

Transport - Technical Note

LAND AT NORTH HAVEN FOX HILL B2112

AUGUST 2025



Reeves Transport Planning

PRODUCED for OBJECT ASSEMBLE LTD

PRODUCED by REEVES TRANSPORT PLANNING LTD

TN_SGR_NHF_290425_V2

1. INTRODUCTION

- 1.1 Reeves Transport Planning has been appointed to provide a Technical Note to assess the feasibility of the introduction of an additional dwelling on land adjacent to an existing dwelling known as North Haven, Fox Hill in the District of Mid Sussex.
- 1.2 A site location is attached at Appendix 1. This Technical Note will focus on the suitability of the access arrangements via the B2112, Fox Hill.

2. EXISTING CONDITIONS

- 2.1 The land in question forms part of the garden and parking area that serves North Haven, Fox Hill, B2112. The site is on the eastern side of Fox Hill, part of a small group of existing dwellings. The road provides a strategic link between Haywards Heath and the A273 at Clayton Hill via Ditchling.
- 2.2 There is no footway on the eastern side of Fox Hill, there is a footway on the western side that connects the site with Haywards Heath. There are two new housing developments to the south of the application site, as such it would be reasonable to presume that the principle of new housing development in the vicinity of North Haven has been established.
- 2.3 A traffic speed and volume survey was undertaken to establish the 85th percentile speed of traffic passing the site between 9th and 17th of May 2025. The data is attached at Appendix 2.
- 2.4 The speed survey data establishes that the 85th percentile traffic speeds were 34mph northbound and 39mph southbound, with an average traffic flow of circa 11,000 vehicle movements per day. Table 2.1 sets out the sight stopping distance (visibility splay) calculations for the recorded vehicle speeds.

Table 2.1 : Visibility Splay (SSD) Calculations – North Haven, Fox Hill, B2112

Design Standard	Lane	mph	CA185*	km/h	v (m/s)	t (s)	d (m/s ²)	a (%)	SSD	+2.4m
MfS	NB	34	36.5	58.74	16.32	1.5	4.41	5.60	51.3	53.7
	SB	39	41.5	66.79	18.55	1.5	4.41	-4.90	71.7	74.1
DMRB	NB	34	36.5	58.74	16.32	2	2.45	5.60	76.9	79.3
	SB	39	41.5	66.79	18.55	2	2.45	-4.90	124.9	127.3

*CA185 3.1.1 2.5mph added as data collected 'partially or entirely in wet weather conditions'.
Only wet weather conditions recorded was between midnight and 6am of Monday 12th (www.timeanddate.com)

3. PROPOSED DEVELOPMENT

- 3.1 The proposal will seek planning permission to erect one new dwelling on the land north of North Haven and south of Twinfauns. The current access will be moved south to a more central position. These works, assuming permission is granted, can be completed under licence from the Local Highway Authority. The access arrangements will be designed to accord with the prevailing design standards.
- 3.2 A drawing attached at Appendix 3 confirms that visibility splays at the repositioned access can be provided to accord with the most stringent DMRB design standards noted at table 2.1. Appendix 3 also includes a plan of the adopted highway limits provided by West Sussex County Council's Local Land Charges Team.

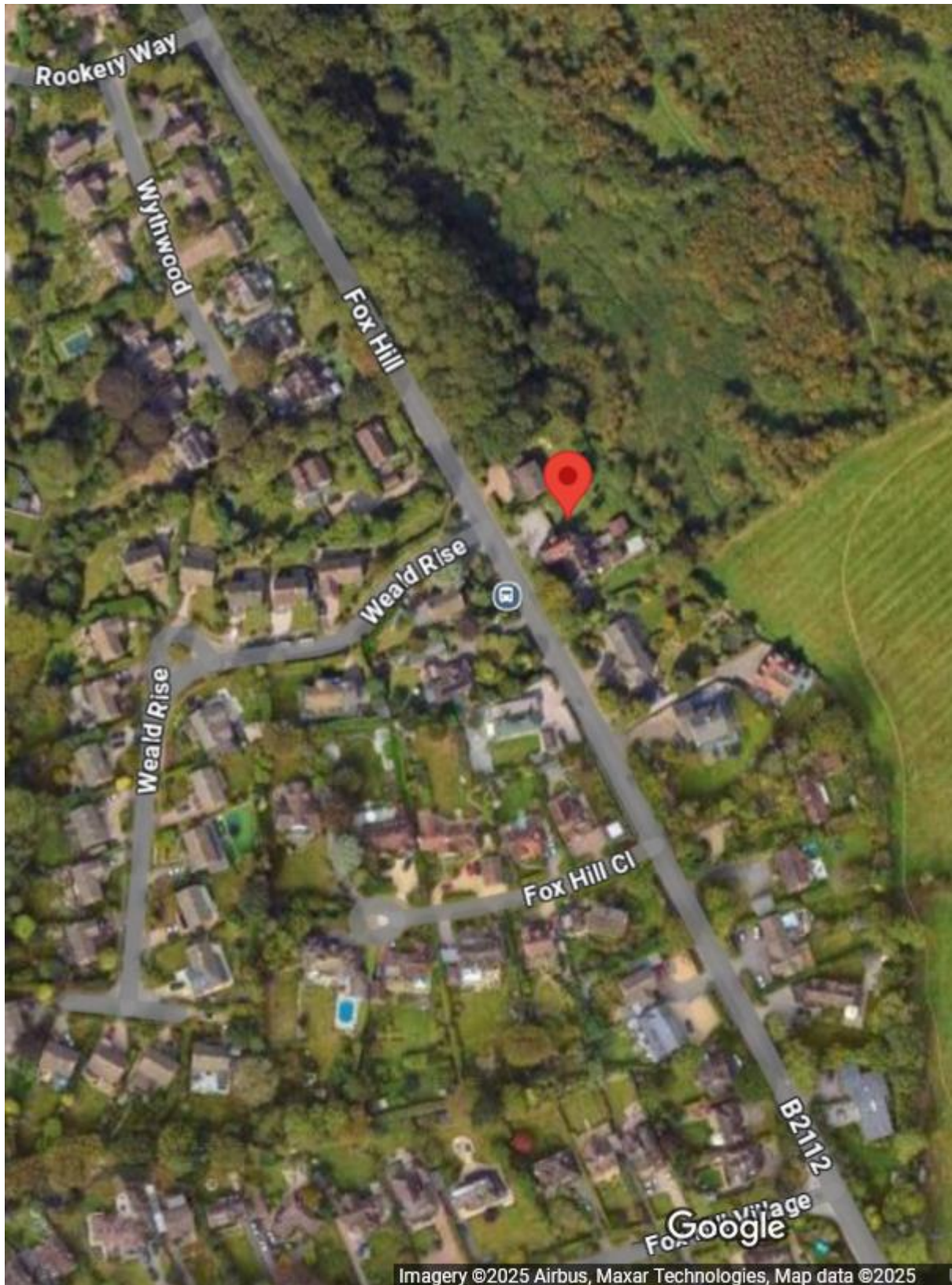
4. SUMMARY AND CONCLUSIONS

- 4.1 Reeves Transport Planning has been appointed to provide a Transport Technical Note to consider the feasibility of introducing a new dwelling on land to the north of an existing dwelling, North Haven on Fox Hill (B2112).
- 4.2 The proposal includes the repositioning of the existing access to make it suitable to serve two dwellings. The construction details of the access can be secured by planning condition, assuming permission is granted.

- 4.3 The visibility splays at the repositioned access meet the design standards for the prevailing traffic conditions and fall within land that is either under our client's control or publicly adopted highway.
- 4.4 On balance, it is reasonable to conclude that one new dwelling on land adjacent to North Haven would not have an adverse impact on the local highway safety or would materially affect the free flow of traffic on Fox Hill (B2112).

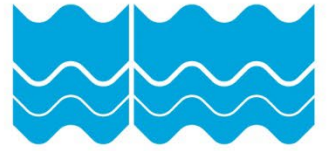
APPENDIX 1.

SITE LOCATION PLAN



APPENDIX 2.

TRAFFIC SPEED AND VOLUME SURVEY DATA



Transport Monitoring Team

Speed Survey for
Reeves Transport Planning
B2112 Fox Hill, Haywards Heath, S of Weald Rise
May 2025

For further information regarding the commissioning of all types of transport surveys please contact:

Transport Monitoring Manager

Transport Monitoring Team,
East Sussex County Council,
Communities, Economy & Transport Department, County Hall,
St. Anne's Crescent, Lewes, East Sussex, BN7 1UE

Email: transport.monitoring@eastsussex.gov.uk



Site Number: 00006430

B2112 Fox Hill, Haywards Heath, S of Weald Rise

Details

Site Reference: 00006430

Latitude: 50.9840727197633

Longitude: -0.099027156829834

Site Configuration:

Interval: 60

Telemetry: No

Channels

Channel 1: Northbound (North)

Channel 2: Southbound (South)



Location



A6430 NB.jpeg



A6430 SB.jpeg

B2112 Fox Hill, Haywards Heath, S of Weald Rise

From 09/05/2025 To 17/05/2025

Site Reference: 00006430

Site Number: 00006430
Speed Summary (All Days) Report

No Filters Applied

Northbound

	Total Volume	85th Percentile	Mean Average	Standard Deviation	Bin 1 <6Mph	Bin 2 6-<11	Bin 3 11-<16	Bin 4 16-<21	Bin 5 21-<26	Bin 6 26-<31	Bin 7 31-<36	Bin 8 36-<41	Bin 9 41-<46	Bin 10 46-<51	Bin 11 51-<56	Bin 12 56-<61	Bin 13 =>61
00:00	19	36	31	7	0	0	0	0	2	7	5	2	1	0	0	0	0
01:00	11	36	32	6	0	0	0	0	2	3	4	2	0	0	0	0	0
02:00	10	39	33	6	0	0	0	0	1	4	3	1	1	0	0	0	0
03:00	6		32	6	0	0	0	0	1	2	2	1	0	0	0	0	0
04:00	15	42	36	8	0	0	0	0	1	3	5	3	1	1	0	0	0
05:00	49	40	33	8	0	1	0	0	5	12	15	9	3	2	1	0	0
06:00	143	38	32	6	0	1	1	1	11	55	45	23	6	1	0	0	0
07:00	409	34	29	6	0	10	7	10	58	188	110	20	4	1	0	0	0
08:00	455	33	27	7	0	39	11	16	63	213	96	15	2	0	0	0	0
09:00	386	34	29	5	0	3	3	5	57	207	89	19	3	1	0	0	0
10:00	375	34	29	4	0	3	1	5	50	210	89	15	2	0	0	0	0
11:00	378	34	29	5	0	3	3	9	50	209	85	17	3	0	0	0	0
12:00	321	34	29	5	0	2	2	7	48	190	95	20	2	0	0	0	0
13:00	379	34	29	5	0	4	2	7	57	184	99	23	3	0	0	0	0
14:00	402	34	29	5	0	1	2	8	52	222	93	20	2	1	0	0	0
15:00	407	34	29	5	0	4	2	14	56	207	100	21	2	0	0	0	0
16:00	451	34	30	5	0	2	2	6	59	227	127	25	2	1	0	0	0
17:00	466	34	29	5	0	4	7	12	59	241	116	24	3	0	0	0	0
18:00	316	35	30	5	0	2	1	3	37	153	91	23	4	1	0	0	0
19:00	234	35	30	5	0	1	1	2	28	108	69	20	5	0	0	0	0
20:00	163	36	30	5	0	1	0	1	21	73	46	16	4	0	0	0	0
21:00	117	35	30	6	0	0	0	1	20	52	29	9	4	1	1	0	0
22:00	78	36	30	6	0	1	0	1	16	33	16	7	2	1	0	0	0
23:00	42	36	31	6	0	0	0	0	6	18	11	5	1	1	0	0	0
Total																	
12H(7-19)	4745	34	29	5	0	76	44	102	646	2451	1189	241	34	6	1	0	1
16H(6-22)	5403	34	29	5	0	79	46	108	726	2739	1377	309	52	8	3	1	1
18H(6-24)	5523	34	29	5	0	80	47	108	748	2790	1404	321	55	10	3	1	1
24H(0-24)	5633	35	29	5	0	81	47	110	759	2822	1437	340	62	13	4	2	1
AM Peak	08:00	04:00	04:00	04:00	11:00	08:00	08:00	08:00	08:00	08:00	07:00	06:00	06:00	05:00	05:00	04:00	05:00
	455	42	36	8	0	39	11	16	63	213	110	23	6	2	1	0	0
PM Peak	17:00	23:00	23:00	22:00	23:00	17:00	17:00	15:00	16:00	17:00	16:00	16:00	19:00	18:00	21:00	23:00	20:00
	466	36	31	6	0	4	7	14	59	241	127	25	5	1	1	0	0

B2112 Fox Hill, Haywards Heath, S of Weald Rise

From 09/05/2025 To 17/05/2025

Site Reference: 00006430

Site Number: 00006430

Speed Summary (All Days) Report

No Filters Applied

Southbound

	Total Volume	85th Percentile	Mean Average	Standard Deviation	Bin 1 <6Mph	Bin 2 6-<11	Bin 3 11-<16	Bin 4 16-<21	Bin 5 21-<26	Bin 6 26-<31	Bin 7 31-<36	Bin 8 36-<41	Bin 9 41-<46	Bin 10 46-<51	Bin 11 51-<56	Bin 12 56-<61	Bin 13 =>61
00:00	23	41	35	7	0	0	0	0	1	6	5	5	3	1	0	0	0
01:00	10	46	39	9	0	0	0	0	0	2	3	2	1	1	0	0	0
02:00	9		39	8	0	0	0	0	0	1	3	2	2	1	0	0	0
03:00	10		39	9	0	0	0	0	0	1	1	3	2	1	0	0	0
04:00	11	47	39	9	0	0	0	0	0	1	3	2	2	1	0	1	0
05:00	21	44	37	7	0	0	0	0	0	3	6	5	3	2	1	0	0
06:00	118	43	37	6	0	0	0	0	1	20	36	33	18	6	2	0	0
07:00	312	40	34	5	0	0	0	1	8	91	114	68	24	5	1	0	0
08:00	360	38	33	6	0	1	1	3	20	115	140	58	16	4	1	1	0
09:00	354	38	32	6	0	0	2	4	16	126	126	61	13	4	1	0	0
10:00	371	38	32	6	0	1	2	3	23	128	137	58	14	3	1	0	1
11:00	395	38	32	5	0	0	1	4	26	142	142	61	16	3	0	0	0
12:00	369	38	32	6	0	0	1	5	28	150	139	71	19	3	2	1	0
13:00	403	38	32	5	0	0	0	4	30	134	148	65	18	3	1	0	0
14:00	397	37	32	5	0	1	1	4	27	143	142	61	13	3	0	1	0
15:00	412	38	32	6	0	1	2	4	31	139	148	65	18	2	0	1	0
16:00	435	38	33	5	0	0	0	2	20	153	165	75	14	3	1	0	0
17:00	460	38	32	5	0	0	1	4	22	170	172	71	18	2	1	0	0
18:00	343	39	33	5	0	0	1	2	16	104	132	64	19	4	1	0	0
19:00	243	40	34	6	0	0	0	1	6	72	89	49	18	5	1	1	0
20:00	172	40	34	6	0	0	0	1	7	46	61	33	18	4	1	0	0
21:00	116	40	33	6	0	0	0	1	9	35	36	22	8	2	1	0	0
22:00	65	41	33	8	0	0	1	3	5	15	18	14	7	2	0	1	0
23:00	37	42	34	8	0	0	1	0	1	9	10	8	4	1	0	0	0
Total																	
12H(7-19)	4609	38	32	5	0	6	12	39	267	1594	1706	776	200	40	10	5	3
16H(6-22)	5257	39	33	6	0	7	13	42	290	1768	1928	913	263	57	15	6	4
18H(6-24)	5360	39	33	6	0	7	15	45	296	1792	1956	935	274	60	16	7	4
24H(0-24)	5444	39	33	6	0	7	16	46	298	1807	1978	954	287	67	18	9	5
AM Peak	11:00 395	04:00 47	04:00 39	04:00 9	11:00 0	10:00 1	09:00 2	09:00 4	11:00 26	11:00 142	11:00 142	07:00 68	07:00 24	06:00 6	06:00 2	04:00 1	10:00 1
PM Peak	17:00 460	23:00 42	23:00 34	23:00 8	23:00 0	15:00 1	15:00 2	12:00 5	15:00 31	17:00 170	17:00 172	16:00 75	18:00 19	19:00 5	12:00 2	12:00 1	19:00 0

B2112 Fox Hill, Haywards Heath, S of Weald Rise

From 09/05/2025 To 17/05/2025

Site Reference: 00006430

Site Number: 00006430
Speed Summary (All Days) Report

No Filters Applied

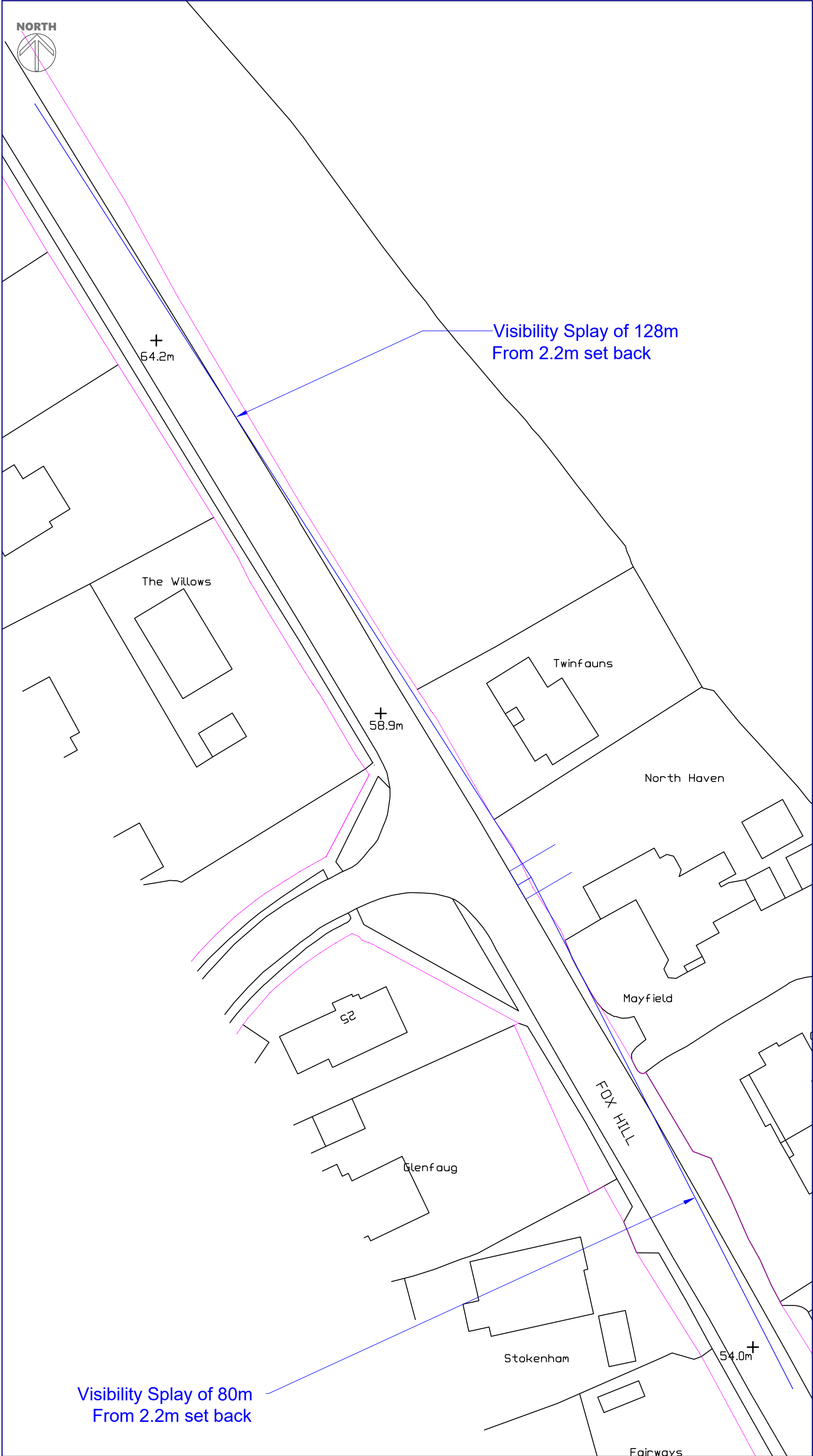
All Channels

	Total Volume	85th Percentile	Mean Average	Standard Deviation	Bin 1 <6Mph	Bin 2 6-<11	Bin 3 11-<16	Bin 4 16-<21	Bin 5 21-<26	Bin 6 26-<31	Bin 7 31-<36	Bin 8 36-<41	Bin 9 41-<46	Bin 10 46-<51	Bin 11 51-<56	Bin 12 56-<61	Bin 13 =>61
00:00	41	40	33	8	0	0	0	0	3	14	11	7	4	1	0	0	0
01:00	21	42	35	8	0	0	0	0	2	4	7	4	2	1	0	0	0
02:00	20	43	36	8	0	0	0	0	1	5	6	3	3	1	0	0	0
03:00	16	43	36	9	0	0	0	0	1	3	3	4	2	1	0	0	0
04:00	27	45	37	9	0	0	0	0	1	4	8	6	3	2	0	1	0
05:00	69	42	35	8	0	1	0	0	5	16	21	14	7	3	1	1	0
06:00	261	40	34	6	0	1	1	1	12	75	81	56	24	7	3	0	0
07:00	721	37	31	6	0	10	7	11	66	279	224	88	28	6	1	0	0
08:00	815	35	29	7	0	39	12	19	84	328	236	73	17	5	1	1	0
09:00	739	36	31	5	0	3	6	9	73	333	215	80	15	4	1	0	0
10:00	746	36	31	5	0	4	3	9	72	338	226	72	16	3	1	0	1
11:00	773	36	31	5	0	3	4	12	76	351	227	77	19	3	0	0	0
12:00	690	36	31	5	0	3	3	11	76	339	234	91	21	3	2	1	0
13:00	782	36	31	5	0	4	2	11	86	318	247	88	20	4	1	0	0
14:00	798	36	31	5	0	2	4	12	79	365	235	81	15	4	0	1	0
15:00	819	36	31	6	0	5	4	18	88	346	248	85	20	3	0	1	0
16:00	886	36	31	5	0	3	3	8	79	380	292	100	17	3	1	0	0
17:00	927	36	31	5	0	5	7	16	80	411	288	94	21	2	1	0	1
18:00	659	37	32	5	0	2	2	5	53	257	223	87	23	5	1	0	0
19:00	477	38	32	6	0	1	1	3	34	180	158	70	23	6	1	1	0
20:00	335	39	32	6	0	1	0	2	29	119	107	49	22	4	1	0	0
21:00	233	38	32	6	0	1	0	3	29	88	65	31	11	3	1	0	0
22:00	143	39	31	7	0	1	2	4	21	48	33	21	9	3	1	1	0
23:00	79	40	33	7	0	0	1	0	8	27	21	13	5	2	1	1	0
Total																	
12H(7-19)	9355	36	31	6	0	82	57	142	912	4045	2894	1017	234	45	12	6	4
16H(6-22)	10660	36	31	6	0	86	59	150	1016	4507	3306	1223	315	65	18	7	5
18H(6-24)	10883	36	31	6	0	87	62	154	1045	4582	3360	1256	329	70	19	9	5
24H(0-24)	11077	36	31	6	0	88	62	155	1058	4629	3415	1295	349	80	22	11	6
AM Peak	08:00 815	04:00 45	04:00 37	04:00 9	11:00 0	08:00 39	08:00 12	08:00 19	08:00 84	11:00 351	08:00 236	07:00 88	07:00 28	06:00 7	06:00 3	04:00 1	10:00 1
PM Peak	17:00 927	23:00 40	23:00 33	23:00 7	23:00 0	15:00 5	17:00 7	15:00 18	15:00 88	17:00 411	16:00 292	16:00 100	19:00 23	19:00 6	12:00 2	22:00 1	17:00 1

APPENDIX 3.

VISIBILITY SPLAY DRAWING

ADOPTED HIGHWAY PLAN



Key:

Visibility Splay

Adopted Highway

Rev Date Details Of Issue
ORIGINAL BASE DRAWING PROVIDED BY OTHERS. BTM SHALL NOT BE
LIABLE FOR ANY INACCURACIES OR DEFICIENCIES.



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Project		
North Haven Fox Hill		
Title		
Visibility Splay		

Drawn	Date:	Scale (at A3)
BTM1	30/05/2025	1:500
Drg no.	Revision No.	
NHF/SR/7001	B	

