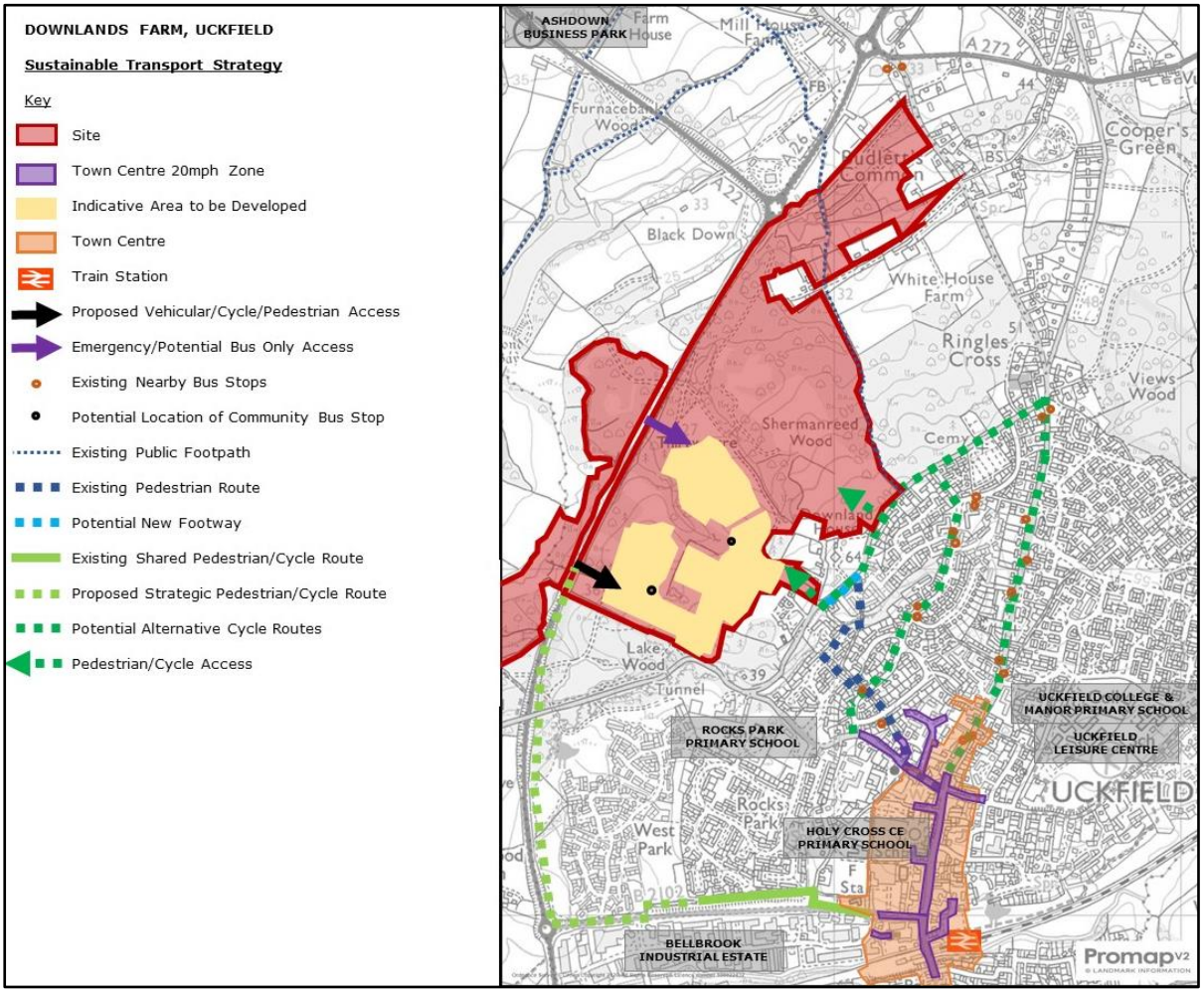
DOWNLANDS FARM, UCKFIELD

Sustainable Transport Strategy

Motion has been instructed to provide highways and transport advise in respect of proposals to develop land at Downlands Farm, Uckfield with approximately 550 dwellings.

The site is located to the north of Uckfield and east of the A22, within the administrative boundaries of Wealden District Council and East Sussex County Council. Uckfield provides a good range of local amenities, a railway station, as well as employment and leisure opportunities. The proposed sustainable transport links between the site and town, to assist future residents in making sustainable transport choices, are set out in this strategy.

The diagram below illustrates the proposed sustainable transport strategy related to development of the site.



Walking & Cycling

Access to the site for pedestrians and cyclists will be achieved from Snatts Road and the A22. The approach to supporting active modes of travel seeks to provide a number of options for future residents, depending on their location within the development, level of mobility and destination. In summary, the strategy seeks to integrate the site with the wider area by providing and enhancing existing pedestrian routes, as well as creating a new strategic link for pedestrians and cyclists along the A22 and Bell Farm Road.

The residential estate to the south-east of the site includes good quality, lit footways and a network of pedestrian routes (including alleyways and shared surfaces) that provide numerous links for pedestrians to the town, existing bus stops and other local amenities. The residential roads through this estate are also considered suitable for cyclists into the town.

The most direct route to the town from the site for pedestrians is via the existing public footpath connecting Snatts Road and Downland Copse. New and enhanced sections of footway will be delivered on Snatts Road to integrate existing pedestrian routes to two new pedestrian/cycle access points leading into the site. The drawing in **Appendix A** illustrates these works, which include a new section of footway on the southern side of Snatts Road between the proposed southern pedestrian/cycle access and the existing public footpath, leading to Downland Copse and the town centre. The new footway connects to the existing footway at this point, which continues north to the second pedestrian/cycle access to the site and is integrated by a new pedestrian crossing point, comprising dropped kerbs and tactile paving.

The section of footpath between Downland Copse and Hunters Way runs through a wooded area and includes a steep flight of steps in poor condition. It is proposed that the existing steps will be replaced with an improved arrangement, which has a gentler rise and is broken by a landing area. These works are illustrated on the plan in **Appendix B**. There is an existing path leading to existing footways on Hunters Way, which in turn connect to the network of alleyways and paths crossing The Drive and Manor Way, providing the most direct route to the town via Pudding Cake Lane. The route, measured from the centre of the site to the Church Street junction with the High Street, is approximately 1.5 kilometres in distance.

A new strategic shared pedestrian/cycle route is proposed from the main site access off the A22, leading south and then east along Bell Farm Road to connect to the existing pedestrian/cycle route leading into the town and towards the railway station. The drawings in **Appendix C** show the proposed works, which are all achievable within the public highway. The new 3 metre shared facility leads along the southern side of the new access road and turns south, continuing on the eastern side of the A22, with a separation of approximately 1.5 metres from the carriageway. The route narrows for a short section under the Rocks Road over-bridge to 2 metres in width, protected by the repositioned vehicle restraint system barrier. At Copwood roundabout, the pedestrian/cycle link then continues east on the northern side of Bell Farm Road. The existing footpath between Bachelor Way and the existing shared pedestrian/cycle route (in the vicinity of the medical centre) is proposed to be widened and upgraded, with the existing culvert extended to provide a continuous route. The town centre (Bell Farm Road junction with the High Street) is approximately 2.7 kilometres from the centre of the site via this strategic link.

Bus

A new community bus service is proposed to serve the development, providing connections to local employment, schools and the town, for example.

The route will be informed by the residents, in liaison with East Sussex County Council and bus operator, following occupation of the development to ensure that it is an attractive option that meets the needs of residents of the development.

At this stage it is envisaged that the route would include Bellbrook Industrial Estate, Uckfield railway station, the town centre, Uckfield College (including Leisure Centre and Manor Primary School), Rocks Park Primary School and Ashdown Business Park.

The timetable would be determined in liaison with East Sussex County Council and the bus operator. At this stage it is envisaged a half-hourly service would operate during peak travel times (e.g. 06:30 to 10:00 and 14:30 to 19:00 hours). The timetable would also be scheduled to coordinate with train services at Uckfield station to provide linked journeys for commuters. Services between the peak travel periods could run at hourly intervals, for example, subject to demand.

Rail

Uckfield railway station is located within 2.9 kilometres of the centre of the site via the proposed strategic pedestrian/cycle link along the A22, and connecting to the existing shared route along Bell Farm Road. The station is approximately 1.9 kilometres from the centre of the site via new pedestrian/cycle links to Snatts Road and through the residential estate to the south-east.

It is anticipated that the proposed community bus service will provide regular services during peak travel periods to the railway station.

Uckfield station forms part of the Southern network and provides regular services to London Bridge via Oxted and the station includes cycle storage and car parking.

Appendix A

Snatts Road Pedestrian Enhancements

north

Proposed pedestrian crossing point

Existing 1.5m wide footway

Existing footpath leading to town centre

Proposed 1.5m wide footway

Existing vehicle crossover retained

SNATTS ROAD

DOWNLAND COPSE

Oast Cottage

Partridges Oast

Swallow Barn

Charlwood Manor Cottage

Charlwood Manor

Bramling Cottage

Padstow

Dean Bank

Stonewold

Skirwith

Hedgerows

The Hollies

The Coach House

64.2m

Key:

- Highway Boundary (providied by ESCC)
- Development Site
- Pedestrian Route within Development Site

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Project:
Downlands Farm, Uckfield

Title:
Proposed Footway at Snatts Road

Scale: 1:1,000 (@ A3)

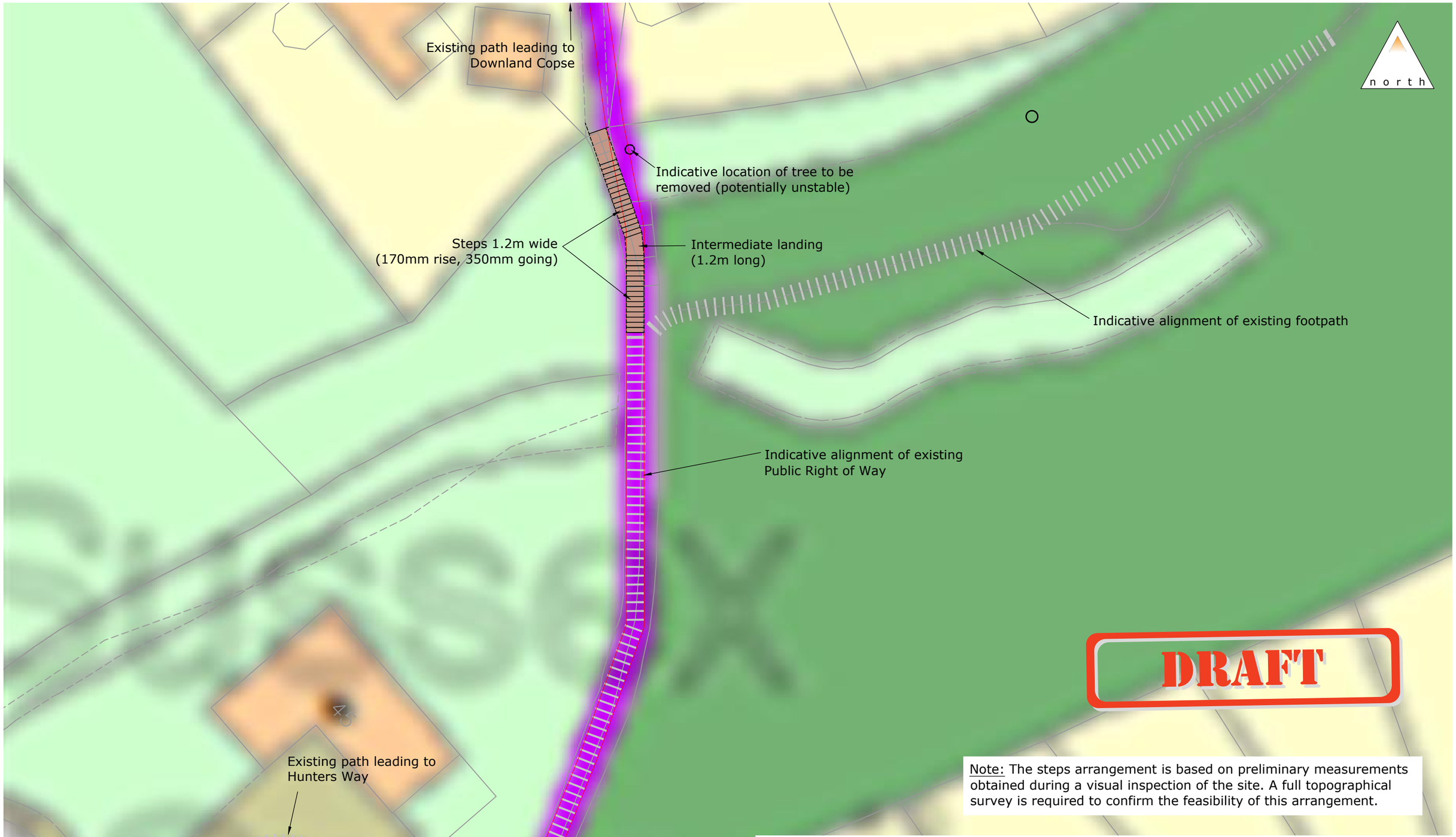
Notes:

Drawing:
2001061-17

Revision:

Appendix B

Indicative Arrangement for Replacement Steps on Public Footpath



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Project:
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Title:
Indicative Arrangement for Steps

Scale: 1:250 (@ A3)

Notes:

Drawing:
2001061-13

Revision:

Appendix C

Strategic Pedestrian/Cycle Link

Legend:

Highway Boundary (based on information provided by East Sussex CC)

Proposed footway / cycleway route

north

Shortbridge Street

Shortbridge Street

A22

A22

Proposed site access roundabout

Proposed 3m wide shared footway / cycleway route
(positioned adjacent to carriageway of development access road)

Development Site

Proposed 3m wide shared footway / cycleway route
(1.5m wide verge between shared route and the adjacent carriageway)

Cutline

Refer to 2001061-07

Note:
Refer to drawing 2001061-05 for overview of the proposed route

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Title:
Proposed Shared Footway / Cycleway Route

Scale: 1:1,000 (@ A3)

Drawing: 2001061-06

Revision: A

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Legend:

- Highway Boundary (based on information provided by East Sussex CC)
- Proposed footway / cycleway route
- Embankment levels to be assessed, potential requirement for dwarf retaining wall or slope stabilisation

Cutline

Refer to 2001061-06

n o r t h

A22

Lake Wood

Proposed 3m wide shared footway / cycleway route (1.5m wide verge between shared route and the adjacent carriageway)

Embankment levels to be assessed, potential requirement for dwarf retaining wall or slope stabilisation

Proposed 3m wide shared footway / cycleway route narrows to 2m wide on approach to overbridge (refer to drawing 2001061-08)

Track

Path (um)

Lake

Path (um)

Note:
Refer to drawing 2001061-05 for overview of the proposed route

Cutline

Refer to 2001061-08

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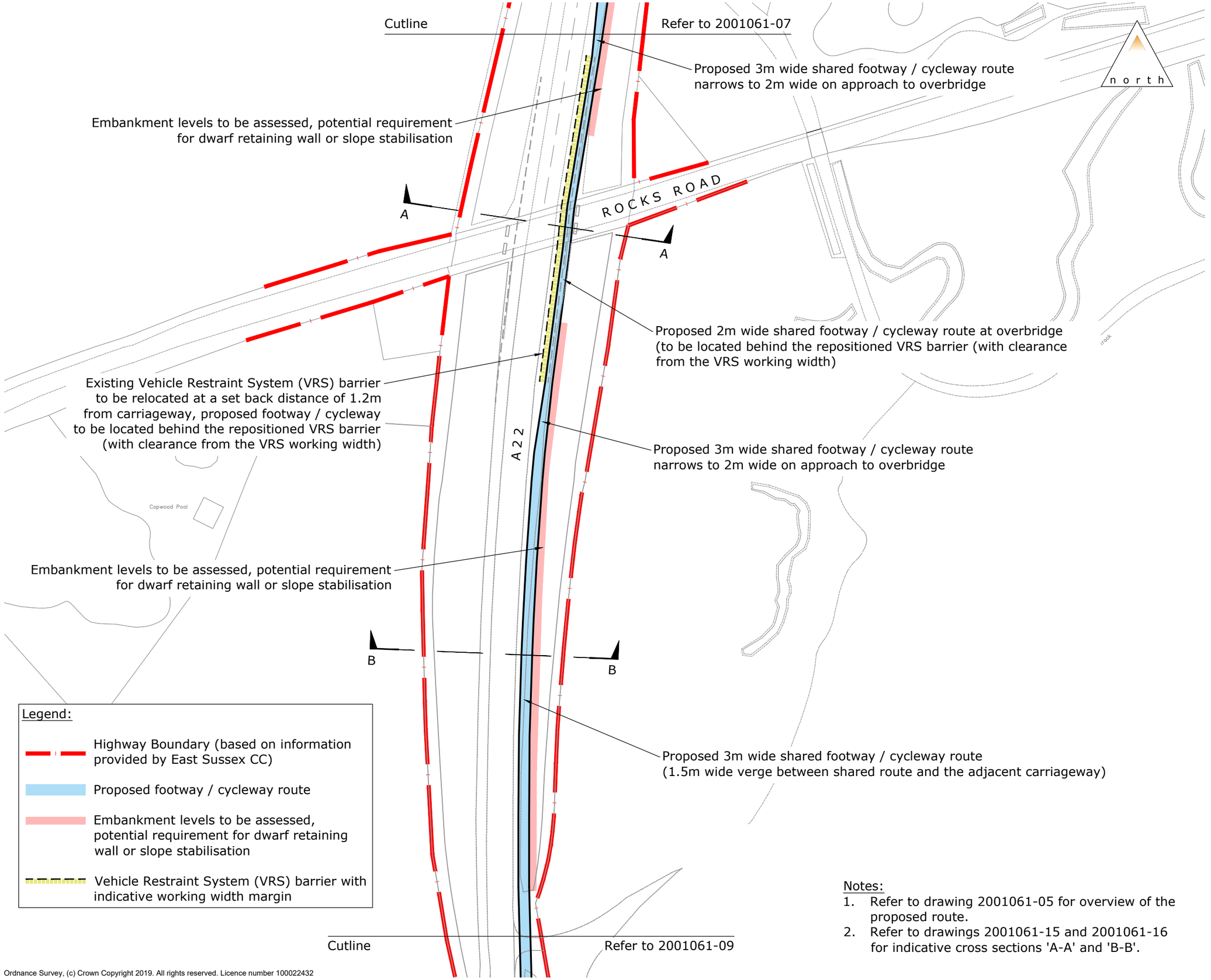
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Downlands Farm, Uckfield

Title:
Proposed Shared Footway / Cycleway Route

Scale: 1:1,000 (@ A3)

Drawing: 2001061-07

Revision:



Legend:

- Highway Boundary (based on information provided by East Sussex CC)
- Proposed footway / cycleway route
- Embankment levels to be assessed, potential requirement for dwarf retaining wall or slope stabilisation
- Vehicle Restraint System (VRS) barrier with indicative working width margin

Notes:

1. Refer to drawing 2001061-05 for overview of the proposed route.
2. Refer to drawings 2001061-15 and 2001061-16 for indicative cross sections 'A-A' and 'B-B'.

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Project:
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Title:
Proposed Shared Footway / Cycleway Route

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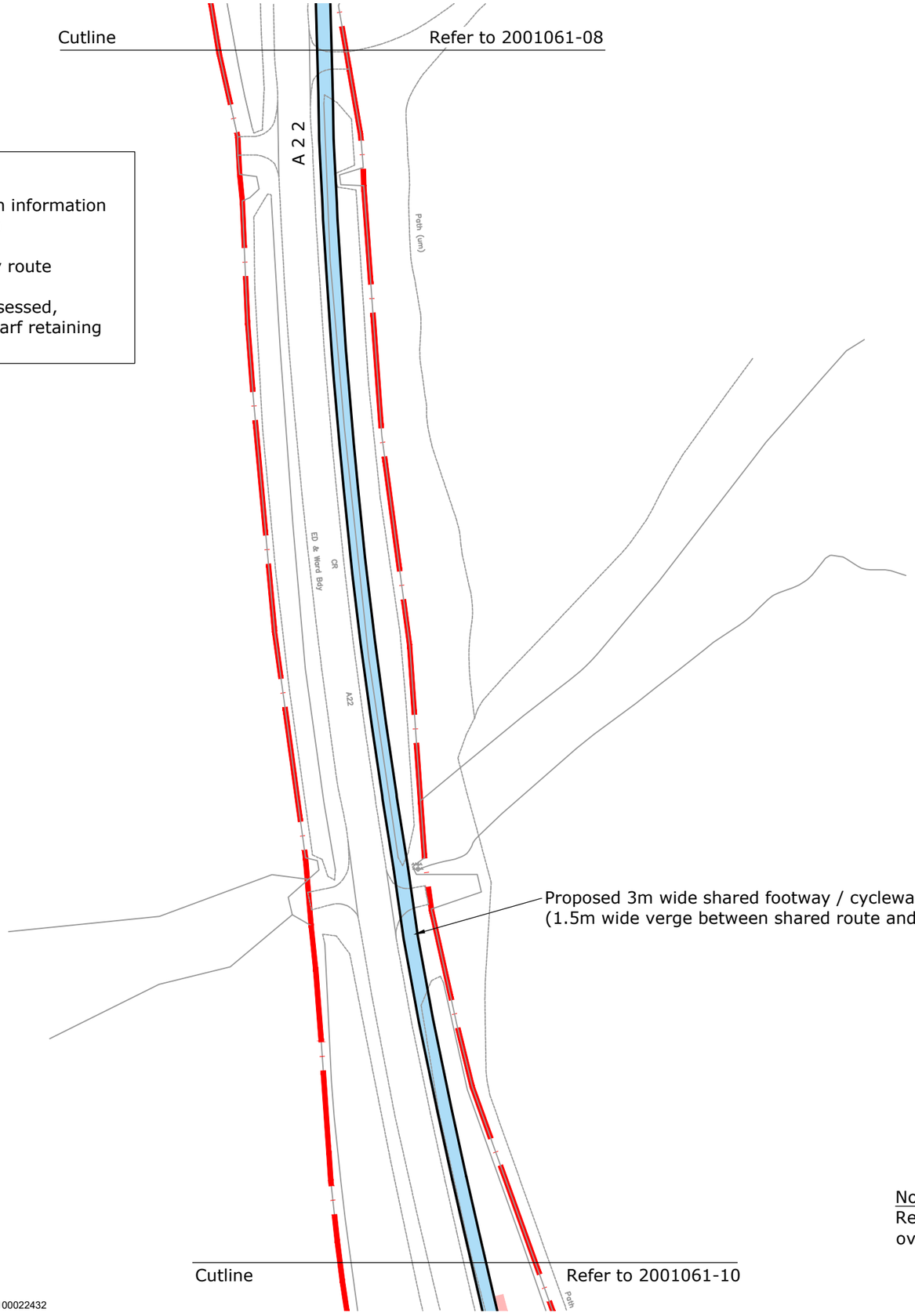
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Revision: A

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Cutline

Refer to 2001061-08



Legend:

- Highway Boundary (based on information provided by East Sussex CC)
- Proposed footway / cycleway route
- Embankment levels to be assessed, potential requirement for dwarf retaining wall or slope stabilisation

Proposed 3m wide shared footway / cycleway route
(1.5m wide verge between shared route and the adjacent carriageway)

Note:
Refer to drawing 2001061-05 for overview of the proposed route

Cutline

Refer to 2001061-10

north

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Project:
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Title:
Proposed Shared
Footway / Cycleway Route

Scale: 1:1,000 (@ A3)

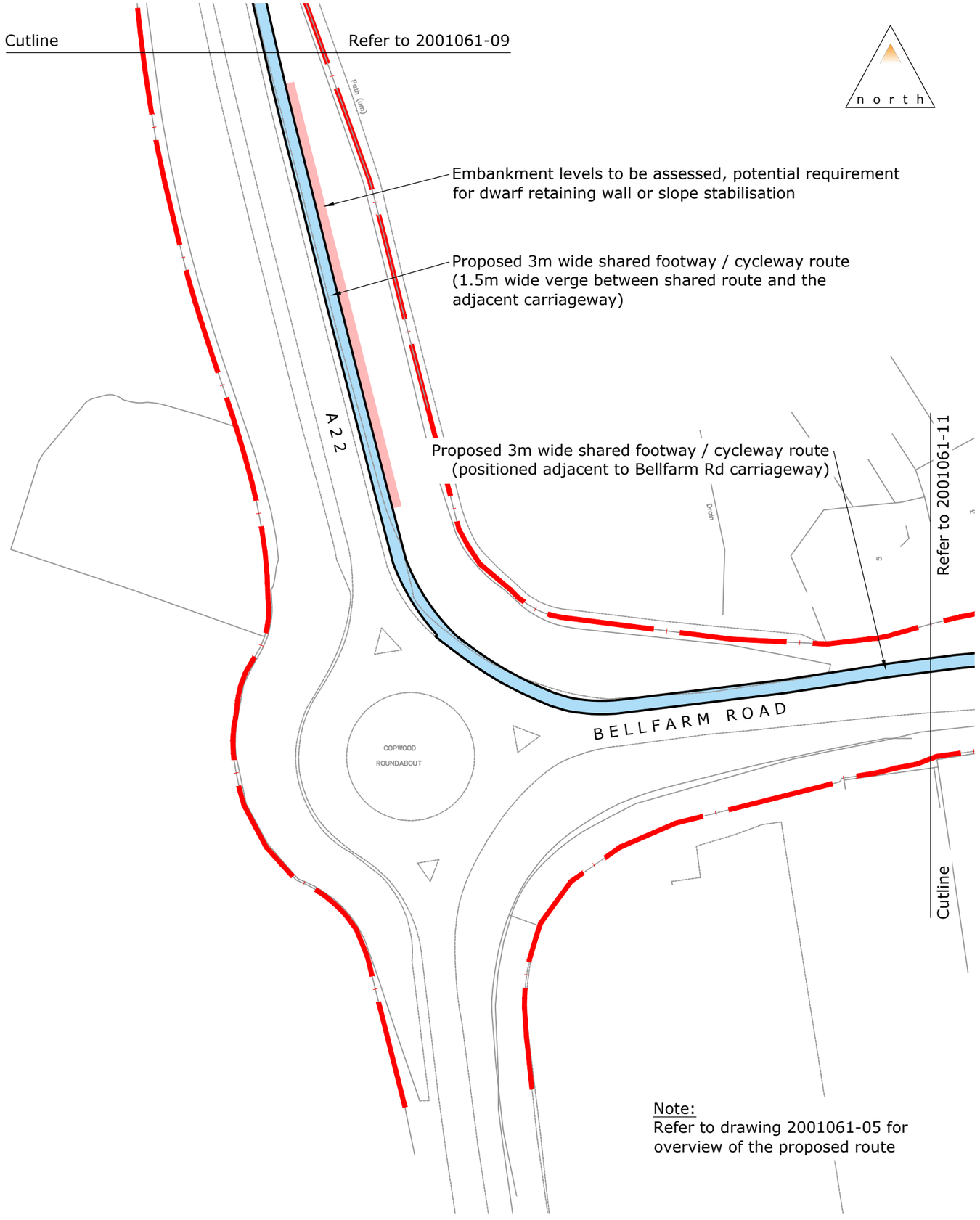
Drawing: 2001061-09

Revision:

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Legend:

- Highway Boundary (based on information provided by East Sussex CC)
- Proposed footway / cycleway route
- Embankment levels to be assessed, potential requirement for dwarf retaining wall or slope stabilisation



Note:
Refer to drawing 2001061-05 for overview of the proposed route

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Project:
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Title:
Proposed Shared Footway / Cycleway Route

Scale: 1:1,000 (@ A3)

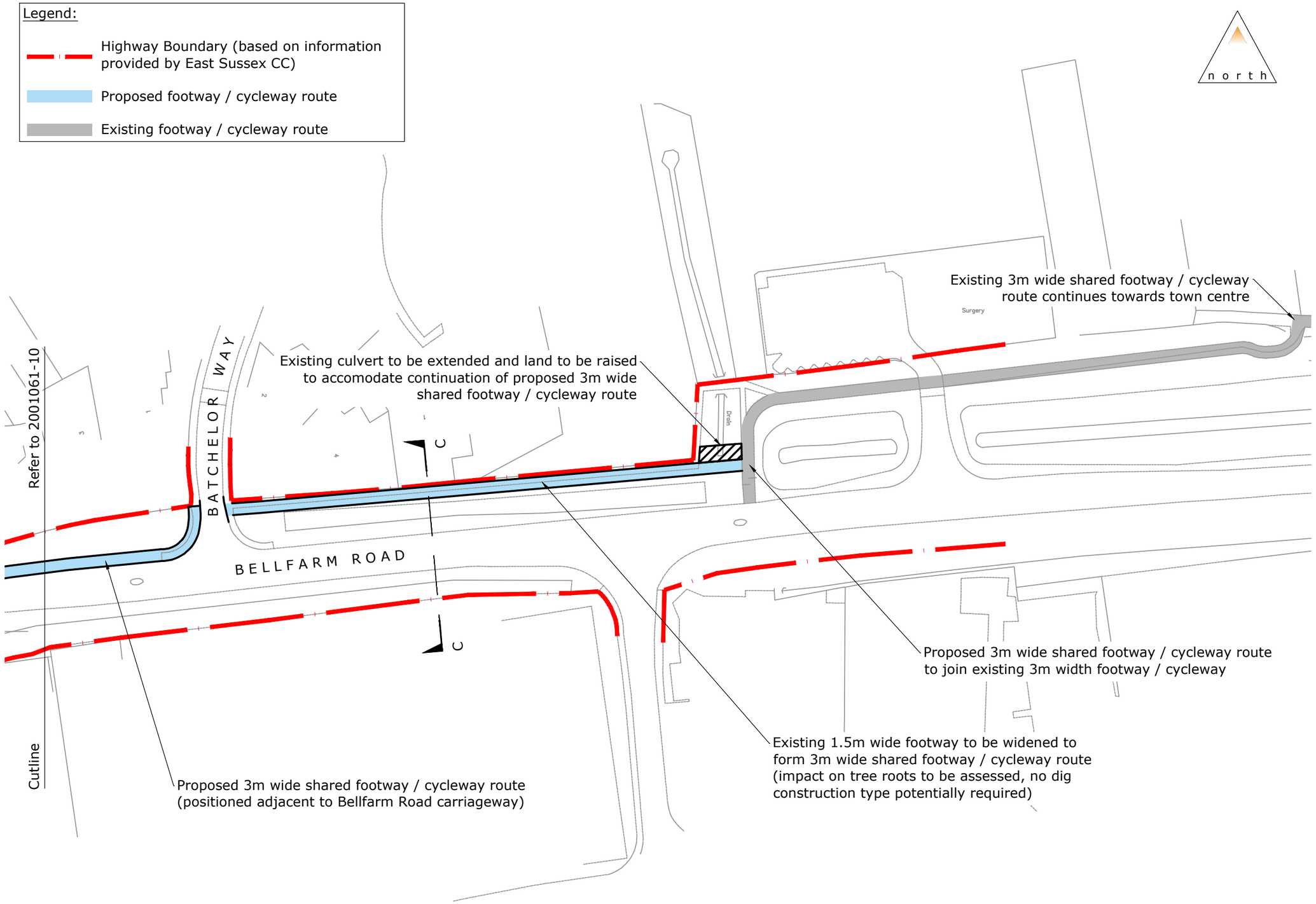
Drawing: 2001061-10

Revision:

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Legend:

- Highway Boundary (based on information provided by East Sussex CC)
- Proposed footway / cycleway route
- Existing footway / cycleway route



Notes:

1. Refer to drawing 2001061-05 for overview of the proposed route.
2. Refer to drawing 2001061-16 for indicative cross section 'C-C'.

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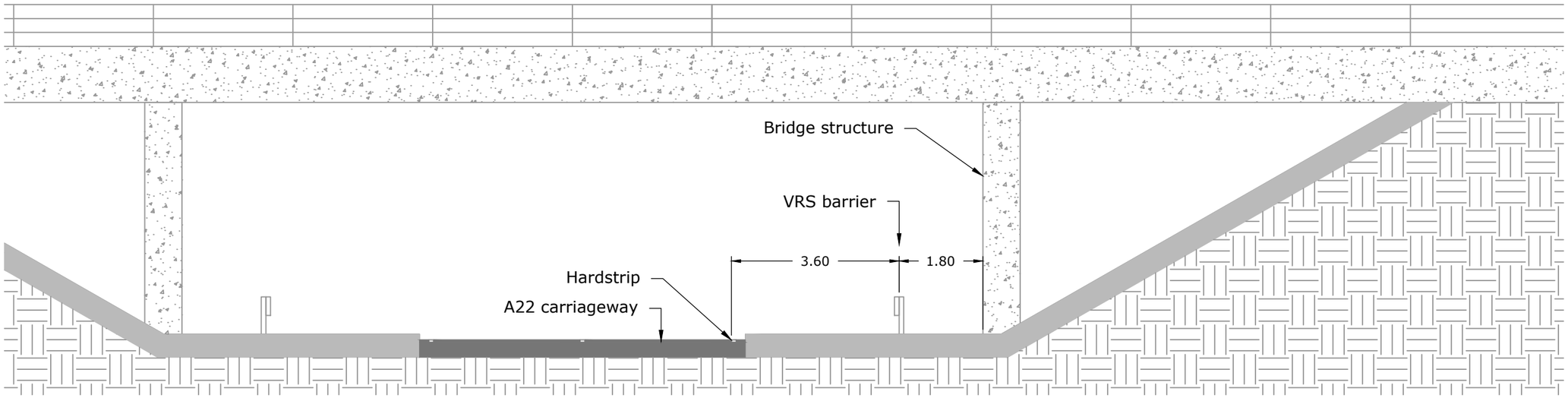
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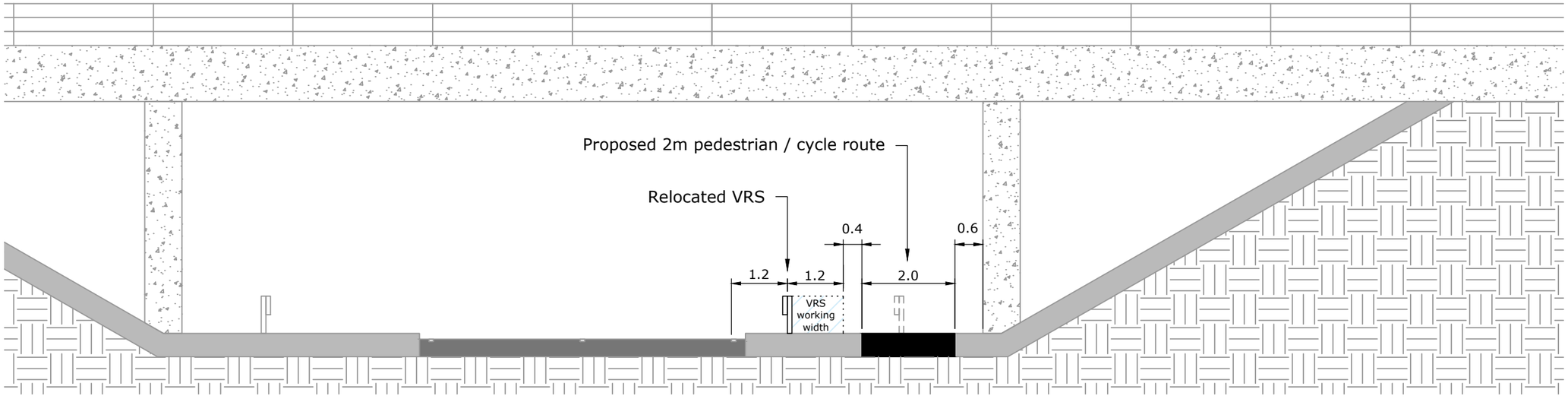
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Revision: A

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Indicative Cross-Section A-A
Existing Arrangement



Indicative Cross-Section A-A
Proposed Arrangement

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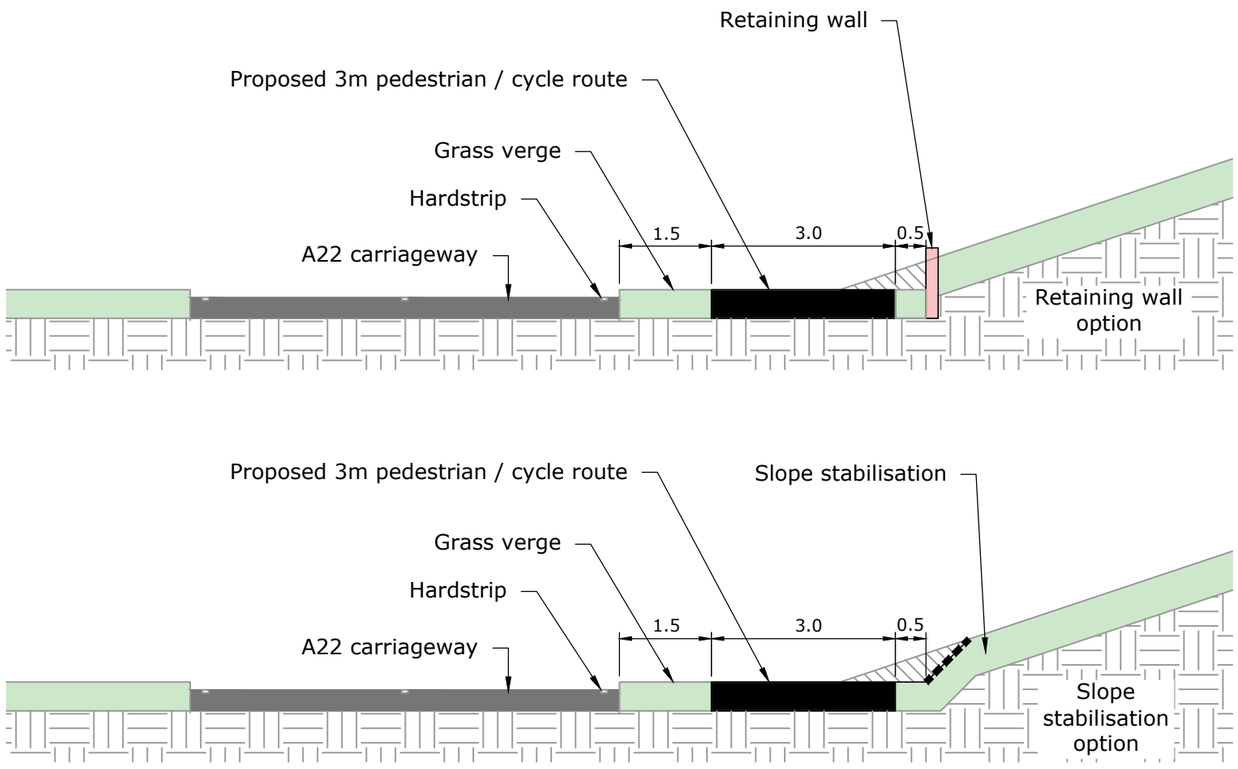
Project:
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Title:
Footway / Cycleway Route
Indicative Cross Sections

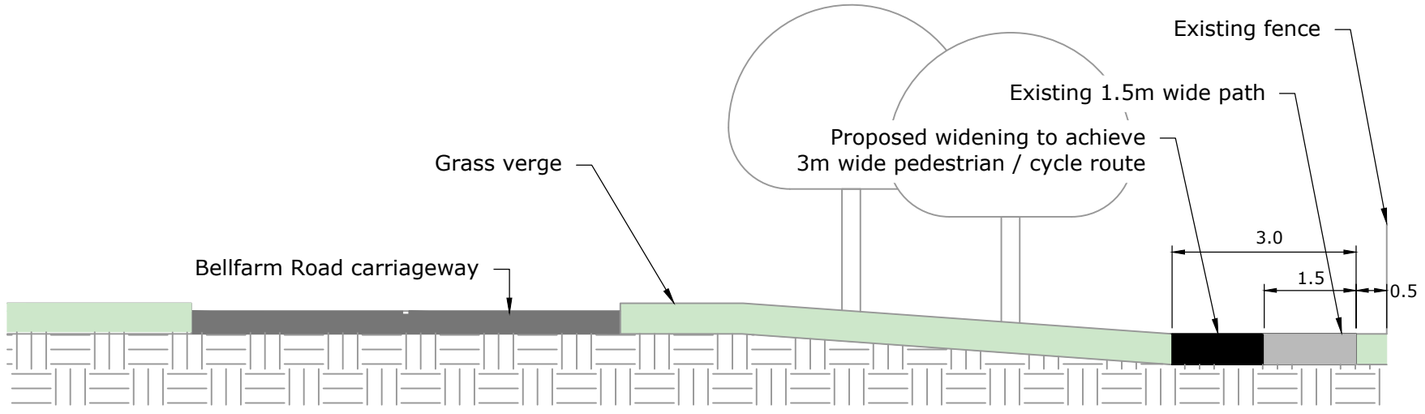
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Drawing: 2001061-15

Revision:



Indicative Cross-Section B-B
Proposed Retaining Wall and Slope Stabilisation Arrangement Options



Indicative Cross-Section C-C
Proposed Widening of Existing Path

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Drawing: 2001061-16

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