

ACCESS - TECHNICAL NOTE

HURSTMEAD, 22 LEWES ROAD, HAYWARDS HEATH

MARCH 2026



Reeves Transport Planning

PRODUCED for REXSTONE BUILDERS LTD

PRODUCED by REEVES TRANSPORT PLANNING LTD

TN_RTP_HHH_040226_V1

1. INTRODUCTION

- 1.1 Reeves Transport Planning is commission to provide a Technical Note in support of a proposal to construct a new house on land to the east of the existing property known as Hurstmead, 22 Lewes Road, Haywards Heath. This Technical Note will establish that the access is suitable to serve the two dwellings. A site location plan is attached at Appendix 1.

2. PROPOSAL

- 2.1 The site comprises a large, detached dwelling with seven bedrooms, a detached garage, and an existing (disused) tennis court with a vehicular access onto Lewes Road (A272). The proposal seeks to use the hardstanding of the tennis court to construct a new detached six-bedroom dwelling.
- 2.2 The existing access is 5.8 metres wide at the back edge of the grass verge, tapering to 5.3 metres circa 6.3 metres into the site. A speed and volume traffic survey were undertaken to establish the 85th percentile speed of traffic passing the site between 26th of February and 8th of March 2026. The data is attached at Appendix 2.
- 2.3 The speed survey data establishes that the 85th percentile traffic speeds were 29mph westbound and 32mph eastbound, with an average traffic flow of circa 10600 vehicles per day. Table 1 sets out the sight stopping distance (visibility splay) calculations for the recorded vehicle speeds.

Table 2.1 : Visibility Splay (SSD) Calculations – A272 Haywards Heath Rd, Haywards Heath

Design Standard	Lane	mph	CA185*	km/h	v (m/s)	t (s)	d (m/s ²)	a (%)	SSD	+2.4m
MfS	WB	29	31.5	50.69	14.08	1.5	4.41	0.00	43.6	46.0
	EB	32	34.5	55.52	15.42	1.5	4.41	0.00	50.1	52.5

*CA185 3.1.1 2.5mph added as data collected 'partially or entirely in wet weather conditions'.

- 2.4 Section 7.5 of Manual for Streets (MfS) notes that *'this section provides guidance on stopping sight distances (SSD) for streets where 85th percentile speeds are up to*

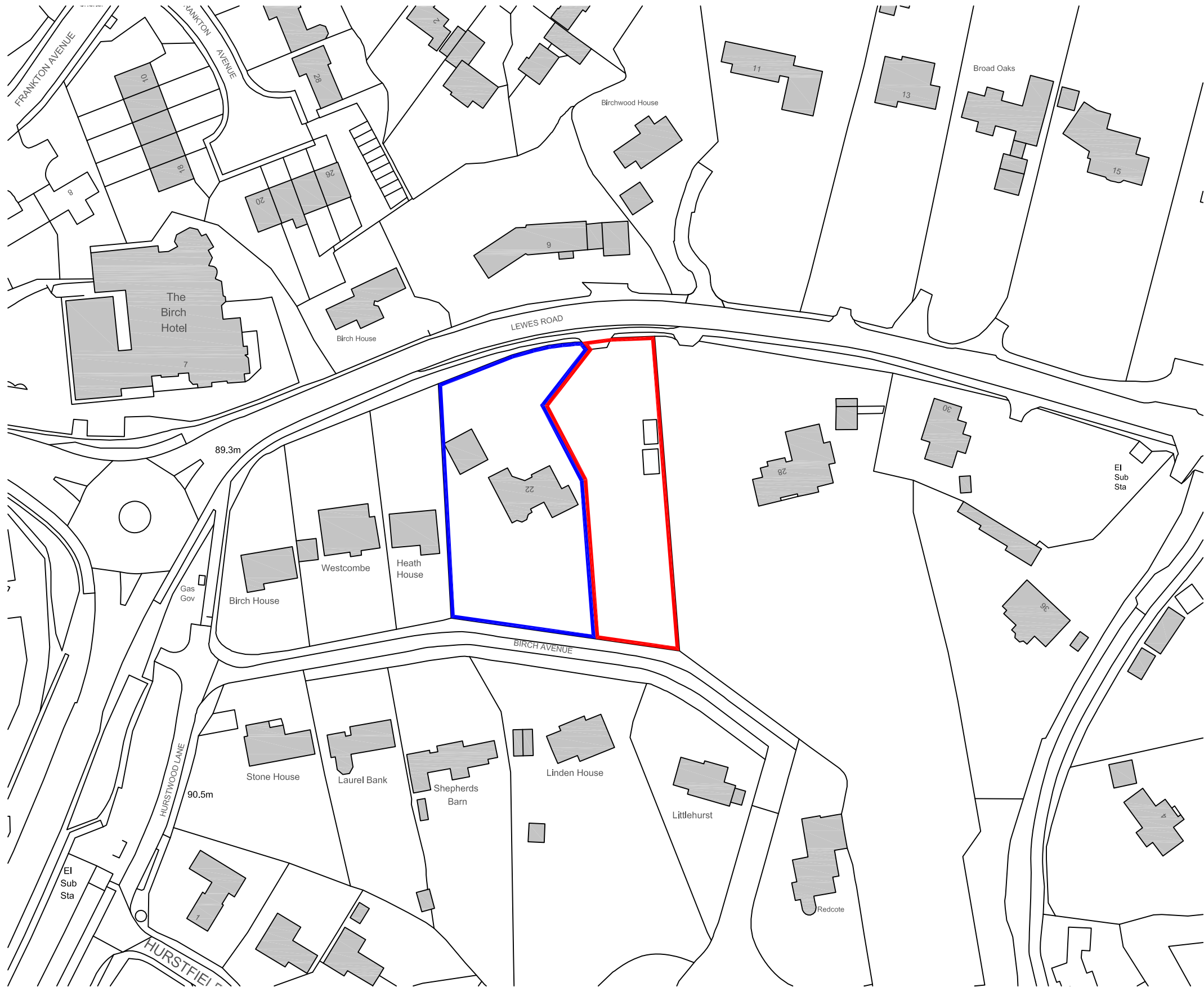
60km/h. *At speeds above this, the recommended SSDs in the Design Manual for Roads and Bridges [DMRB] may be more appropriate.* The data shows that these speeds are well below 60km/h. Accordingly, the visibility splay at this access can be designed to meet the standards set out within Manual for Streets, which should be a minimum of 53 metres to the west and a minimum of 46 metres to the east.

- 2.5 The visibility afforded to vehicles using, and passing, the accesses match or exceed these minimum standards without affecting the trees or shrubs along the frontage of the site. A drawing of the access and associated maximum visibility splays is attached at Appendix 3.
- 2.6 Photographs of the available visibility splays for drivers emerging from the access are attached at Appendix 4.

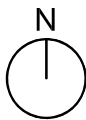
3. SUMMARY AND CONCLUSIONS

- 3.1 Reeves Transport Planning is commission to provide a Technical Note that considers whether an existing access serving Hurstmead, 22 Lewes Road, Haywards Heath is suitable to serve a new dwelling on the site.
- 3.2 The analysis confirms that the visibility splays accord with the required design standards and that the access is comfortably wide enough to accommodate two-way traffic without impeding the free flow of traffic on Lewes Road or that using the shared access.
- 3.3 On the basis of the above analysis it can be concluded that the proposal to share the existing access between two dwellings would not create a safety hazard or have an impact on the free flow of traffic using Lewes Road. As such it will comply with the prevailing policies at a national and local level.

APPENDIX 1: SITE LAYOUT PLAN



-  Site Application Area
-  Land owned by the Applicant

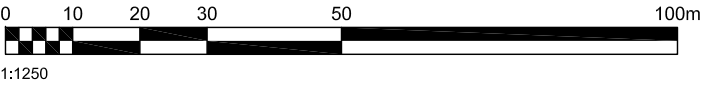


Produced on 08 November 2025 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.
This map shows the area bounded by 534288 122970,534604 122970,534604 123286,534288 123286,534288 122970
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Data licence expires 07 November 2026. Unique plan reference: v10f/1336851/1791570

1.Location Plan

Pre-Application

Issue	Date	Comments
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New Dwelling at Hurstmead,
Lewes Road, Haywards Heath

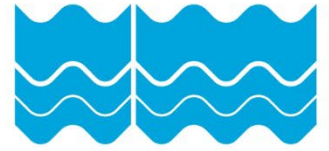
Location Plan

Drawing Ref: HLR_PA_00

Date: November 2025
Scale: 1:1250@ A3
Revision:

APPENDIX 2:

SPEED AND VOLUME TRAFFIC SURVEY



Transport Monitoring Team

Speed Survey for
Reeves Transport Planning
A272 Haywards Heath Rd, Haywards Heath
March 2026

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: 00006517

A272 Haywards Heath Rd, Haywards Heath

Details

Site Reference: 00006517

Latitude: 50.9921027604454

Longitude: -0.0858843326568604

Site Configuration:

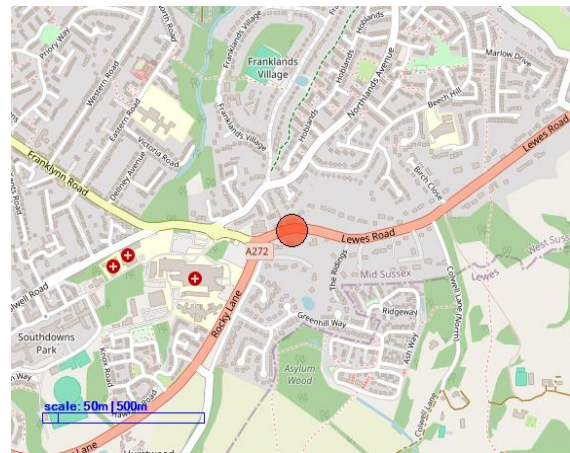
Interval: 60

Telemetry: No

Channels

Channel 1: Eastbound (East)

Channel 2: Westbound (West)



Location



A6517 EB.jpeg



A6517 WB.jpeg

Site No. 00006517 Site Ref. 00006517
A272 Haywards Heath Rd, Haywards Heath

Lat/Lng. 50.9921 -0.08588
Channel: Westbound

Speed Summary (Mon-Sun)-Speed Limit 30 Mph
From 26/02/2026 To 08/03/2026

	Total Volume	85th Percentile	Mean Average	Standard Deviation	Bin 1 <5Mph	Bin 2 5-<10	Bin 3 10-<15	Bin 4 15-<20	Bin 5 20-<25	Bin 6 25-<30	Bin 7 30-<35	Bin 8 35-<40	Bin 9 40-<45	Bin 10 45-<50	Bin 11 50-<55	Bin 12 55-<60	Bin 13 =>60
00:00	15	32	27	5	0	0	0	1	5	6	3	1	0	0	0	0	0
01:00	6		28	6	0	0	0	1	1	2	2	0	0	0	0	0	0
02:00	4		29	5	0	0	0	0	1	2	1	1	0	0	0	0	0
03:00	6		28	5	0	0	0	0	2	2	1	1	0	0	0	0	0
04:00	12	34	30	5	0	0	0	0	2	3	4	2	0	0	0	0	0
05:00	47	35	29	5	0	0	0	1	10	15	16	5	1	0	0	0	0
06:00	150	32	27	5	0	0	1	5	49	59	29	8	0	0	0	0	0
07:00	398	29	23	7	0	34	19	40	152	117	31	4	0	0	0	0	0
08:00	433	29	23	5	0	15	18	50	191	127	29	4	0	0	0	0	0
09:00	401	29	24	5	0	3	8	41	183	132	30	3	0	0	0	0	0
10:00	375	29	24	4	0	1	3	36	186	119	27	3	0	0	0	0	0
11:00	372	29	24	4	0	1	4	35	185	125	20	2	0	0	0	0	0
12:00	359	29	24	5	0	4	6	35	165	124	23	2	0	0	0	0	0
13:00	298	29	24	4	0	1	3	31	143	97	19	3	0	0	0	0	0
14:00	270	29	24	5	0	4	6	23	119	93	22	3	0	0	0	0	0
15:00	309	29	24	5	0	6	6	33	134	103	25	3	0	0	0	0	0
16:00	404	29	24	5	0	5	11	35	183	136	30	4	0	0	0	0	0
17:00	399	29	24	5	0	4	9	35	187	134	27	3	0	0	0	0	0
18:00	263	29	25	4	0	0	1	17	127	93	21	2	0	0	0	0	0
19:00	171	30	26	4	0	0	0	8	70	68	21	3	0	0	0	0	0
20:00	99	30	26	4	0	0	0	4	37	42	12	3	0	0	0	0	0
21:00	73	31	26	5	0	0	0	3	28	29	10	2	1	0	0	0	0
22:00	51	32	27	5	0	0	0	2	17	21	10	2	0	0	0	0	0
23:00	30	31	27	5	0	0	0	1	10	13	4	1	0	0	0	0	0
Total																	
12H(7-19)	4280	29	24	5	0	78	95	410	1956	1400	304	35	3	0	0	0	0
16H(6-22)	4772	29	24	5	0	78	96	429	2140	1598	376	50	4	0	0	0	0
18H(6-24)	4854	29	24	5	0	78	96	432	2167	1632	391	53	5	0	0	0	0
24H(0-24)	4943	29	24	5	0	78	96	435	2186	1662	417	62	6	1	0	0	0
AM Peak	08:00 433	05:00 35	04:00 30	07:00 7	11:00 0	07:00 34	07:00 19	08:00 50	08:00 191	09:00 132	07:00 31	06:00 8	05:00 1	05:00 0	07:00 0	11:00 0	11:00 0
PM Peak	16:00 404	22:00 32	22:00 27	15:00 5	23:00 0	15:00 6	16:00 11	17:00 35	17:00 187	16:00 136	16:00 30	16:00 4	21:00 1	19:00 0	23:00 0	18:00 0	23:00 0

Site No. 00006517 Site Ref. 00006517
A272 Haywards Heath Rd, Haywards Heath

Vehicle Data Analyser Professional R2 11/03/2026
Lat/Lng. 50.9921 -0.08588
Channel: Eastbound

Speed Summary (Mon-Sun)-Speed Limit 30 Mph
From 26/02/2026 To 08/03/2026

	Total Volume	85th Percentile	Mean Average	Standard Deviation	Bin 1 <5Mph	Bin 2 5-<10	Bin 3 10-<15	Bin 4 15-<20	Bin 5 20-<25	Bin 6 25-<30	Bin 7 30-<35	Bin 8 35-<40	Bin 9 40-<45	Bin 10 45-<50	Bin 11 50-<55	Bin 12 55-<60	Bin 13 ≥60
00:00	22	36	30	7	0	0	0	1	5	7	5	3	1	0	0	0	0
01:00	11	31	29	8	0	0	0	1	3	3	3	1	1	0	0	0	0
02:00	6		29	7	0	0	0	0	2	2	2	1	0	0	0	0	0
03:00	5		30	6	0	0	0	0	1	2	2	1	0	0	0	0	0
04:00	8		30	7	0	0	0	0	2	3	2	1	0	0	0	0	0
05:00	34	36	29	6	0	0	0	1	8	11	8	5	1	0	0	0	0
06:00	125	35	30	6	0	0	0	3	21	46	36	15	4	1	0	0	0
07:00	317	33	28	5	0	0	1	13	77	140	63	17	4	1	0	0	0
08:00	417	32	27	5	0	2	3	12	112	193	79	13	2	0	0	0	0
09:00	351	32	27	5	0	0	1	13	96	153	73	12	3	0	0	0	0
10:00	382	32	27	5	0	1	1	14	114	169	70	11	1	0	0	0	0
11:00	401	31	26	5	0	1	4	22	122	173	68	10	1	0	0	0	0
12:00	418	32	27	5	0	0	2	18	121	188	76	12	1	0	0	0	0
13:00	411	32	27	4	0	0	1	14	114	187	78	15	1	0	0	0	0
14:00	424	32	27	5	0	2	2	18	118	192	78	12	1	1	0	0	0
15:00	465	32	27	5	0	0	2	16	136	207	88	14	2	0	0	0	0
16:00	516	33	28	4	0	0	1	15	123	239	117	18	2	0	0	0	0
17:00	523	32	27	4	0	0	1	12	134	249	111	14	2	0	0	0	0
18:00	373	31	27	4	0	0	0	15	119	172	58	8	2	0	0	0	0
19:00	229	31	26	5	0	0	0	16	73	94	38	6	2	0	0	0	0
20:00	157	32	27	5	0	0	0	9	52	62	27	6	1	0	0	0	0
21:00	111	33	28	5	0	0	0	6	28	44	23	8	2	1	0	0	0
22:00	78	34	28	6	0	0	0	4	19	30	18	4	3	0	0	0	0
23:00	48	35	29	6	0	0	0	2	12	17	11	4	2	0	0	0	0
Total																	
12H(7-19)	4997	32	27	5	0	6	19	181	1387	2263	959	155	24	4	1	0	1
16H(6-22)	5620	32	27	5	0	6	19	214	1561	2509	1083	189	31	6	1	0	1
18H(6-24)	5745	32	27	5	0	6	19	220	1591	2556	1112	198	35	7	1	1	1
24H(0-24)	5831	32	27	5	0	6	20	222	1610	2583	1133	207	39	8	1	1	1
AM Peak	08:00 417	00:00 36	03:00 30	01:00 8	11:00 0	08:00 2	11:00 4	11:00 22	11:00 122	08:00 193	08:00 79	07:00 17	06:00 4	07:00 1	00:00 0	08:00 0	11:00 0
PM Peak	17:00 523	23:00 35	23:00 29	23:00 6	23:00 0	14:00 2	12:00 2	12:00 18	15:00 136	17:00 249	16:00 117	16:00 18	22:00 3	21:00 1	13:00 0	23:00 0	16:00 0

Site No. 00006517 Site Ref. 00006517
A272 Haywards Heath Rd, Haywards Heath

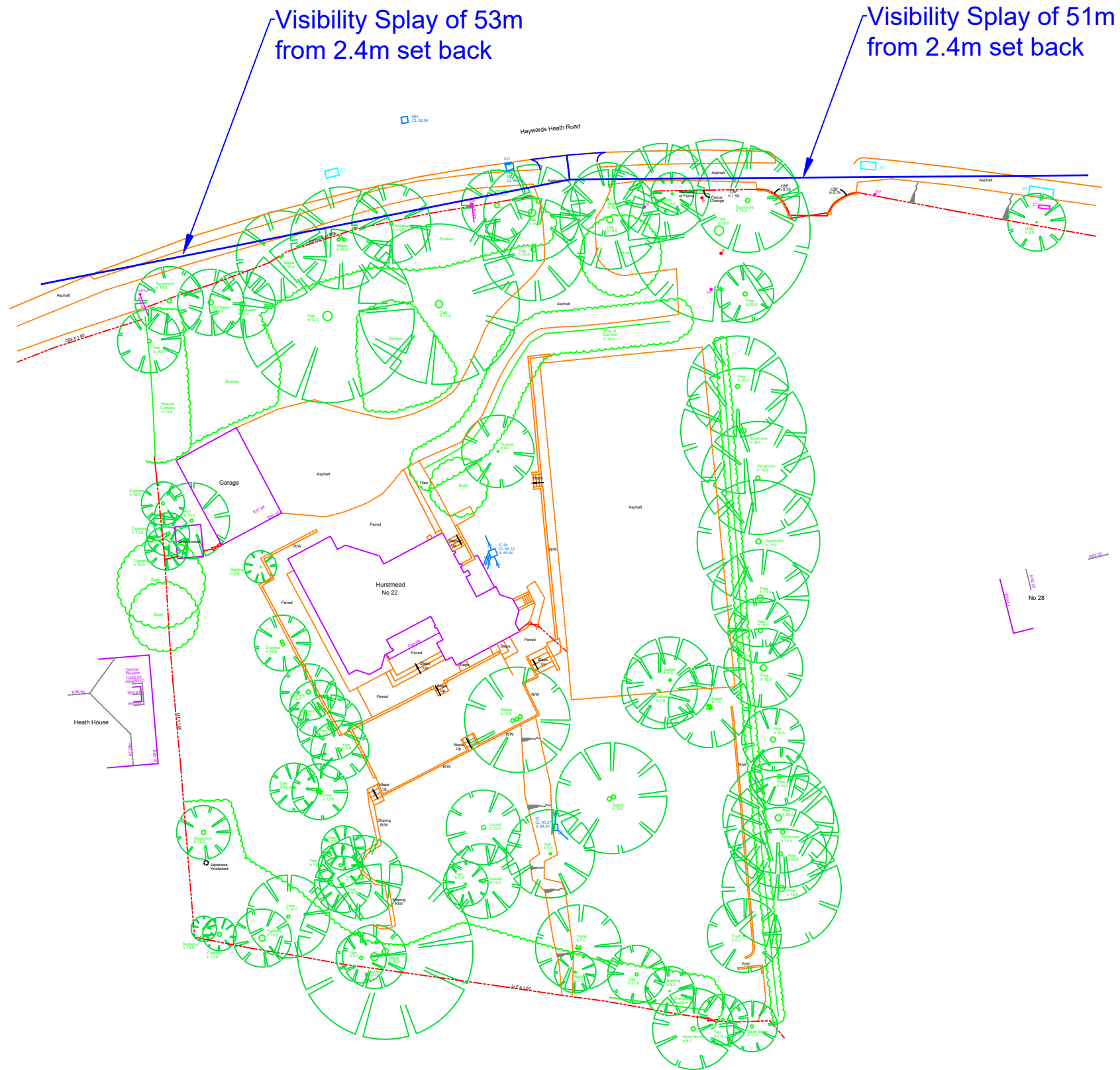
Lat/Lng. 50.9921 -0.08588
Channel: Total Flow

Speed Summary (Mon-Sun)-Speed Limit 30 Mph
From 26/02/2026 To 08/03/2026

	Total Volume	85th Percentile	Mean Average	Standard Deviation	Bin 1 <5Mph	Bin 2 5-<10	Bin 3 10-<15	Bin 4 15-<20	Bin 5 20-<25	Bin 6 25-<30	Bin 7 30-<35	Bin 8 35-<40	Bin 9 40-<45	Bin 10 45-<50	Bin 11 50-<55	Bin 12 55-<60	Bin 13 ≥60
00:00	37	35	29	6	0	0	0	1	9	13	8	3	1	0	0	0	0
01:00	17	34	29	7	0	0	0	1	4	5	5	1	1	0	0	0	0
02:00	11	34	29	6	0	0	0	1	2	4	3	1	0	0	0	0	0
03:00	11	33	29	6	0	0	0	1	2	4	3	1	0	0	0	0	0
04:00	19	35	30	6	0	0	0	1	4	6	6	3	0	0	0	0	0
05:00	81	35	29	6	0	0	0	1	17	26	23	10	2	0	0	0	0
06:00	276	34	28	5	0	0	1	7	69	105	66	23	4	1	0	0	0
07:00	714	31	25	6	0	34	20	53	230	257	94	21	4	1	0	0	0
08:00	850	30	25	5	0	17	21	62	303	320	108	16	2	0	0	0	0
09:00	752	30	26	5	0	4	10	54	279	285	103	14	4	0	0	0	0
10:00	756	30	26	5	0	2	4	50	300	288	97	14	1	0	0	0	0
11:00	773	30	25	5	0	1	8	56	307	298	88	12	1	0	0	0	0
12:00	778	30	26	5	0	5	8	53	286	312	99	13	2	0	0	0	0
13:00	709	31	26	5	0	1	3	45	257	285	98	18	1	0	0	0	0
14:00	694	31	26	5	0	6	8	41	238	285	99	15	2	1	0	0	0
15:00	773	31	26	5	0	6	8	49	270	309	112	17	2	0	0	0	0
16:00	920	31	26	5	0	5	12	50	307	375	147	22	2	0	0	0	0
17:00	923	31	26	5	0	4	10	46	321	383	138	17	3	0	0	0	0
18:00	636	30	26	4	0	0	2	32	246	265	79	10	2	0	0	0	0
19:00	399	31	26	5	0	0	0	23	144	162	59	9	2	0	0	0	0
20:00	256	31	26	5	0	0	0	13	90	105	39	9	1	0	0	0	0
21:00	184	33	27	5	0	0	0	9	56	73	33	10	2	1	0	0	0
22:00	129	33	28	5	0	0	1	5	35	51	28	6	3	0	0	0	0
23:00	78	34	28	6	0	0	0	3	22	30	15	6	2	0	0	0	0
Total																	
12H(7-19)	9277	30	26	5	0	83	113	592	3342	3663	1263	190	26	4	1	0	1
16H(6-22)	10392	31	26	5	0	84	115	644	3701	4107	1459	239	36	6	1	0	1
18H(6-24)	10599	31	26	5	0	84	115	652	3758	4187	1502	251	40	7	1	1	1
24H(0-24)	10774	31	26	5	0	84	116	657	3796	4245	1549	270	45	8	2	1	1
AM Peak	08:00 850	05:00 35	04:00 30	01:00 7	11:00 0	07:00 34	08:00 21	08:00 62	11:00 307	08:00 320	08:00 108	06:00 23	06:00 4	07:00 1	00:00 0	08:00 0	11:00 0
PM Peak	17:00 923	23:00 34	23:00 28	23:00 6	23:00 0	15:00 6	16:00 12	12:00 53	17:00 321	17:00 383	16:00 147	16:00 22	22:00 3	21:00 1	13:00 0	23:00 0	16:00 0

APPENDIX 3:

VISIBILITY SPLAY PLAN – HHR/SR/8001A REV A



Key:
— Visibility Splay

Notes:

Rev	Date	Details Of Issue
Base mapping supplied by others. BTM shall not be responsible for any errors or omissions.		



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Project		
A272 Haywards Heath Rd		
Visibility Splay		
Drawn	Date:	Scale (at A3)
BTM	13/03/2026	1:500
Org no.	Revision No.	
HHR/SR/8001A	A	

APPENDIX 4:

VISIBILITY SPLAY PHOTOGRAPHS



PHOTOGRAPH 1: VISIBILITY TO WEST



PHOTOGRAPH 2: VISIBILITY TO EAST

