
Day 7	Wednesday	09/10/2024	6483	31	35.9	7240	33.5	37.9
Week Total			42953	30.8	36.1	47870	33.7	38.3

Total Vehicles





00-00	6858	1739	1699	1725	1695	0	78	93	133	389	2226	2689	977	234	31	6	1	0	0	0	0	0	0	1	0	0	3939	57.44	35.7	30.6	5.8
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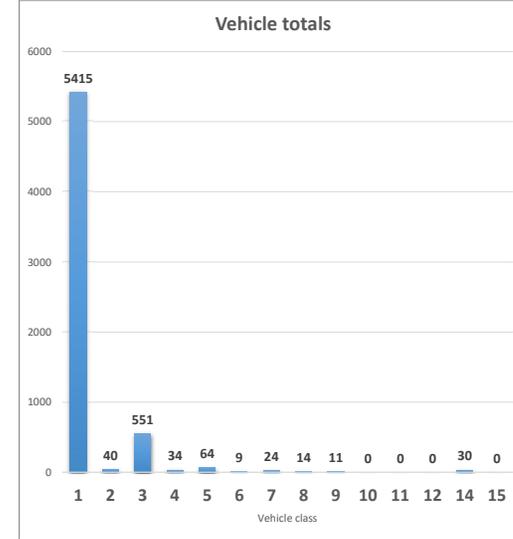


ATC REPORT

Report Id: TWTW1-021024
Site Location: Bolney Road, Haywards Heath
Direction: East Bound

07 October 2024

Time	Hourly Totals	15 Minute Bin Drops				Number Vehicle Classes VRX Scheme																	
		00-15	15-30	30-45	45-00	1 Car Van	2 Car Van Towing	3 2 Axle Truck Bus	4 3 Axle Truck Bus	5 4 Axle Truck	6 3 Axle Artic	7 4 Axle Artic	8 5 Axle Artic	9 6 Axle Artic	10 B Double	11 Double Road Train	12 Tripple Road Train	14 Motor Cycles	15 Cycles				
0000	9	2	1	2	4	8	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0100	6	1	5	0	0	4	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
0200	8	1	2	1	4	6	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0300	7	0	1	1	5	3	0	2	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0
0400	17	4	4	2	7	15	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0500	47	7	11	13	16	42	0	2	0	0	0	2	0	0	0	0	0	0	0	0	1	0	0
0600	164	25	28	52	59	145	1	15	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0700	517	73	130	144	170	446	2	52	3	6	2	1	1	0	0	0	0	0	0	0	4	0	0
0800	673	191	127	204	151	593	5	58	2	2	0	5	0	5	0	0	0	0	0	0	3	0	0
0900	487	144	139	104	100	410	5	58	3	5	2	2	1	0	0	0	0	0	0	0	1	0	0
1000	480	112	133	120	115	389	5	56	7	13	1	3	3	1	0	0	0	0	0	0	2	0	0
1100	372	88	97	91	96	315	3	43	2	7	0	1	1	0	0	0	0	0	0	0	0	0	0
1200	384	96	92	115	81	320	4	44	5	4	0	0	2	0	0	0	0	0	0	0	5	0	0
1300	354	90	107	75	82	301	1	37	1	9	0	1	2	0	0	0	0	0	0	0	2	0	0
1400	408	112	94	95	107	350	4	39	3	9	0	1	1	0	0	0	0	0	0	0	1	0	0
1500	412	97	98	98	119	352	2	43	3	7	1	1	0	1	0	0	0	0	0	0	2	0	0
1600	433	117	100	92	124	386	3	35	1	0	0	2	0	0	0	0	0	0	0	0	6	0	0
1700	524	135	142	134	113	490	2	24	0	2	2	2	0	2	0	0	0	0	0	0	0	0	0
1800	377	98	96	95	88	355	1	19	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0
1900	213	63	67	36	47	199	0	11	1	0	0	0	0	0	0	0	0	0	0	0	2	0	0
2000	117	32	37	23	25	110	1	4	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0
2100	98	27	26	17	28	95	1	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0
2200	57	14	16	16	11	55	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
2300	28	8	6	6	6	26	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07-19	5421	1353	1355	1367	1346	4707	37	508	30	64	9	19	11	9	0	0	0	0	0	0	27	0	0
06-22	6013	1500	1513	1495	1505	5256	40	538	34	64	9	21	12	10	0	0	0	0	0	0	29	0	0
06-00	6098	1522	1535	1519	1522	5337	40	541	34	64	9	21	12	11	0	0	0	0	0	0	29	0	0
00-00	6192	1537	1559	1538	1558	5415	40	551	34	64	9	24	14	11	0	0	0	0	0	0	30	0	0



07 October 2024

Time	Hourly Totals	15 Minute Bin Drops				Speed																		Average Speed	Standard deviation						
		00-15	15-30	30-45	45-00	MPH 0	MPH 5	MPH 10	MPH 15	MPH 20	MPH 25	MPH 30	MPH 35	MPH 40	MPH 45	MPH 50	MPH 55	MPH 60	MPH 65	MPH 70	MPH 75	MPH 80	MPH 85			MPH 90	MPH 95	JPSL 30	JPSL% 30	P-Tile 85%	
0000	9	2	1	2	4	0	0	0	0	0	0	4	3	1	1	0	0	0	0	0	0	0	0	0	0	0	9	100	-	37.1	5.2
0100	6	1	5	0	0	0	0	0	1	1	1	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3	50	-	28	7	
0200	8	1	2	1	4	0	0	0	0	0	2	4	0	2	0	0	0	0	0	0	0	0	0	0	6	75	-	34.9	5.7		
0300	7	0	1	1	5	0	0	0	0	0	5	0	1	1	0	0	0	0	0	0	0	0	0	0	2	28.57	-	31.3	5.8		
0400	17	4	4	2	7	0	0	0	0	0	2	4	4	5	2	0	0	0	0	0	0	0	0	0	15	88.24	44.6	37.6	6.6		
0500	47	7	11	13	16	0	0	0	0	1	3	20	12	8	2	0	1	0	0	0	0	0	0	0	43	91.49	42.4	36.1	6		
0600	164	25	28	52	59	0	0	0	0	2	34	66	46	15	1	0	0	0	0	0	0	0	0	0	128	78.05	38.8	33.7	4.5		
0700	517	73	130	144	170	0	0	0	3	25	168	235	77	8	1	0	0	0	0	0	0	0	0	0	321	62.09	35.3	31.2	4		
0800	673	191	127	204	151	0	144	117	39	49	136	153	31	4	0	0	0	0	0	0	0	0	0	0	188	27.93	32.5	21.4	10.2		
0900	487	144	139	104	100	0	0	5	8	30	200	185	51	8	0	0	0	0	0	0	0	0	0	0	244	50.1	34.3	30.2	4.5		
1000	480	112	133	120	115	0	0	1	2	8	167	235	56	11	0	0	0	0	0	0	0	0	0	0	302	62.92	34.9	31.4	3.8		
1100	372	88	97	91	96	0	0	0	1	4	139	164	52	10	2	0	0	0	0	0	0	0	0	0	228	61.29	35.3	31.6	3.9		
1200	384	96	92	115	81	0	0	0	0	1	105	178	79	19	2	0	0	0	0	0	0	0	0	0	278	72.4	37.4	32.7	4.1		
1300	354	90	107	75	82	0	0	2	0	18	132	132	61	8	1	0	0	0	0	0	0	0	0	0	202	57.06	35.9	31.2	4.4		
1400	408	112	94	95	107	0	1	6	3	18	142	166	57	13	2	0	0	0	0	0	0	0	0	0	238	58.33	35.8	31.2	5.1		
1500	412	97	98	98	119	0	1	7	6	10	130	173	70	14	1	0	0	0	0	0	0	0	0	0	258	62.62	35.9	31.3	5.2		
1600	433	117	100	92	124	0	0	1	1	7	173	159	73	18	1	0	0	0	0	0	0	0	0	0	251	57.97	36.3	31.7	4.2		
1700	524	135	142	134	113	0	0	0	3	10	187	238	65	20	0	0	0	0	0	0	0	0	1	0	324	61.83	35.4	31.6	4.8		
1800	377	98	96	95	88	0	0	0	1	9	115	156	83	9	3	0	1	0	0	0	0	0	0	0	252	66.84	36.9	32.3	4.5		
1900	213	63	67	36	47	0	0	0	0	2	64	83	51	12	1	0	0	0	0	0	0	0	0	0	147	69.01	37.4	32.6	4.3		
2000	117	32	37	23	25	0	0	0	0	1	32	46	26	9	3	0	0	0	0	0	0	0	0	0	84	71.79	38.4	33.3	4.9		
2100	98	27	26	17	28	0	0	0	0	2	24	39	22	8	3	0	0	0	0	0	0	0	0	0	72	73.47	38.5	33.3	5.4		
2200	57	14	16	16	11	0	0	0	0	1	10	31	10	4	0	1	0	0	0	0	0	0	0	0	46	80.7	38.6	33.3	4.8		
2300	28	8	6	6	6	0	0	0	0	0	6	11	7	2	1	1	0	0	0	0	0	0	0	0	22	78.57	42.8	34.5	6.3		
07-19	5421	1353	1355	1367	1346	0	146	139	67	189	1794	2174	755	142	13	0	1	0	0	0	0	0	1	0	3086	56.93	35.5	30.2	6.4		
06-22	6013	1500	1513	1495	1505	0	146	139	67	196	1948	2408	900	186	21	0	1	0	0	0	0	0	1	0	3517	58.49	35.8	30.5	6.3		
06-00	6098	1522	1535	1519	1522	0	146	139	67	197	1964	2450	917	192	22	2	1	0	0	0	0	0	1	0	3585	58.79	35.8	30.6	6.3		



00-00	6192	1537	1559	1538	1558	0	146	139	68	199	1977	2485	937	209	27	2	2	0	0	0	0	0	0	0	1	0	3663	59.16	35.9	30.6	6.4
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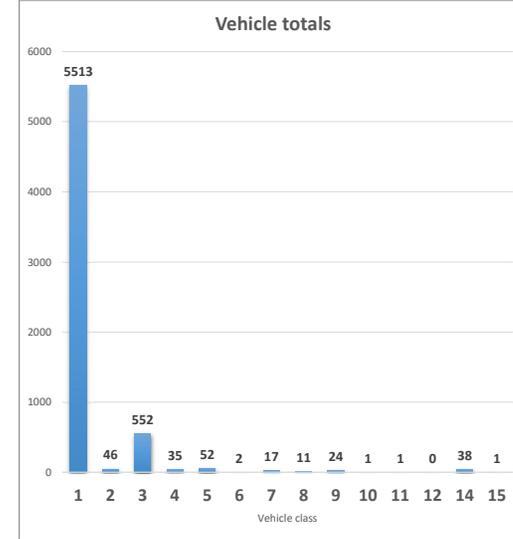


ATC REPORT

Report Id: TWTW1-021024
Site Location: Bolney Road, Haywards Heath
Direction: East Bound

08 October 2024

Time	Hourly Totals	15 Minute Bin Drops				Number Vehicle Classes VRX Scheme																	
		00-15	15-30	30-45	45-00	1 Car Van Towing	2 Car Van	3 2 Axle Truck Bus	4 3 Axle Truck Bus	5 4 Axle Truck	6 3 Axle Artic	7 4 Axle Artic	8 5 Axle Artic	9 6 Axle Artic	10 B Double	11 Double Road Train	12 Tripple Road Train	14 Motor Cycles	15 Cycles				
0000	12	2	3	4	3	11	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
0100	8	1	3	1	3	5	0	2	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
0200	4	0	1	2	1	1	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0300	8	2	4	1	1	4	0	1	0	1	0	0	1	1	0	0	0	0	0	0	0	0	0
0400	16	2	5	5	4	9	0	4	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0
0500	49	6	14	18	11	39	0	8	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0
0600	191	27	71	66	161	3	22	1	1	0	0	2	1	0	0	0	0	0	0	0	0	0	0
0700	611	93	130	187	201	538	4	53	5	5	0	1	0	2	0	0	0	0	0	0	3	0	0
0800	629	175	185	144	125	549	9	44	8	7	2	1	1	3	0	0	0	0	0	0	5	0	0
0900	481	103	150	118	110	403	5	60	1	6	0	3	0	1	0	0	0	0	0	0	2	0	0
1000	355	86	92	91	86	302	2	41	2	5	0	1	0	1	0	0	0	0	0	0	1	0	0
1100	352	83	93	93	83	286	0	45	2	5	0	1	0	4	0	0	0	0	0	0	9	0	0
1200	330	82	87	74	87	273	3	37	2	6	0	2	1	3	0	0	0	0	0	0	2	1	0
1300	348	88	91	71	98	288	3	37	4	3	0	1	3	3	0	1	0	0	0	0	5	0	0
1400	379	96	97	91	95	324	2	40	3	5	0	0	1	0	1	0	0	0	0	0	3	0	0
1500	414	106	106	101	101	356	4	43	4	4	0	2	0	1	0	0	0	0	0	0	0	0	0
1600	554	135	125	143	151	506	3	43	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
1700	580	143	150	156	131	544	3	27	1	1	0	0	0	0	0	0	0	0	0	0	4	0	0
1800	402	119	105	100	78	382	3	16	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0
1900	230	71	65	45	49	215	1	13	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0
2000	139	48	31	31	29	127	1	6	0	1	0	1	1	1	0	0	0	0	0	0	1	0	0
2100	95	29	16	30	20	88	0	4	0	0	0	1	0	2	0	0	0	0	0	0	0	0	0
2200	69	22	14	25	8	68	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2300	37	11	9	8	9	34	0	2	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0
07-19	5435	1309	1411	1369	1346	4751	41	486	33	48	2	12	6	18	1	1	0	0	0	0	35	1	0
06-22	6090	1484	1550	1546	1510	5342	46	531	34	50	2	14	9	22	1	1	0	0	0	0	37	1	0
06-00	6196	1517	1573	1579	1527	5444	46	534	34	50	2	14	9	22	1	1	0	0	0	0	38	1	0
00-00	6293	1530	1603	1610	1550	5513	46	552	35	52	2	17	11	24	1	1	0	0	0	0	38	1	0



08 October 2024

Time	Hourly Totals	15 Minute Bin Drops				Speed																		JPSL 30	JPSL% 30	P-Tile 85%	Average Speed	Standard deviation			
		00-15	15-30	30-45	45-00	MPH 0 <5mph	MPH 5 <10mph	MPH 10 <15mph	MPH 15 <20mph	MPH 20 <25mph	MPH 25 <30mph	MPH 30 <35mph	MPH 35 <40mph	MPH 40 <45mph	MPH 45 <50mph	MPH 50 <55mph	MPH 55 <60mph	MPH 60 <65mph	MPH 65 <70mph	MPH 70 <75mph	MPH 75 <80mph	MPH 80 <85mph	MPH 85 <90mph						MPH 90 <95mph	MPH 95 <100mph	
0000	12	2	3	4	3	0	0	0	0	0	0	3	2	5	1	0	0	0	0	0	0	0	0	0	0	0	9	75	40.8	35.6	7.5
0100	8	1	3	1	3	0	0	0	1	0	2	3	1	1	0	0	0	0	0	0	0	0	0	0	0	5	62.5	-	30.2	7	
0200	4	0	1	2	1	0	0	0	0	0	2	1	0	1	0	0	0	0	0	0	0	0	0	0	2	50	-	31.6	6.2		
0300	8	2	4	1	1	0	0	0	0	1	3	1	0	3	0	0	0	0	0	0	0	0	0	0	4	50	-	34	7.9		
0400	16	2	5	5	4	0	0	0	0	1	3	7	2	3	0	0	0	0	0	0	0	0	0	0	12	75	42	33	6.1		
0500	49	6	14	18	11	0	0	0	0	1	5	17	12	6	7	1	0	0	0	0	0	0	0	0	43	87.76	45.4	36.9	6.6		
0600	191	27	71	66	161	0	0	0	0	15	63	69	39	4	0	1	0	0	0	0	0	0	0	0	113	59.16	37.5	31.4	4.9		
0700	611	93	130	187	201	0	1	9	35	54	227	208	72	4	1	0	0	0	0	0	0	0	0	0	285	46.64	34.4	29.3	5.4		
0800	629	175	185	144	125	0	126	94	61	40	140	122	37	9	0	0	0	0	0	0	0	0	0	0	168	26.71	32.4	21.8	10.2		
0900	481	103	150	118	110	0	0	0	0	12	169	204	82	12	2	0	0	0	0	0	0	0	0	0	300	62.37	36.2	31.7	4.1		
1000	355	86	92	91	86	0	0	1	1	2	98	194	39	17	3	0	0	0	0	0	0	0	0	0	253	71.27	35.5	32.3	4		
1100	352	83	93	93	83	0	0	0	0	9	121	133	70	17	1	0	1	0	0	0	0	0	0	0	222	63.07	36.7	32.1	4.6		
1200	330	82	87	74	87	0	0	0	2	6	74	169	66	13	0	0	0	0	0	0	0	0	0	0	248	75.15	36.3	32.4	3.9		
1300	348	88	91	71	98	0	0	0	6	11	106	147	61	16	1	0	0	0	0	0	0	0	0	0	225	64.66	36.1	31.8	4.6		
1400	379	96	97	91	95	0	0	0	0	9	108	172	75	15	0	0	0	0	0	0	0	0	0	0	262	69.13	36.8	32.2	4.1		
1500	414	106	106	101	101	0	0	3	4	22	154	162	54	15	0	0	0	0	0	0	0	0	0	0	231	55.8	35.3	30.9	4.7		
1600	554	135	125	143	151	0	0	1	5	29	213	230	56	18	2	0	0	0	0	0	0	0	0	0	306	55.23	34.8	30.9	4.2		
1700	580	143	150	156	131	0	13	19	25	48	234	186	48	7	0	0	0	0	0	0	0	0	0	0	241	41.55	33.4	28.4	6.3		
1800	402	119	105	100	78	0	0	0	5	26	154	147	62	8	0	0	0	0	0	0	0	0	0	0	217	53.98	35.5	30.9	4.4		
1900	230	71	65	45	49	0	0	0	0	4	74	111	39	2	0	0	0	0	0	0	0	0	0	0	152	66.09	35.5	31.6	3.5		
2000	139	48	31	31	29	0	0	0	0	7	47	53	28	3	1	0	0	0	0	0	0	0	0	0	85	61.15	36.7	31.8	4.3		
2100	95	29	16	30	20	0	0	0	0	6	19	42	22	5	1	0	0	0	0	0	0	0	0	0	70	73.68	36.6	32.7	4.5		
2200	69	22	14	25	8	0	0	0	2	1	22	31	9	3	1	0	0	0	0	0	0	0	0	0	44	63.77	35.6	31.7	5.1		
2300	37	11	9	8	9	0	0	0	0	3	5	16	6	5	1	1	0	0	0	0	0	0	0	0	29	78.38	40.8	34.3	6.1		
07-19	5435	1309	1411	1369	1346	0	140	127	144	268	1798	2074	722	151	10	0	1	0	0	0	0	0	0	0	0	2958	54.43	35.2	29.9	6.5	
06-22	6090	1484	1550	1546	1510	0	140	127	144	300	2001	2349	850	165	12	1	1	0	0	0	0	0	0	0	0	3378	55.47	35.5	30.1	6.3	
06-00	6196	1517	1573	1579	1527	0	140	127	146	304	2028	2396	865	173	14	2	1	0	0	0	0	0	0	0	0	3451	55.7	35.5	30.1	6.3	



00-00	7804	1910	2011	1926	1957	0	23	30	47	129	1474	3508	1982	495	91	18	5	2	0	0	0	0	0	0	0	0	6101	78.18	37.9	33.3	5
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00-00	7528	1774	1959	1937	1858	0	2	4	27	89	1355	3163	2171	568	118	20	8	1	0	0	0	0	2	0	0	6051	80.38	38.6	34	4.8
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00-00	6165	1494	1571	1577	1523	0	4	10	7	58	828	2571	1970	585	103	22	5	2	0	0	0	0	0	0	0	0	0	5258	85.29	39.1	34.6	4.8
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00-00	5070	1305	1280	1242	1243	0	2	2	11	65	826	2077	1518	460	79	22	6	2	0	0	0	0	0	0	0	0	4164	82.13	39	34.3	4.9
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00-00	6953	1779	1771	1702	1701	0	14	11	16	111	1308	3148	1813	425	81	20	1	1	0	0	0	0	0	1	3	5493	79	37.8	33.5	5
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00-00	7110	1769	1810	1772	1759	0	9	14	29	195	1569	3178	1671	377	57	7	2	2	0	0	0	0	0	0	0	0	0	5294	74.46	37.4	32.8	4.7
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00-00	7240	1802	1860	1796	1782	0	6	8	9	101	1351	3325	1916	446	61	12	2	3	0	0	0	0	0	0	0	0	5765	79.63	37.9	33.5	4.5
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ATC REPORT

Report Id: TWTW1-021024
Site Location: Bolney Road, Haywards Heath
Direction: East Bound

Thursday 3rd October - Wednesday 9th October 2024

Day	Day Totals	15 Minute Bin Drops				Number Vehicle Classes ARX Scheme														
		00-15	15-30	30-45	45-00	1 Car Van	2 Car Van Towing	3 2 Axle Truck Bus	4 3 Axle Truck Bus	5 4 Axle Truck	6 3 Axle Artic	7 4 Axle Artic	8 5 Axle Artic	9 6 Axle Artic	10 B Double	11 Double Road Train	12 Tripple Road Train	14 Motor Cycles	15 Cycles	
Mon	6192	1537	1559	1538	1558	5415	40	551	34	64	9	24	14	11	0	0	0	30	0	
Tue	6293	1530	1603	1610	1550	5513	46	552	35	52	2	17	11	24	1	1	0	38	1	
Wed	6483	1605	1597	1592	1689	5666	47	605	30	39	3	10	15	25	3	1	0	35	4	
Thu	7148	1737	1797	1871	1743	6273	55	609	32	49	9	20	11	21	3	2	0	55	9	
Fri	6858	1739	1699	1725	1695	5956	62	643	21	51	6	14	9	27	1	3	0	63	2	
Sat	5452	1306	1374	1313	1459	5038	51	216	10	11	4	11	7	8	0	0	1	89	6	
Sun	4527	1085	1164	1138	1140	4224	32	197	4	7	0	8	1	10	1	3	0	40	0	
--	42953	10539	10793	10787	10834	38085	333	3373	166	273	33	104	68	126	9	10	1	350	22	

Thursday 3rd October - Wednesday 9th October 2024

Day	Day Totals	15 Minute Bin Drops				MPH																				JPSL 30	JPSL% 30	P-Title 85%	Average Speed	Standard deviation	
		00-15	15-30	30-45	45-00	MPH 0 <5mph	MPH 5 <10mph	MPH 10 <15mph	MPH 15 <20mph	MPH 20 <25mph	MPH 25 <30mph	MPH 30 <35mph	MPH 35 <40mph	MPH 40 <45mph	MPH 45 <50mph	MPH 50 <55mph	MPH 55 <60mph	MPH 60 <65mph	MPH 65 <70mph	MPH 70 <75mph	MPH 75 <80mph	MPH 80 <85mph	MPH 85 <90mph	MPH 90 <95mph	MPH 95 <100mph						
Mon	6192	1537	1559	1538	1558	0	146	139	68	199	1977	2485	937	209	27	2	2	0	0	0	0	0	0	1	0	3663	59.16	35.9	30.6	6.4	
Tue	6293	1530	1603	1610	1550	0	140	127	147	307	2046	2427	885	188	21	4	1	0	0	0	0	0	0	0	3526	56.03	35.6	30.2	6.3		
Wed	6483	1605	1597	1592	1689	0	111	73	72	216	2014	2736	1008	222	26	3	2	0	0	0	0	0	0	0	3997	61.65	35.9	31	5.7		
Thu	7148	1737	1797	1871	1743	0	264	365	217	363	2156	2575	936	224	40	4	2	1	0	1	0	0	0	0	3783	52.92	35.5	29.2	7.6		
Fri	6858	1739	1699	1725	1695	0	78	93	133	389	2226	2689	977	234	31	6	1	0	0	0	0	1	0	0	3939	57.44	35.7	30.6	5.8		
Sat	5452	1306	1374	1313	1459	0	20	69	76	139	1510	2233	1096	260	46	3	0	0	0	0	0	0	0	0	3638	66.73	36.8	31.9	5.4		
Sun	4527	1085	1164	1138	1140	0	2	7	22	100	1288	1870	938	245	44	10	0	1	0	0	0	0	0	0	3108	68.65	37.5	32.5	4.8		
--	42953	10539	10793	10787	10834	0	761	873	735	1713	13217	17015	6777	1582	235	32	8	2	0	1	0	0	1	1	0	25654	59.73	36.1	30.8	6.2	
						0.00%	1.77%	2.03%	1.71%	3.99%	30.77%	39.61%	15.78%	3.68%	0.55%	0.07%	0.02%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%					



ATC REPORT

Report Id: TWTW1-021024
 Site Location: Bolney Road, Haywards Heath
 Direction: West Bound

Thursday 3rd October - Wednesday 9th October 2024

Day	Day Totals	15 Minute Bin Drops				Number Vehicle Classes ARX Scheme														
		00-15	15-30	30-45	45-00	1 Car Van	2 Car Van Towing	3 2 Axle Truck Bus	4 3 Axle Truck Bus	5 4 Axle Truck	6 3 Axle Artic	7 4 Axle Artic	8 5 Axle Artic	9 6 Axle Artic	10 B Double	11 Double Road Train	12 Tripple Road Train	14 Motor Cycles	15 Cycles	
Mon	6953	1779	1771	1702	1701	6056	30	695	36	64	10	13	12	7	0	0	0	29	1	
Tue	7110	1769	1810	1772	1759	6261	28	667	37	39	6	15	14	10	2	1	1	28	1	
Wed	7240	1802	1860	1796	1782	6348	27	717	30	39	10	11	10	18	0	0	0	27	3	
Thu	7804	1910	2011	1926	1957	6820	34	756	33	38	7	18	15	10	1	3	0	59	10	
Fri	7528	1774	1959	1937	1858	6560	33	748	24	50	7	17	17	12	1	1	0	55	3	
Sat	6165	1494	1571	1577	1523	5715	36	283	9	14	2	9	5	3	0	0	0	83	6	
Sun	5070	1305	1280	1242	1243	4745	16	229	7	8	0	6	3	3	0	1	0	48	4	
--	47870	11833	12262	11952	11823	42505	204	4095	176	252	42	89	76	63	4	6	1	329	28	

Thursday 3rd October - Wednesday 9th October 2024

Day	Day Totals	15 Minute Bin Drops																JPSL 30	JPSL% 30	P-Title 85%	Average Speed	Standard deviation								
		00-15	15-30	30-45	45-00	MPH 0 <5mph	MPH 5 <10mph	MPH 10 <15mph	MPH 15 <20mph	MPH 20 <25mph	MPH 25 <30mph	MPH 30 <35mph	MPH 35 <40mph	MPH 40 <45mph	MPH 45 <50mph	MPH 50 <55mph	MPH 55 <60mph						MPH 60 <65mph	MPH 65 <70mph	MPH 70 <75mph	MPH 75 <80mph	MPH 80 <85mph	MPH 85 <90mph	MPH 90 <95mph	MPH 95 <100mph
Mon	6953	1779	1771	1702	1701	0	14	11	16	111	1308	3148	1813	425	81	20	1	0	0	0	0	1	3	5493	79	37.8	33.5	5		
Tue	7110	1769	1810	1772	1759	0	9	14	29	195	1569	3178	1671	377	57	7	2	2	0	0	0	0	0	5294	74.46	37.4	32.8	4.7		
Wed	7240	1802	1860	1796	1782	0	6	8	9	101	1351	3325	1916	446	61	12	2	3	0	0	0	0	0	5765	79.63	37.9	33.5	4.5		
Thu	7804	1910	2011	1926	1957	0	23	30	47	129	1474	3508	1982	495	91	18	5	2	0	0	0	0	0	6101	78.18	37.9	33.3	5		
Fri	7528	1774	1959	1937	1858	0	2	4	27	89	1355	3163	2171	568	118	20	8	1	0	0	0	2	0	6051	80.38	38.6	34	4.8		
Sat	6165	1494	1571	1577	1523	0	4	10	7	58	828	2571	1970	585	103	22	5	2	0	0	0	0	0	5258	85.29	39.1	34.6	4.8		
Sun	5070	1305	1280	1242	1243	0	2	2	11	65	826	2077	1518	460	79	22	6	2	0	0	0	0	0	4164	82.13	39	34.3	4.9		
--	47870	11833	12262	11952	11823	0	60	79	146	748	8711	20970	13041	3356	590	121	29	13	0	0	0	0	2	1	3	38126	79.64	38.3	33.7	4.8
		0.00%	0.13%	0.17%	0.30%	1.56%	18.20%	43.81%	27.24%	7.01%	1.23%	0.25%	0.06%	0.03%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.01%								

Class		Axles	Groups	Description	Parameters	Dominant Vehicle	Aggregate
1	SV	2	1 OR 2	Short - Car, light Van	$d(1) >= 1.7m, d(1) <= 3.2m$ & axles=2		Light
2	SVT	3, 4 OR 5	3	Short Towing - Trailer, Caravan, Boat, etc.	groups=3, $d(1) >= 2.1m, d(1) <= 3.2m, d(2) >= 2.1m$ & axles=3,4,5		
3	TB2	2	2	Two axle truck or Bus	$d(1) > 3.2m$ & axles=2		Medium
4	TB3	3	2	Three axle truck or Bus	axles=3 & groups=2		
5	T4	>3	2	Four axle truck	axles>3 & groups=2		
6	ART3	3	3	Three axle articulated vehicle or Rigid vehicle and trailer	$d(1) > 3.2m, axles=3$ & groups=3		Heavy
7	ART4	4	>2	Four axle articulated vehicle or Rigid vehicle and trailer	$d(2) < 2.1m$ or $d(1) < 2.1m$ or $d(1) > 3.2m$ axles = 4 & groups>2		
8	ART5	5	>2	Five axle articulated vehicle or Rigid vehicle and trailer	$d(2) < 2.1m$ or $d(1) < 2.1m$ or $d(1) > 3.2m$ axles = 5 & groups>2		
9	ART6	>=6	>2	Six (or more) axle articulated vehicle or Rigid vehicle and trailer	axles=6 & groups>2 or axles>6 & groups=3		
10	BD	>6	4	B-Double or Heavy truck and trailer	groups=4 & axles>6		
11	DRT	>6	5	Double road train or Heavy truck and two trailers	groups=5,6 & axles>6		
12	TRT	>6	>6	Triple road train or Heavy truck and three (or more) trailers	groups>6 & axles>6		
14	M/C	2	1 OR 2	Motorcycle	$d(1) >= 1.18m, d(1) <= 1.7m$ & axles=2		Light
15	CYCLE	2	1 OR 2	Cycle	$d(1) < 1.18$ & axles=2		

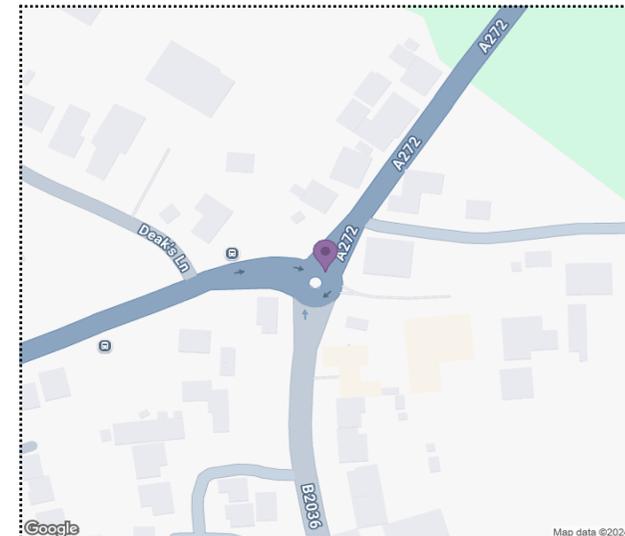
Appendix C

CrashMap Outputs



Validated Data

Crash Date:	Friday, May 24, 2019	Time of Crash:	11:43:00	Crash Reference:	2019471902679
Highest Injury Severity:	Slight	Road Number:	A272	Casualties:	2
Highway Authority:	West Sussex			Vehicles:	3
Local Authority:	Mid Sussex			OS Grid Reference:	529136 123292
Weather Description:	Fine without high winds				
Road Surface Description:	Dry				
Speed Limit:	30				
Light Conditions:	Daylight: regardless of presence of streetlights				
Carriageway Hazards:	None				
Junction Detail:	Mini roundabout				
Junction Pedestrian Crossing:	No physical crossing facility within 50 metres				
Road Type:	Single carriageway				
Junction Control:	Give way or uncontrolled				



For more information about the data please visit: www.crashmap.co.uk/home/faq

To subscribe to unlimited reports using CrashMap Pro visit: www.crashmap.co.uk/home/premium_services



Validated Data

Crash Date:

Friday, May 24, 2019

Time of Crash: 11:43:00

Crash Reference: 2019471902679

Vehicles Involved

Vehicle Ref	Vehicle Type	Vehicle Age	Driver Gender	Driver Age Band	Vehicle Manoeuvre	First Point of Impact	Journey Purpose	Hit Object - On Carriageway	Hit Object - Off Carriageway
1	Car (excluding private hire)	4	Female	46 - 55	Vehicle proceeding normally along the carriageway, not on a bend	Offside	Unknown	None	None
2	Car (excluding private hire)	8	Female	21 - 25	Vehicle is in the act of turning right	Front	Unknown	None	None
3	Car (excluding private hire)	4	Female	36 - 45	Vehicle proceeding normally along the carriageway, not on a bend	Did not impact	Journey as part of work	None	None

Casualties

Vehicle Ref	Casualty Ref	Injury Severity	Casualty Class	Gender	Age Band	Pedestrian Location	Pedestrian Movement
2	1	Slight	Driver or rider	Female	21 - 25	Unknown or other	Unknown or other
2	2	Slight	Vehicle or pillion passenger	Female	56 - 65	Unknown or other	Unknown or other

For more information about the data please visit: www.crashmap.co.uk/home/faq

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Validated Data

Crash Date: Friday, February 8, 2019
Highest Injury Severity: Slight
Highway Authority: West Sussex
Local Authority: Mid Sussex
Weather Description: Raining without high winds
Road Surface Description: Wet or Damp
Speed Limit: 60
Light Conditions: Darkness: no street lighting
Carriageway Hazards: None
Junction Detail: Not at or within 20 metres of junction
Junction Pedestrian Crossing: No physical crossing facility within 50 metres
Road Type: Single carriageway
Junction Control: Not Applicable

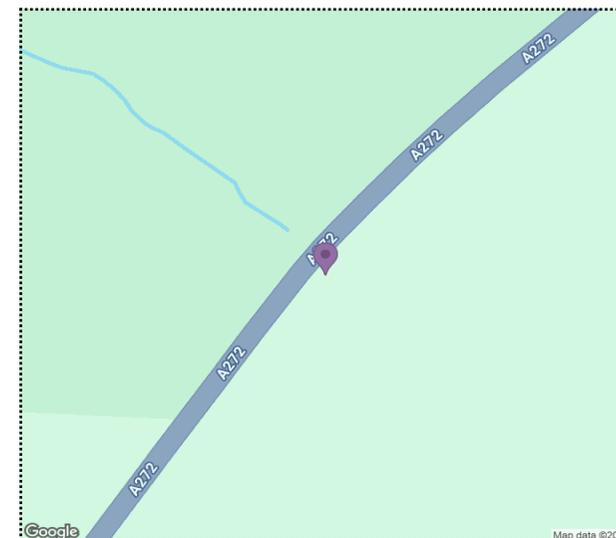
Time of Crash: 02:50:00
Road Number: A272

Crash Reference: 2019471900770

Casualties: 1

Vehicles: 1

OS Grid Reference: 529369 123631



For more information about the data please visit: www.crashmap.co.uk/home/faq

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Validated Data

Crash Date:

Friday, February 8, 2019

Time of Crash:

02:50:00

Crash Reference: 2019471900770

Vehicles Involved

Vehicle Ref	Vehicle Type	Vehicle Age	Driver Gender	Driver Age Band	Vehicle Manoeuvre	First Point of Impact	Journey Purpose	Hit Object - On Carriageway	Hit Object - Off Carriageway
1	Car (excluding private hire)	-1	Male	26 - 35	Vehicle proceeding normally along the carriageway, not on a bend	Front	Unknown	None	Tree

Casualties

Vehicle Ref	Casualty Ref	Injury Severity	Casualty Class	Gender	Age Band	Pedestrian Location	Pedestrian Movement
1	1	Slight	Driver or rider	Male	26 - 35	Unknown or other	Unknown or other

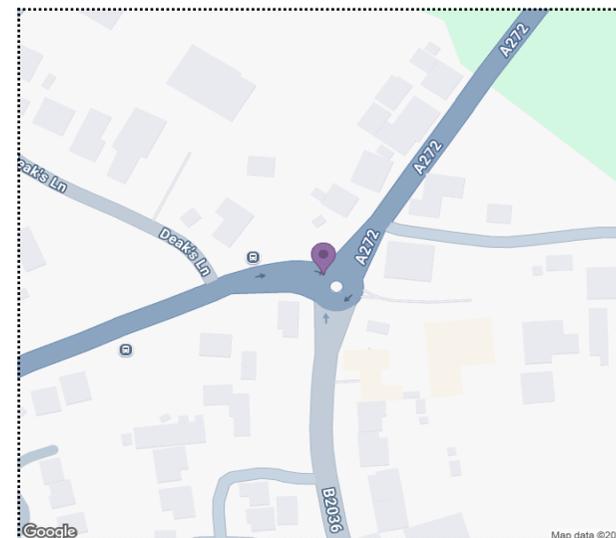
For more information about the data please visit: www.crashmap.co.uk/home/faq

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Validated Data

Crash Date:	Tuesday, August 27, 2019	Time of Crash:	05:55:00	Crash Reference:	2019470871426
Highest Injury Severity:	Slight	Road Number:	A272	Casualties:	1
Highway Authority:	West Sussex			Vehicles:	2
Local Authority:	Mid Sussex			OS Grid Reference:	529127 123292
Weather Description:	Fine without high winds				
Road Surface Description:	Dry				
Speed Limit:	30				
Light Conditions:	Darkness: no street lighting				
Carriageway Hazards:	None				
Junction Detail:	Mini roundabout				
Junction Pedestrian Crossing:	No physical crossing facility within 50 metres				
Road Type:	Roundabout				
Junction Control:	Give way or uncontrolled				



For more information about the data please visit: www.crashmap.co.uk/home/faq

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Crash Date: Tuesday, August 27, 2019

Time of Crash: 05:55:00

Crash Reference: 2019470871426

Vehicles Involved

Vehicle Ref	Vehicle Type	Vehicle Age	Driver Gender	Driver Age Band	Vehicle Manoeuvre	First Point of Impact	Journey Purpose	Hit Object - On Carriageway	Hit Object - Off Carriageway
1	Car (excluding private hire)	13	Male	26 - 35	Vehicle is in the act of turning left	Front	Journey as part of work	None	None
2	Car (excluding private hire)	19	Male	46 - 55	Vehicle proceeding normally along the carriageway, not on a bend	Nearside	Journey as part of work	None	Wall or fence

Casualties

Vehicle Ref	Casualty Ref	Injury Severity	Casualty Class	Gender	Age Band	Pedestrian Location	Pedestrian Movement
2	1	Slight	Driver or rider	Male	46 - 55	Unknown or other	Unknown or other

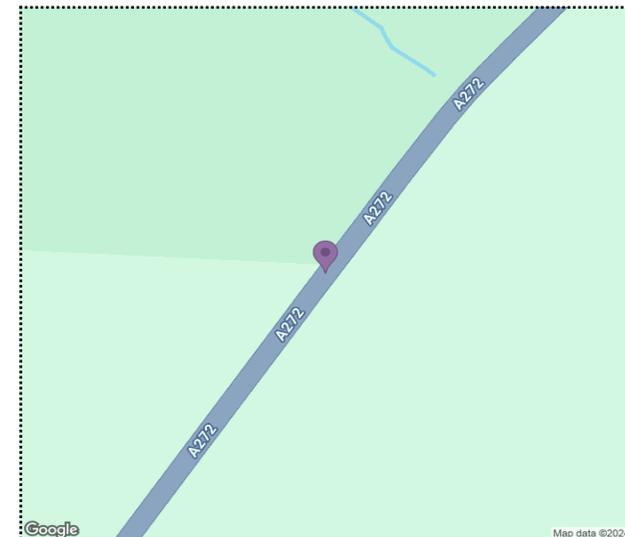
For more information about the data please visit: www.crashmap.co.uk/home/faq

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Validated Data

Crash Date:	Wednesday, June 9, 2021	Time of Crash:	15:40:00	Crash Reference:	2021471054261
Highest Injury Severity:	Serious	Road Number:	A272	Casualties:	2
Highway Authority:	West Sussex			Vehicles:	2
Local Authority:	Mid Sussex			OS Grid Reference:	529313 123565
Weather Description:	Fine without high winds				
Road Surface Description:	Dry				
Speed Limit:	60				
Light Conditions:	Daylight: regardless of presence of streetlights				
Carriageway Hazards:	None				
Junction Detail:	Not at or within 20 metres of junction				
Junction Pedestrian Crossing:	No physical crossing facility within 50 metres				
Road Type:	Single carriageway				
Junction Control:	Not Applicable				



For more information about the data please visit: www.crashmap.co.uk/home/faq

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Validated Data

Crash Date:

Wednesday, June 9, 2021

Time of Crash:

15:40:00

Crash Reference: 2021471054261

Vehicles Involved

Vehicle Ref	Vehicle Type	Vehicle Age	Driver Gender	Driver Age Band	Vehicle Manoeuvre	First Point of Impact	Journey Purpose	Hit Object - On Carriageway	Hit Object - Off Carriageway
1	Pedal cycle	-1	Male	46 - 55	Vehicle proceeding normally along the carriageway, not on a bend	Front	Other	None	None
2	Pedal cycle	-1	Female	36 - 45	Vehicle proceeding normally along the carriageway, not on a bend	Back	Other	None	None

Casualties

Vehicle Ref	Casualty Ref	Injury Severity	Casualty Class	Gender	Age Band	Pedestrian Location	Pedestrian Movement
1	1	Serious	Driver or rider	Male	46 - 55	Unknown or other	Unknown or other
2	2	Serious	Driver or rider	Female	36 - 45	Unknown or other	Unknown or other

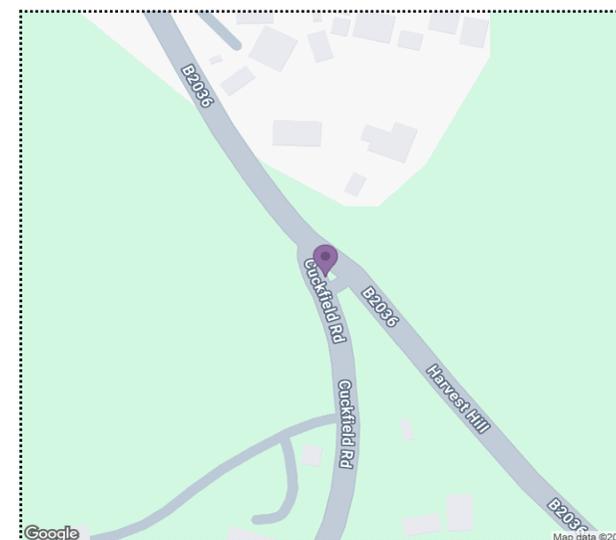
For more information about the data please visit: www.crashmap.co.uk/home/faq

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Validated Data

Highest Injury Severity:	Slight	Road Number:	B2036	Casualties:	2
Highway Authority:	West Sussex			Vehicles:	2
Local Authority:	Mid Sussex			OS Grid Reference:	529246 122956
Weather Description:	Fine without high winds				
Road Surface Description:	Dry				
Speed Limit:	30				
Light Conditions:	Daylight: regardless of presence of streetlights				
Carriageway Hazards:	None				
Junction Detail:	T or staggered junction				
Junction Pedestrian Crossing:	No physical crossing facility within 50 metres				
Road Type:	Single carriageway				
Junction Control:	Give way or uncontrolled				



For more information about the data please visit: www.crashmap.co.uk/home/faq

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Validated Data

Vehicles Involved

Vehicle Ref	Vehicle Type	Vehicle Age	Driver Gender	Driver Age Band	Vehicle Manoeuvre	First Point of Impact	Journey Purpose	Hit Object - On Carriageway	Hit Object - Off Carriageway
1	Car (excluding private hire)	2	Male	46 - 55	Vehicle is in the act of turning left	Front	Journey as part of work	None	None
2	Car (excluding private hire)	12	Female	16 - 20	Vehicle is waiting to turn left	Back	Unknown	None	None

Casualties

Vehicle Ref	Casualty Ref	Injury Severity	Casualty Class	Gender	Age Band	Pedestrian Location	Pedestrian Movement
1	1	Slight	Driver or rider	Male	46 - 55	Unknown or other	Unknown or other
2	2	Slight	Driver or rider	Female	16 - 20	Unknown or other	Unknown or other

For more information about the data please visit: www.crashmap.co.uk/home/faq

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Appendix D

Visibility Splay Drawing

GENERAL NOTES

1. The location, size, depth and identification of existing services that may be shown or referred to on this drawing have been assessed from non intrusive observations, record drawings or the like. The contractor shall safely carry out intrusive investigations, trial holes or soundings prior to commencing work to satisfy himself that it is safe to proceed and that the assessments are accurate. Any discrepancies shall be notified to gta prior to works commencing.
2. Tender or billing drawings shall not be used for construction or the ordering of materials.
3. Do not scale. All dimensions and levels to be site confirmed.
4. This drawing shall be read in conjunction with all relevant architects, consultants drawings and specifications, together with H&S plan requirements
5. Copyright: This drawing must not be copied, amended nor reproduced without the prior written agreement of gta.
6. All drawings specifications and recommendations made by gta are subject to Local Authority and other relevant Statutory Authorities approval. Any works or services made abortive due to the client proceeding prior to these approvals is considered wholly at the Clients risk. gta hold no responsibility for resulting abortive works or costs.



Rev	Amendments	Date	Dsn	Chk
P1	INITIAL ISSUE	15.10.2024	JMW	LS





Civil Engineering - Transport Planning - Flood Risk

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