
Land at North Colwell Farm: Planning Application Highways Second Response

Ref: MG/BC/ITL19597-009A TN
Date: 2 June 2025

SECTION 1 Information

- 1.1 This note has been prepared following West Sussex County Council's (WSCC) highways consultation second response (dated 2 May 2025) as well as WSCC response to local resident (also dated 2 May 2025), related 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:
- Lay-by Works and Snowdrop Lane Works.
 - TRO scheme of supporting works.
 - Revised Visibility Splays at Site Access.
 - Pedestrian Crossing at Birch Close.
- 1.3 WSCC continue to raise no objection in principle to the outline application, and this note responds to further requested information surrounding the above headings.
- 1.4 i-Transport met with WSCC highways (via Teams) on Friday 23 May 2025 to detail the initial findings and confirm any further information required prior to the drafting of this note. This note therefore takes into account the additional requirements of WSCC highways.

SECTION 2 Lay-by Works and Snowdrop Lane Works

- 2.1 It is understood that WSCC highways are satisfied with the proposed improvements to the existing lay-by on Haywards Heath Road, to help encourage a safe and level walking route via Snowdrop Lane.
- 2.2 WSCC highways consultation response notes whether there is any mitigation the developer could provide along Snowdrop Lane to alert drivers to pedestrians walking in the road.
- 2.3 Snowdrop Lane is a shared surface road (with 30mph speed limit), where pedestrians and vehicles share the same space without physical separation or markings, encouraging all road users to share the space equally. WSCC highways note which we agree, there is limited space to provide a separate kerbed footway along Snowdrop Lane between Haywards Heath Road and Marlow Drive (distance of c50m).
- 2.4 Given the speed limit and the existing extent of adopted highway and carriageway (OS mapping measures the carriageway lane at c4.7m wide), there is little scope to provide full priority to pedestrians.
- 2.5 Therefore, and following discussion with WSCC highways the following is proposed:
- Provide an extended area of footway/hardstanding with drop kerb along Snowdrop Lane at the junction with Haywards Heath Road.
 - The above requires the relocation of the existing 30mph speed limit sign by circa 5m.
 - The addition of two new traffic signs to note 'Pedestrians in Road Ahead' via TSRGD¹ Diagram 544.1.
- 2.6 The above has been illustrated on drawing **ITL19597-GA-021**.

SECTION 3 TRO Scheme of Supporting Works

- 3.1 WSCC highways in their consultation response notes their preference for the existing 30mph / 40mph speed limit change on Haywards Heath Road relocated to the east of the proposed site access to be included in a Traffic Regulation Order (TRO) secured through the s106 process. This would be delivered via a s278 agreement.

¹ Traffic Signs Regulations and General Directions 2016.

- 3.2 The applicant sees the benefit in the extension of the 30mph speed limit eastwards to include the site access and is happy to commit to the process, with implementation being subject to a submission of a TRO. The applicant is content for this to be included in the s106 where a TRO is to be undertaken, however, noting that it is a separate process and therefore can be undertaken alongside the s278 of works for the proposed site access². It is agreed the TRO is not necessary to make the access and wider development acceptable but nonetheless the benefits of its implementation are agreed and accepted.
- 3.3 Following the meeting with WSCC highways it was confirmed that no plan of the proposed works is required for the s106, but will be following approval of the TRO. Therefore, there would be a clause in the s106 to submit and implement a suitable scheme if the TRO is approved.

SECTION 4 Revised Visibility Splays at Site Access

- 4.1 We note a request in the WSCC consultation response to local resident that asks the developer to confirm they are able to amend their junction design to incorporate the visibility splays from alternative traffic data.
- 4.2 The traffic data was held by WSCC and dates back further than the surveys undertaken as part of the application (from November 2022). However, the proposed site access visibility splays have been revised for robustness, these are shown on drawing **ITL19597-GA-004H**. It can be seen that the revised visibility splays requested (1m additional distance south west and 6m additional distance north east) remains achievable in the adopted highway/red line extent.
- 4.3 It is noted that a total distance of 118m is shown to the north east for the westbound approaching traffic and 109m for the eastbound approaching traffic, these figures were swapped around in WSCC table response to local resident.

SECTION 5 Pedestrian Crossing at Birch Close

- 5.1 The visibility at the existing crossing location across Haywards Heath Road adjacent to Birch Close has been revised to show the achievable visibility on the eastbound approach in drawing **ITL19597-GA-011B**.
- 5.2 It can be seen in the above drawing that on the southern side of the crossing the visibility splay has a possible distance of circa 178m and from the north side this is lower at 88m, both of which exceed Manual for Streets guidance for an existing 30mph speed limit.

² The TA noted the proposed site access is not dependent on a speed limit change.

- 5.3 Additional traffic data was shared by a local resident that originated from WSCC and undertaken in November 2022 at a location circa 300m west of the crossing location, by Sussex Gardens. This included 85th percentile speeds³ of 40.9mph eastbound and 38.8mph westbound, this results in the following distances:
- 105m eastbound and 96m westbound based on DMRB desirable minimum.
 - 82m eastbound and 76m westbound based on DMRB absolute minimum.
 - 73m eastbound and 67m westbound based on a MfS2 reaction time.
- 5.4 It can be seen in drawing **ITL19597-GA-011B** that all visibility splay distances are possible except the full DMRB desirable minimum on eastbound approach. However, with the proposal to include an extension of the 30mph speed limit with associated traffic calming measures, traffic speeds along Haywards Heath Road are expected to reduce in the future with the proposed development.

SECTION 6 Summary

- 6.1 This note has been prepared following West Sussex County Council's highways additional consultation responses, to the planning application on the Land at North Colwell Farm.
- 6.2 Additional footway works and signage are proposed at the Snowdrop Lane/Haywards Heath Road junction following WSCC highways request.
- 6.3 The applicant will support a TRO for the extension of the 30mph speed limit eastwards along Haywards Heath Road, subject to agreed wording in the s106.
- 6.4 Increased visibility splays have been shown possible at the site access in line with older traffic survey data.
- 6.5 The achievable visibility splays at the existing pedestrian crossing by Birch Close have been shown on a revised drawing. With the proposal to include an extension of the 30mph speed limit with associated traffic calming measures, traffic speeds along Haywards Heath Road are expected to reduce in the future with the proposed development.

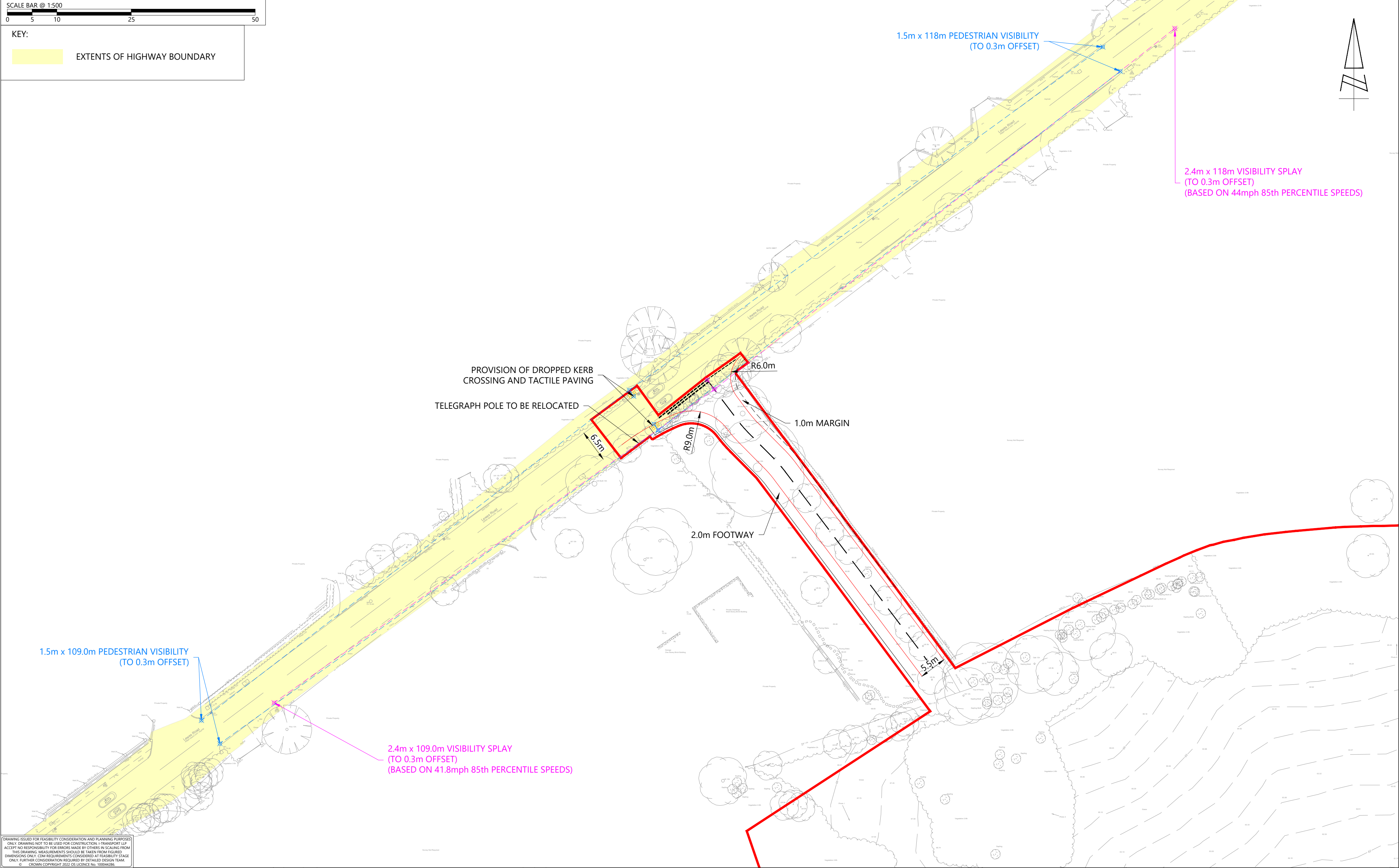
³ Average weekday between 10:00-12:00 and 14:00-16:00.

DRAWINGS



KEY:

EXTENTS OF HIGHWAY BOUNDARY



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33 Queen Street, London, EC4R 1AP Tel: 0204 531 3660
www.i-transport.co.uk

H	07.05.25	TA	VISIBILITY SPLAYS HAVE BEEN UPDATED
G	16.12.24	BC	REDLINE BOUNDARY UPDATED
F	12.12.24	BC	REDLINE BOUNDARY UPDATED
E	10.12.24	SH	SITE ACCESS UPDATED TO RSA COMMENT
D	27.11.24	JD	REDLINE BOUNDARY UPDATED
C	20.11.24	JD	SITE ACCESS UPDATED
B	11.07.24	MM	SITE ACCESS UPDATED
REV	DATE	BY	DESCRIPTION
STATUS:			FOR INFORMATION

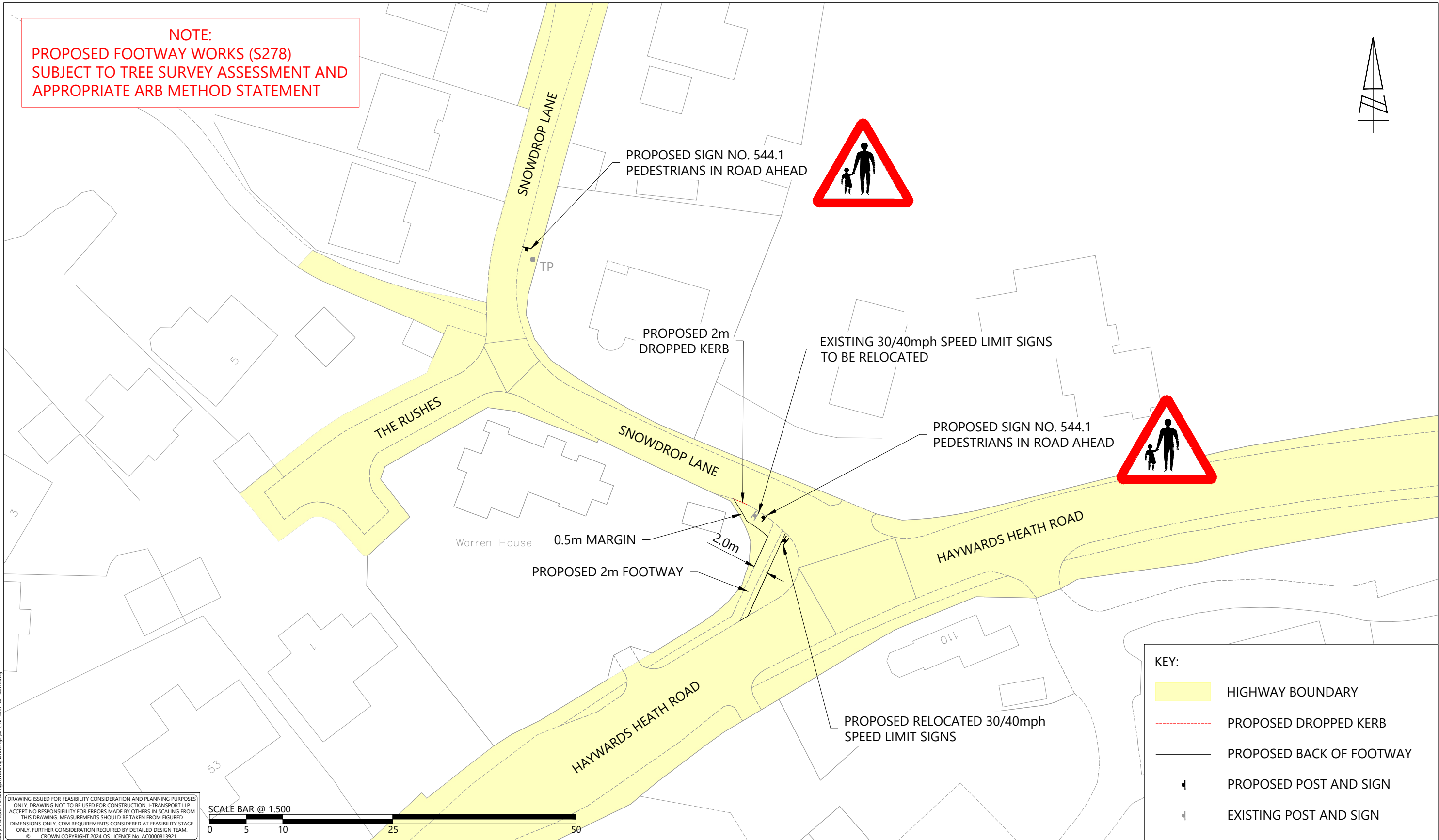
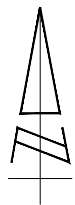
BC	MG	TITLE
BC	MG	PROPOSED SITE ACCESS ARRANGEMENT FROM LEWES ROAD (A272)
BC	MG	
BC	MG	
BC	MG	
BC	MG	
BC	MG	
CHK	APD	PROJECT:
		LAND AT NORTH COLWELL FARM, LEWES ROAD, HAYWARDS HEATH

CLIENT:
MILLER HOMES

DRAWN:	CHECKED:	APPROVED:
SH	BC	VP
PROJECT No:	SCALE @ A2:	DATE:
ITL19597	1:500	24.01.24
DRAWING No:	ITL19597-GA-004	
REV:	H	

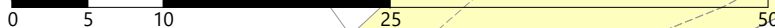


NOTE:
PROPOSED FOOTWAY WORKS (S278)
SUBJECT TO TREE SURVEY ASSESSMENT AND
APPROPRIATE ARB METHOD STATEMENT



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SCALE BAR @ 1:500



33 Queen Street, London, EC4R 1AP

Tel: 0204 531 3660

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A	02.06.25	TA	MINOR DRAWING UPDATES	BC	MG
REV	DATE	BY	DESCRIPTION	CHK	APD
STATUS:			FOR INFORMATION		

TITLE:		PROPOSED FOOTWAY IMPROVEMENTS AT SNOWDROP LANE	
PROJECT:		LAND AT NORTH COLWELL FARM	MILLER HOMES

DRAWN:	CHECKED:	APPROVED:
TA	BC	MG
PROJECT No:	SCALE @ A3:	DATE:
ITL19597	1:500	27.05.25
DRAWING No:	ITL19597-GA-021	
REV:	A	