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FAO: Joanne Fisher

Date: 7th February 2025

Our Ref: 24044MS

Dear Ms Fisher

DM/24/2922 Hollyrood House, Ardingly Road, Lindfield, West Sussex RH16 2RA

Vision Transport Planning is appointed by the Applicant to provide advice on matters relating to highways and transport in respect to the above planning application.

This letter has been prepared further to Vision Transport Planning's letter dated 23rd January 2025, which set out a technical response to the County Highway Authority's (CHA – West Sussex County Council) formal consultation response (dated 3rd January 2025).

The CHA requested a Stage 1 Road Safety Audit (RSA) in respect to both of the site accesses and the proposed bus stop infrastructure measures (highway mitigation measures). Further to the CHA's request, a Stage 1 RSA was commissioned and has been carried out by Gateway RSE.

In summary, the Stage 1 RSA raised a single recommendation, which related to the control of foliage behind the visibility splays. The recommendation made within the RSA has been accepted and has resulted in a minor amendment to Drawing 22044-001 Rev C (visibility splays) and this has been recorded within the RSA Decision Log.

This letter presents the Stage 1 RSA ([Appendix A](#)), RSA Decision Log ([Appendix B](#)) and updated visibility splay Drawing 24044-001 Rev C ([Appendix C](#)).

It is concluded that road safety matters have been considered within the Stage 1 RSA and the associated Decision Log, whilst the single RSA recommendation has been appropriately addressed.

Yours sincerely



Steve Parsons
Director

Appendix A

HOLLYROOD HOUSE, ARDINGLY ROAD, LINDFIELD

Site Accesses and Bus Stop Improvements

Stage 1 Road Safety Audit

Overseeing Organisation: West Sussex County Council

February 2025



Road Safety Engineering

Project: Hollyrood House, Ardingly Road, Lindfield
Site Accesses and Bus Stop Improvements

Document: Stage 1 Road Safety Audit

Design Organisation: Vision Transport Planning

Overseeing Organisation: West Sussex County Council

Client: Vision Transport Planning

Gateway RSE ref: SG/WP/2501-15 RSA1 v1.0

Issue date: 3/2/2025

Status: Issued as v1.0

Authorised by: SG

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3 Audit Team Statement 4

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- Appendix A: Items Considered by this RSA
- Appendix B: Location Plan(s)

1 INTRODUCTION

- 1.1 This report describes a Stage 1 Road Safety Audit (RSA) of highway works at Hollyrood House, Ardingly Road, Lindfield, within the District of Mid Sussex and the County of West Sussex. The audit brief, provided by Steve Parsons of Vision Transport Planning and dated 27th January 2025, describes the scheme as site accesses and bus stop improvements to facilitate redevelopment of the site for residential uses, which will result in a net reduction in trips.
- 1.2 Ardingly Road is a 2-lane single carriageway road running broadly north to south. It is unlit with no footways and is subject to the national speed limit. Park Lane is a 2-lane rural road running northeast from its junction with Ardingly Road, turning east at the secondary site access, which is currently closed. It is also unlit with no footways and is subject to the national speed limit.
- 1.3 This Road Safety Audit Team comprised Steve Giles and Wendy Palmer. The Audit consisted of a desktop study and a site visit, which was carried out between 12:00 and 12:45 on Thursday 30th January 2025, when the weather was fine and the road surface dry. Temporary two stage traffic signals were in use on Ardingly Road between the site access and Park Lane, closing the southbound lane. Traffic flows were moderate, and no significant congestion was observed, whilst one pedestrian and one cyclist was seen travelling southwest on Park Lane.
- 1.4 The terms of reference for this RSA are as described in the Design Manual for Roads and Bridges (DMRB) document GG119. The Audit Team is independent of the project design team and has not been involved in the design process in any other capacity. The audit considers only the potential road safety implications of the scheme and has not verified compliance of the design with any other criteria.
- 1.5 The Audit Team has not been made aware of any Departures from Standard. Whilst reference may be made to design standards, this report is not intended to provide a design check.

- 1.6 Recommendations are aimed at addressing the identified potential road safety problems. However, there may be other acceptable ways to overcome a problem, considering wider constraints and opportunities; the Auditors would be pleased to discuss such alternative solutions as appropriate. The recommendations contained herein do not absolve the Designers of their responsibilities.

Collision Data

- 1.7 Personal Injury Collision (PIC) information was obtained from the Crashmap database (www.crashmap.co.uk) for the latest available five-year period (2019 to 2023). It indicates that no PICs occurred at or close to the proposed works.

Previous Road Safety Audit(s)

- 1.8 The Audit Team is not aware of any previous RSA having been undertaken of this scheme.

2 PROBLEMS IDENTIFIED BY THIS ROAD SAFETY AUDIT

General Matters

- 2.1 The Audit Team raises no concerns in respect of general matters.

Local Alignment

- 2.2 The Audit Team raises no concerns in respect of local alignment.

Junctions

2.3 Problem

Potential vehicle collisions due to foliage/boundary treatments obscuring junction visibility.

Location: Both sides of Ardingly Road access junction

It is not clear to what extent foliage will be removed to provide the junction visibility splays. It could in future grow back and obstruct visibility from the site access along Ardingly Road, which could lead to vehicle turning collisions.

Recommendation

Cut back foliage with sufficient clearance behind the junction visibility splays to minimise future maintenance and limit the risk of obstruction to the emerging driver's view.

Walking, Cycling and Horse Riding

- 2.4 The Audit Team raises no concerns in respect of walking, cycling and horse riding.

Road Signs, Carriageway Markings and Lighting

- 2.5 The Audit Team raises no concerns in respect of road signs, carriageway markings and lighting.

3 AUDIT TEAM STATEMENT

- 3.1 We certify that this Road Safety Audit has been carried out in accordance with DMRB document GG119.

Audit Team Leader

Steve Giles
BEng (Hons), IEng, FIHE, MCIHT, MICE, CMILT, MSoRSA, HE Cert Comp
Senior Road Safety Engineer

Signed:



Date: 3/2/2025

Audit Team Member(s)

Wendy Palmer
MCIHT, MSoRSA, FIHE, HE Cert Comp
Senior Road Safety Engineer

Signed:



Date: 3/2/2025

APPENDIX A

Items Considered by this RSA

Items Considered by this Road Safety Audit

Document ref.	Rev.	Originator	Title
24044-001	B	Vision Transport Planning	Visibility Splays
24044-002	C	Vision Transport Planning	Refuse Vehicle Swept Path Analysis
24044-003	-	Vision Transport Planning	Forward Visibility Splays
24044-004	-	Vision Transport Planning	Proposed Passenger Transport Enhancements

Additional/background information provided to the Audit Team

- Audit Brief dated 27/1/2025 (Vision Transport Planning)
- Transport Statement dated 31/10/2024 (Vision Transport Planning)
- Letter to Mid Sussex District Council dated 23/1/2025 (Vision Transport Planning)

APPENDIX B

Location Plan(s)



B	22.01.25	Splay to north increased.	JG	SP SP
A	05.11.24	Update site plan	JG	SP SP
-	04.10.24	Final issue	JG	SP SP
-	25.09.24	Draft issue	JG	SP SP
Rev	Date:	Description	Des	Chk App

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Project
HOLLYWOOD HOUSE
ARDINGLY ROAD
LINDFIELD RH16 2QY

Drawing Title
VISIBILITY SPLAYS

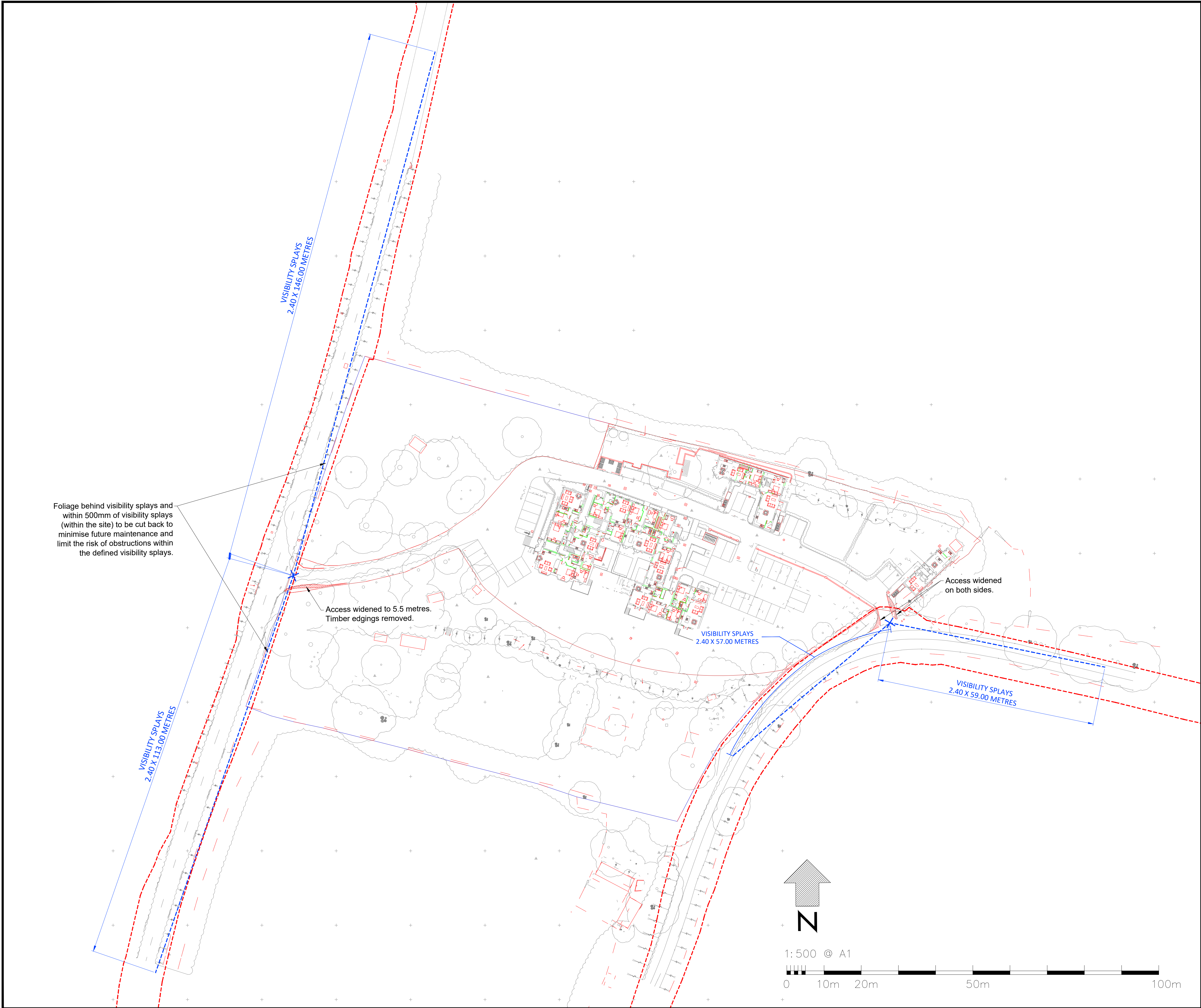
Drawing Status
FOR PLANNING

Date JAN 2024	Scale 1:500	Size A1
Drawing No. 24044-001		Rev B

Appendix B

RSA Decision Log				
Item No.	RSA Recommendation	Design Organisation Response	Overseeing Organisation Comments	Agreed RSA Action
2.3	Cut back foliage with sufficient clearance behind the junction visibility splays to minimise future maintenance and limit the risk of obstruction to the emerging driver's view.	Recommendation accepted. Drawing 24044-001 (visibility splays) amended to include reference to foliage behind visibility splays (within 500mm and within the site) to be cut back to minimise future maintenance and limit the risk of obstructions to visibility.		

Appendix C



Foliage behind visibility splays and within 500mm of visibility splays (within the site) to be cut back to minimise future maintenance and limit the risk of obstructions within the defined visibility splays.

Access widened to 5.5 metres.
Timber edgings removed.

Access widened
on both sides.

LEGEND

--- VISIBILITY SPLAYS

--- HIGHWAY BOUNDARY

Rev	Date	Description	Drn	Chk	App
C	05.02.25	Annotation re vis splays added.	JG	SP	SP
B	22.01.25	Splay to north increased.	JG	SP	SP
A	05.11.24	Update site plan	JG	SP	SP
-	04.10.24	First issue	JG	SP	SP
-	25.09.24	Draft issue	JG	SP	SP

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Project
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Drawing Title
VISIBILITY SPLAYS

Drawing Status
FOR PLANNING

Date FEB 2024	Scale 1:500	Size A1
Drawing No. 24044-001	Rev C	