

## FAIRFAX ACQUISITIONS LTD

## LAND ADJOINING ANSTY

## TECHNICAL TRANSPORT NOTE #14 (PARKLAND RESERVE APPLICATION)

**REPORT REF.  
2207280-R34**

**September 2025**

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

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

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

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

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

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

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

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

**Contents**

**1. Introduction..... 1**  
**2. Cycle Path Removal..... 2**  
**3. Summary & Conclusion ..... 3**

**Drawings**

**2207280-004G      Proposed Roundabout Western Access (A272)**

**Document Control Sheet**

<b>REV</b>	<b>ISSUE PURPOSE</b>	<b>AUTHOR</b>	<b>CHECKED</b>	<b>APPROVED</b>	<b>DATE</b>
-	Final	DH	AA AA	DH DH	03.09.2025

**Distribution**

This report has been prepared for the exclusive use of FAIRFAX ACQUISITIONS LTD. It should not be reproduced in whole or in part, or relied upon by third parties, without the express written authority of Ardent Consulting Engineers.

## **1. Introduction**

- 1.1. This Technical Transport Note (TTN) has been produced by Ardent Consulting Engineers (ACE) on behalf of Fairfax Acquisitions Limited, in respect to the proposed development at the Land Adjoining Ansty in Mid Sussex to West Sussex County Council (WSSC). It has also been prepared in connection with the development at Beechy Bottom Parkland Reserve to the west of the town of Cuckfield, West Sussex.
- 1.2. A planning application for the Land Adjoining Ansty development was submitted under MSDC planning reference DM/23/2866 whilst the Beechy Bottom Parkland Reserve application was submitted under MSDC planning reference DM/23/2867.
- 1.3. The Local Planning Authority (LPA) is Mid Sussex District Council (MSDC) and the Local Highways Authority is West Sussex County Council (WSSC), with National Highways (NH) retaining specific responsibility for the A23 corridor.
- 1.4. This TTN considers the implications of a request from MSDC to remove the through recreational cycle route that had previously been proposed within the Parkland Reserve site.

## **2. Cycle Path Removal**

- 2.1. This note has been prepared following a request from MSDC to remove the leisure route from the proposed layout for the Parkland Reserve.
- 2.2. The route was proposed to be connected at the northern end by a new facility set out within **ACE Drawing Number 2207280-015E**, which was subject to Stage 1 Road Safety Audit and associated Designers Response that was agreed with WSCC Highways.
- 2.3. At the southern end, the route would emerge onto the A272 adjacent to the Land Adjoining Ansty development and connect with a proposed Toucan crossing as shown on **ACE Drawing Number 2207280-010C**, which was also subject to Stage 1 Road Safety Audit and associated Designers Response that was agreed with WSCC Highways.
- 2.4. With the removal of the route, a review of the likely impacts has been undertaken and through liaison with WSCC it has been agreed that:
  - The northern connection shown on **ACE Drawing Number 2207280-015E** is no longer required and will not be offered; and
  - The southern connection and Toucan crossing shown on **ACE Drawing Number 2207280-015E** are no longer required and will not be offered.
- 2.5. Whilst removal of the Toucan crossing of the A272 has been agreed, it is however proposed to provide an uncontrolled crossing at the A272 to connect with Footpath ANS-60CR. This is in order to provide a leisure route connection.
- 2.6. Following discussions with WSCC, it has been agreed to incorporate an uncontrolled crossing arrangement on the northern arm of the western site access. This has involved extending the internal footway to the crossing point and provision of suitable tactile crossing points using the splitter island as a refuge point to assist pedestrian crossing movements.
- 2.7. The uncontrolled crossing point is shown on **ACE Drawing Number 2207280-004G**.

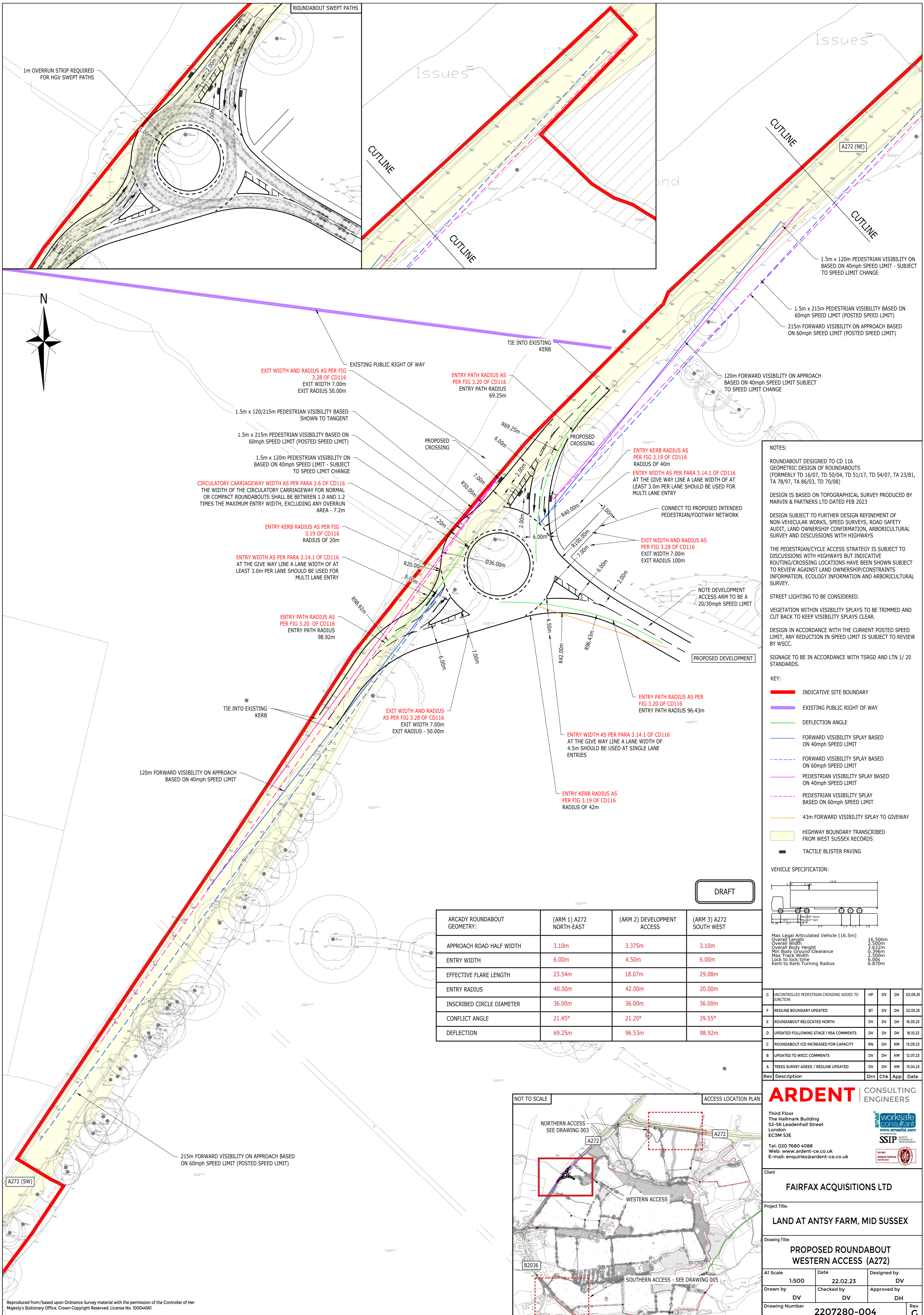
### **3. Summary & Conclusion**

3.1. This Note is summarised as follows:

- At the request of MSDC the leisure route through the Parkland Reserve site has been removed.
- The proposed northern access to serve the link has been removed and the highway works are no longer part of the development proposals.
- The proposed southern access to serve the link and Toucan crossing of the A272 and connect into the site has been removed and the highway works are no longer part of the development proposals.
- After liaison with WSCC, an uncontrolled pedestrian crossing is now proposed on the A272 at the western site access junction that will connect the site with Footpath ANS-60CR, in order to offer a leisure route connection. The preliminary design is shown on **ACE Drawing Number 2207280-004G**.

3.2. To conclude, the above amendments have been incorporated at the request of MSDC and have been agreed with WSCC. This Note confirms the amendments that have been agreed that will affect both planning applications.

**Drawings**



**NOTES:**

ROUNDABOUT DESIGNED TO CD 116  
 GEOMETRIC DESIGN OF ROUNDABOUTS  
 (FORMERLY TD 16/07, TD 50/04, TD 51/17, TD 54/07, TA 23/81,  
 TA 78/97, TA 86/03, TD 70/08)

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

DESIGN SUBJECT TO FURTHER DESIGN REFINEMENT OF  
 NON-VEHICULAR WORKS, SPEED SURVEYS, ROAD SAFETY  
 AUDIT, LAND OWNERSHIP CONFIRMATION, ARBORICULTURAL  
 SURVEY AND DISCUSSIONS WITH HIGHWAYS

THE PEDESTRIAN/CYCLE ACCESS STRATEGY IS SUBJECT TO  
 DISCUSSIONS WITH HIGHWAYS BUT INDICATIVE  
 ROUTING/CROSSING LOCATIONS HAVE BEEN SHOWN SUBJECT  
 TO REVIEW AGAINST LAND OWNERSHIP/CONSTRAINTS  
 INFORMATION, ECOLOGY INFORMATION AND ARBORICULTURAL  
 SURVEY.

STREET LIGHTING TO BE CONSIDERED.

VEGETATION WITHIN VISIBILITY SPLAYS TO BE TRIMMED AND  
 CUT BACK TO KEEP VISIBILITY SPLAYS CLEAR.

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.

**KEY:**

- INDICATIVE SITE BOUNDARY
- EXISTING PUBLIC RIGHT OF WAY
- DEFLECTION ANGLE
- FORWARD VISIBILITY SPLAY BASED ON 40mph SPEED LIMIT
- FORWARD VISIBILITY SPLAY BASED ON 60mph SPEED LIMIT
- PEDESTRIAN VISIBILITY SPLAY BASED ON 40mph SPEED LIMIT
- PEDESTRIAN VISIBILITY SPLAY BASED ON 60mph SPEED LIMIT
- 43m FORWARD VISIBILITY SPLAY TO GIVEWAY
- HIGHWAY BOUNDARY TRANSCRIBED FROM WEST SUSSEX RECORDS
- TACTILE BLISTER PAVING

**VEHICLE SPECIFICATION:**

ARCADY ROUNDABOUT GEOMETRY:	(ARM 1) A272 NORTH-EAST	(ARM 2) DEVELOPMENT ACCESS	(ARM 3) A272 SOUTH WEST
APPROACH ROAD HALF WIDTH	3.10m	3.375m	3.10m
ENTRY WIDTH	6.00m	4.50m	6.00m
EFFECTIVE FLARE LENGTH	23.54m	18.07m	29.08m
ENTRY RADIUS	40.00m	42.00m	20.00m
INSCRIBED CIRCLE DIAMETER	36.00m	36.00m	36.00m
CONFLICT ANGLE	21.45°	21.20°	39.55°
DEFLECTION	69.25m	96.53m	98.92m

Rev	Description	Drn	Chk	App	Date
G	UNCONTROLLED PEDESTRIAN CROSSING ADDED TO JUNCTION	HP	DV	DH	03.09.25
F	REDLINE BOUNDARY UPDATED	BT	DV	DH	22.05.25
E	ROUNDABOUT RELOCATED NORTH	DV	DV	DH	16.05.25
D	UPDATED FOLLOWING STAGE 1 RSA COMMENTS	DR	DV	DH	18.10.25
C	ROUNDABOUT ICD INCREASED FOR CAPACITY	RN	DH	KM	13.09.23
B	UPDATED TO WSCC COMMENTS	DV	DH	KM	12.07.23
A	TREES SURVEY ADDED / REDLINE UPDATED	DV	DH	KM	13.04.23

**ARDENT CONSULTING ENGINEERS**

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

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

**worksafe consultant**  
 www.asmatd.com

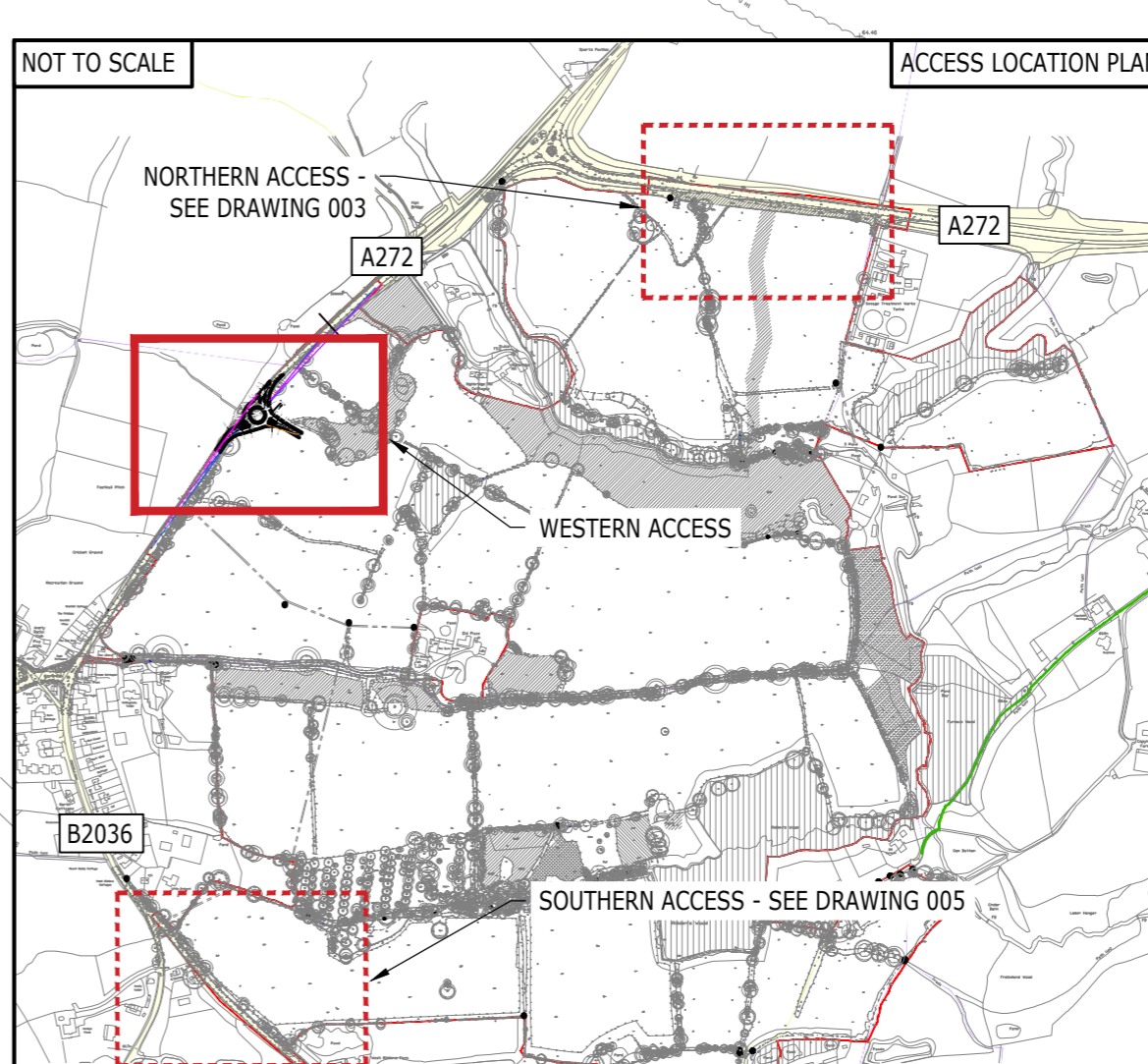
**SSIP**  
 SAFETY SCHEDULED INDEPENDENT PROVIDER

Client: **FAIRFAX ACQUISITIONS LTD**

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

Drawing Title: **PROPOSED ROUNDABOUT WESTERN ACCESS (A272)**

At Scale: 1:500	Date: 22.02.23	Designed by: DV
Drawn by: DV	Checked by: DV	Approved by: DH
Drawing Number: 2207280-004		Rev: G



Reproduced from/based upon Ordnance Survey material with the permission of the Controller of Her Majesty's Stationary Office, Crown Copyright Reserved. License No. 100044561