TRANSPORT TECHNICAL NOTE

Site: Mockbeggars Farm, Uckfield

Client: Obsidian Strategic Asset Management

Prepared by: DHA, Eclipse House, Eclipse Park, Sittingbourne Road, Maidstone, ME14 3EN

Date: February 2023

1.1 Introduction

1.1.1 This Transport Technical Note has been produced to provide a response to the latest email comments made by East Sussex County Council (ESCC) on 20th January 2023 to Planning Application Reference: WD/2022/0648/MAO. The application relates to the development of 60 residential dwellings at Mockbeggars Farm, Uckfield.

1.2 Review of Comments

1.2.1 In their email ESCC state the following:

> *"1)Can you provide swept path plans for the proposed access and Snatts Road for a 11.97m long refuse truck."*

1.2.2 Vehicle swept path analysis has been completed using an 11.97 metre refuse vehicle for the amended Snatts Road junction layout and the proposed site access. The associated drawings are included at **Appendix A.** These drawings show that both junctions can suitably accommodate this size of refuse vehicle.

1.2.3 ESCC went on to state the following:

> *"2)With regard to the proposed layby just north of Ringles cottages, a 4 space provision is noted. How was this calculated? This has already been questioned by local residents who have contacted me directly. I would suggest that this is a suitable solution, but can this be ascertained with overnight surveys on 2 weekdays and 1 weekend day please (how many vehicles are parked on the proposed double yellow line section). Also, can you please confirm that this proposed layby does not conflict with the adjoining ancient woodland to the west.*

1.2.4 Parking beat surveys have been completed on three weekdays (30th and 31st January and 1st February 2023) at 04:32 and two weekend days (28th and 29th January 2023) at 04:38 on the stretch of London Road at the frontage of Ringles Cottages. The results of these surveys are included at **Appendix B**.

1.2.5 These surveys showed that a maximum of four vehicles parked at the frontage of the cottages on all five nights. Given the above it is considered that the proposed

layby, which can accommodate four vehicles, is suitable to accommodate the vehicles displaced as a result of the double yellow line parking restrictions proposed.

1.2.6 Please note that the proposed layby arrangement would not have an impact on the adjoining ancient woodland to the west of the proposed layby.

1.2.7 The following was also raised by ESCC in their email:

> *"3)With regard to the speed limit proposal extended I have needed to consult with the road safety team to ensure that the speed survey north of Chichester Caravans site is sufficient for the speed limit extension 80m south of Budletts Roundabout, or whether a further survey is required. This will then need to be passed on to Sussex Police for their view."*

1.2.8 Given the results of the two ATC's that have been completed and given that the proposed location of the change in speed is just south of the roundabout junction, where vehicles are likely to be travelling at reduced speeds, it is considered that the proposed reduction in speed limit is deemed to be achievable. Confirmation is sought from the road safety team and also Sussex Police as to whether this would be acceptable.

1.2.9 ESCC also raised the following:

> *"4)Further to the speed limit change and measures to support the 40mph so that it may be self enforcing, I note that you are against the proposed development being visible to the street scene. This will be a determining factor when the TRO for the speed limit is consulted on and there will be a requirement for some change to the street scene."*

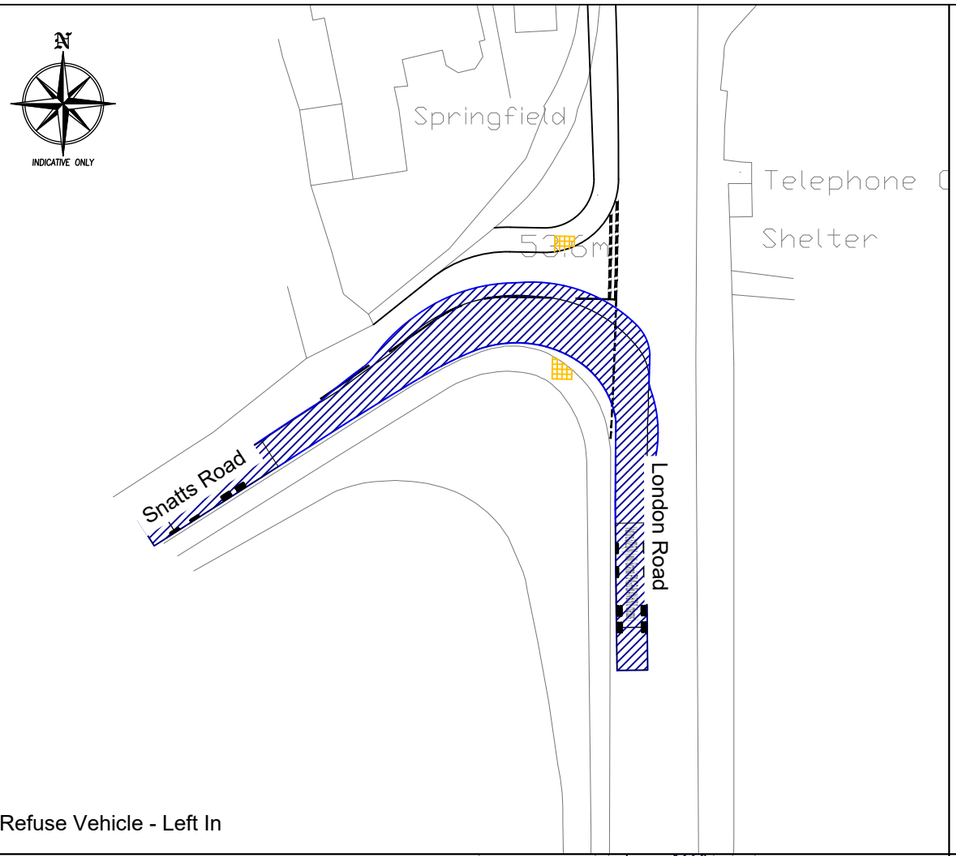
1.2.10 The above point is noted, however the proposals do not include any dwellings fronting onto London Road and there are no plans to do so. It is however considered that the provision of a new access point will provide a change in street scene which would result in vehicles slowing as they pass the development.

1.3 Conclusion

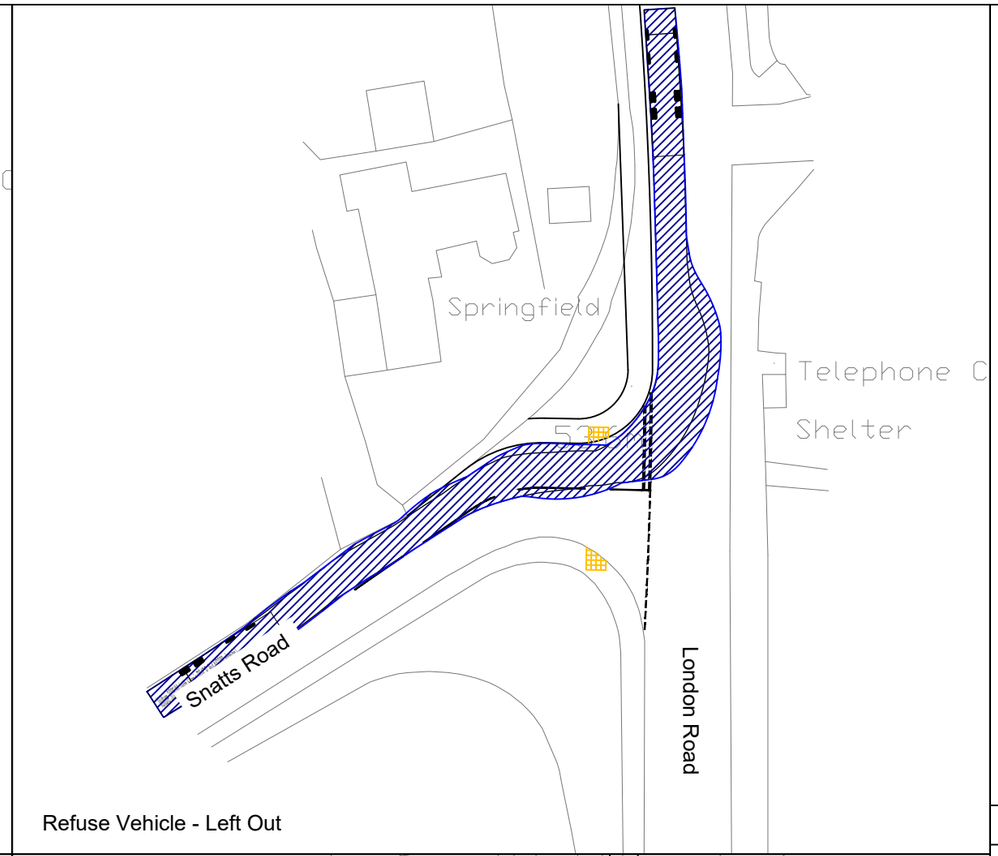
1.3.1 It is considered that the above information is sufficient to address the concerns raised by East Sussex County Council.

APPENDIX
A

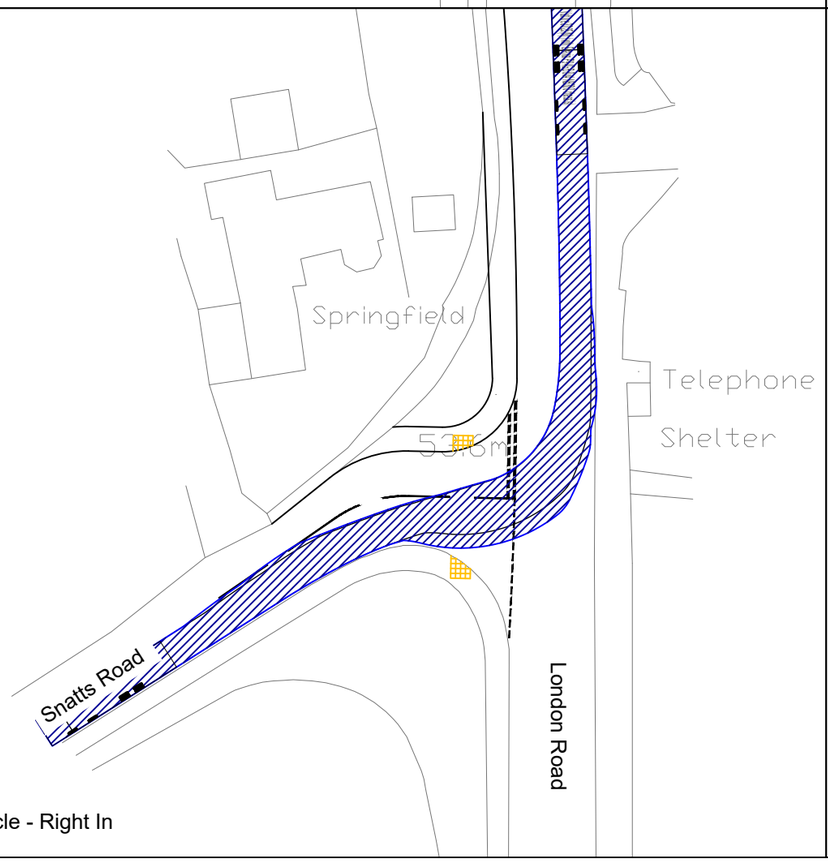




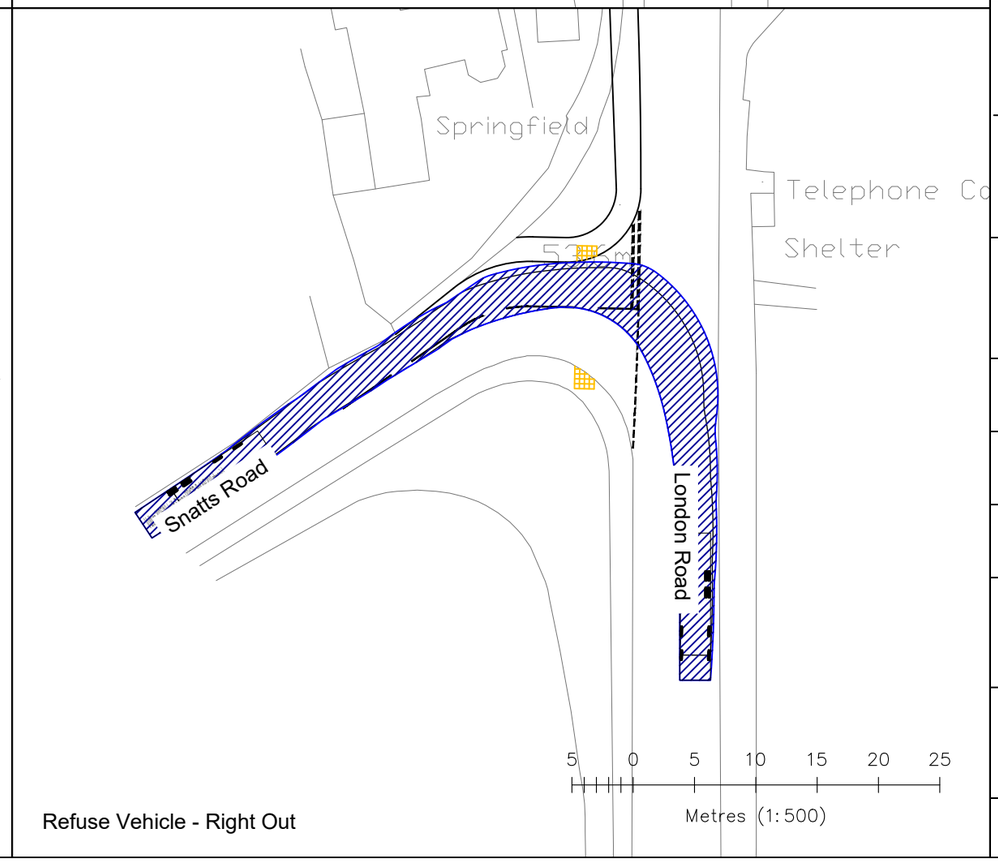
Refuse Vehicle - Left In



Refuse Vehicle - Left Out

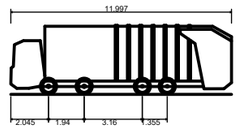


Refuse Vehicle - Right In



Refuse Vehicle - Right Out

ONLY SCALE FOR PLANNING PURPOSES



Vulture 3025(N) (with Scania P94GB 8x4 NB300 chassis)

Overall Length	11.997m
Overall Width	2.500m
Overall Body Height	3.751m
Min Body Ground Clearance	0.304m
Track Width	2.500m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	10.800m

Notes:

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- Drawing is based on OS data.

REV	DATE	BY	DESCRIPTION	CHK	APD
P1	30.01.23	JM	First Issue	SM	SM

client

OBSIDIAN STRATEGIC ASSET MANAGEMENT

project

MOCKBEGGARS FARM, UCKFIELD

title

VEHICLE SWEPT PATH ANALYSIS
SNATTS ROAD JUNCTION

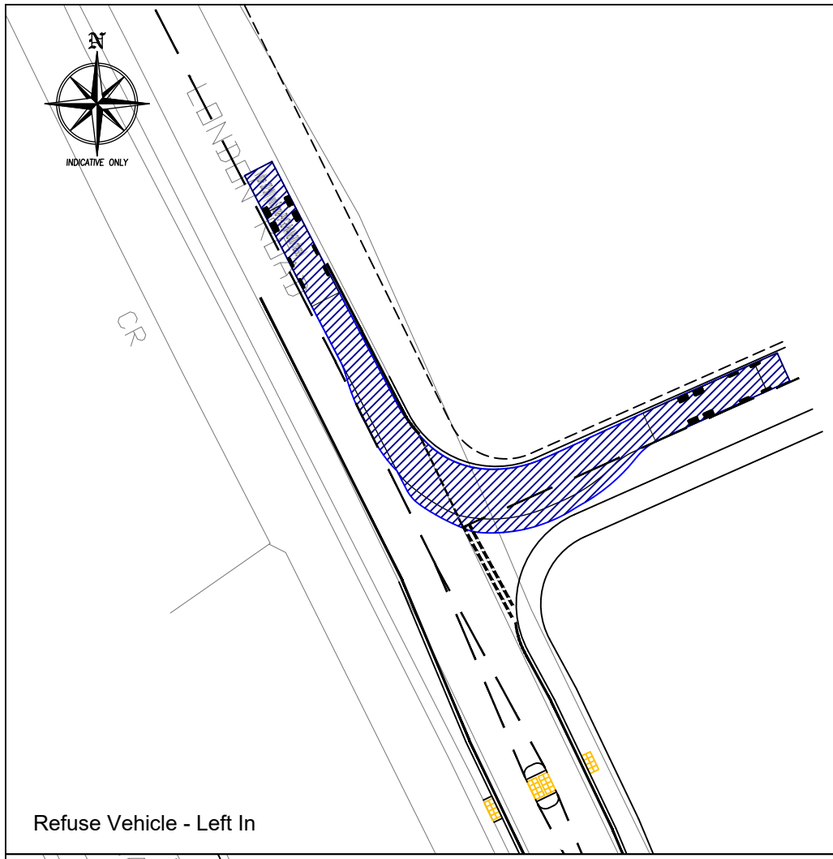
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16997	T-02	P1

Drawn	Checked	Approved	scale @ A3	date
JM	SM	SM	1:500	30.01.23

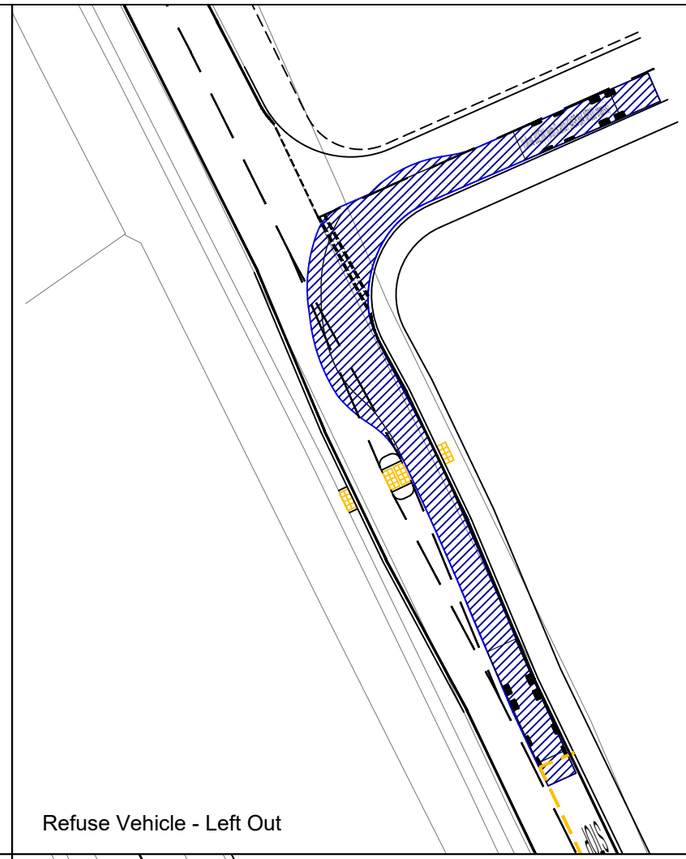
status: FOR INFORMATION — P

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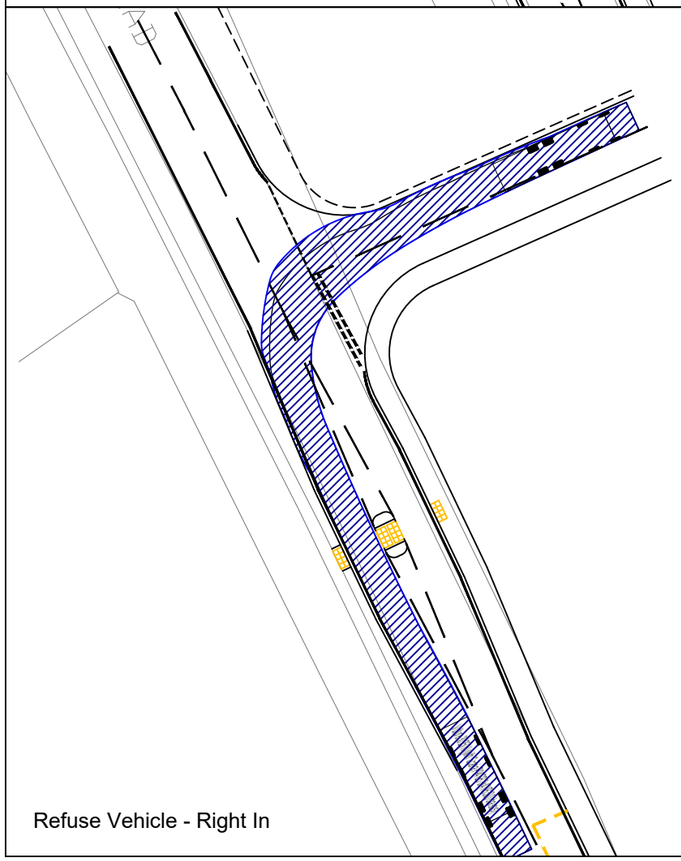
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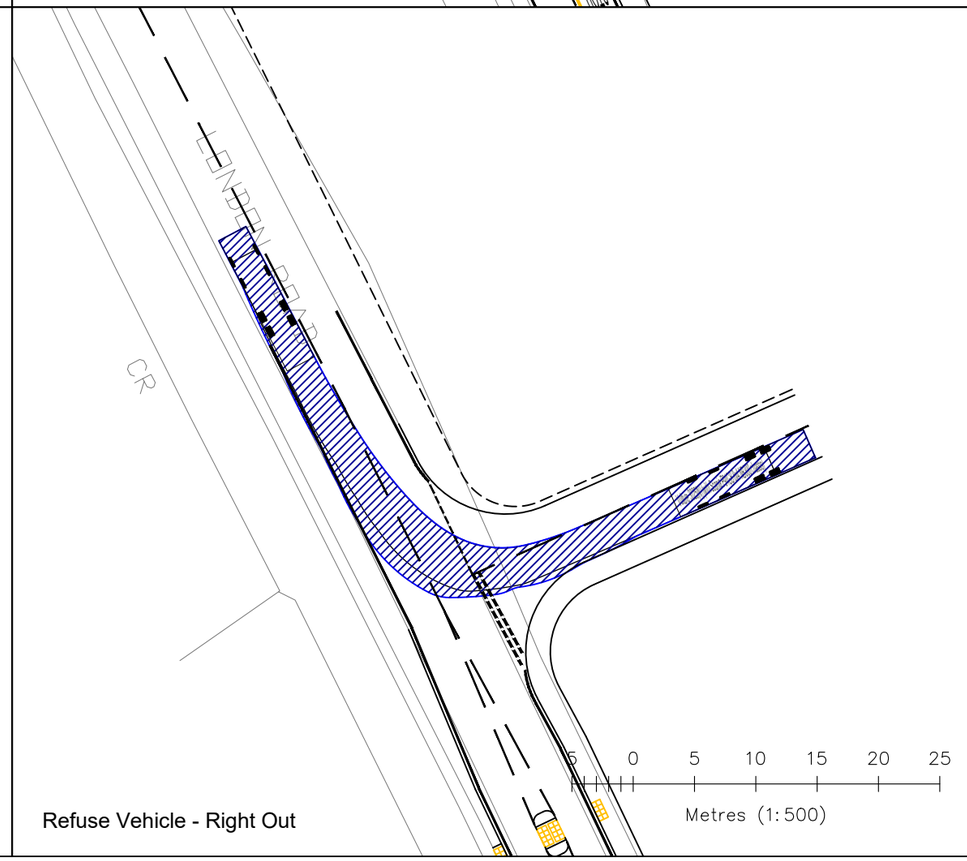
Refuse Vehicle - Left In



Refuse Vehicle - Left Out

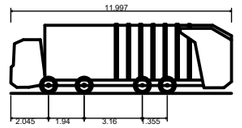


Refuse Vehicle - Right In



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ONLY SCALE FOR PLANNING PURPOSES



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REV	DATE	BY	DESCRIPTION	CHK	APD
P2	30.01.23	JM	Updated Layout	SM	SM
P1	13.07.22	JM	First Issue	SM	SM

client

OBSIDIAN STRATEGIC ASSET MANAGEMENT

project

MOCKBEGGARS FARM, UCKFIELD

title

VEHICLE SWEPT PATH ANALYSIS
ACCESS DESIGN

project	drwg	rev
16997	T-01	P2

Drawn	Checked	Approved	scale @ A3	date
JM	SM	SM	1:500	30.01.23

status: FOR INFORMATION — P

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CAD Reference:

A3

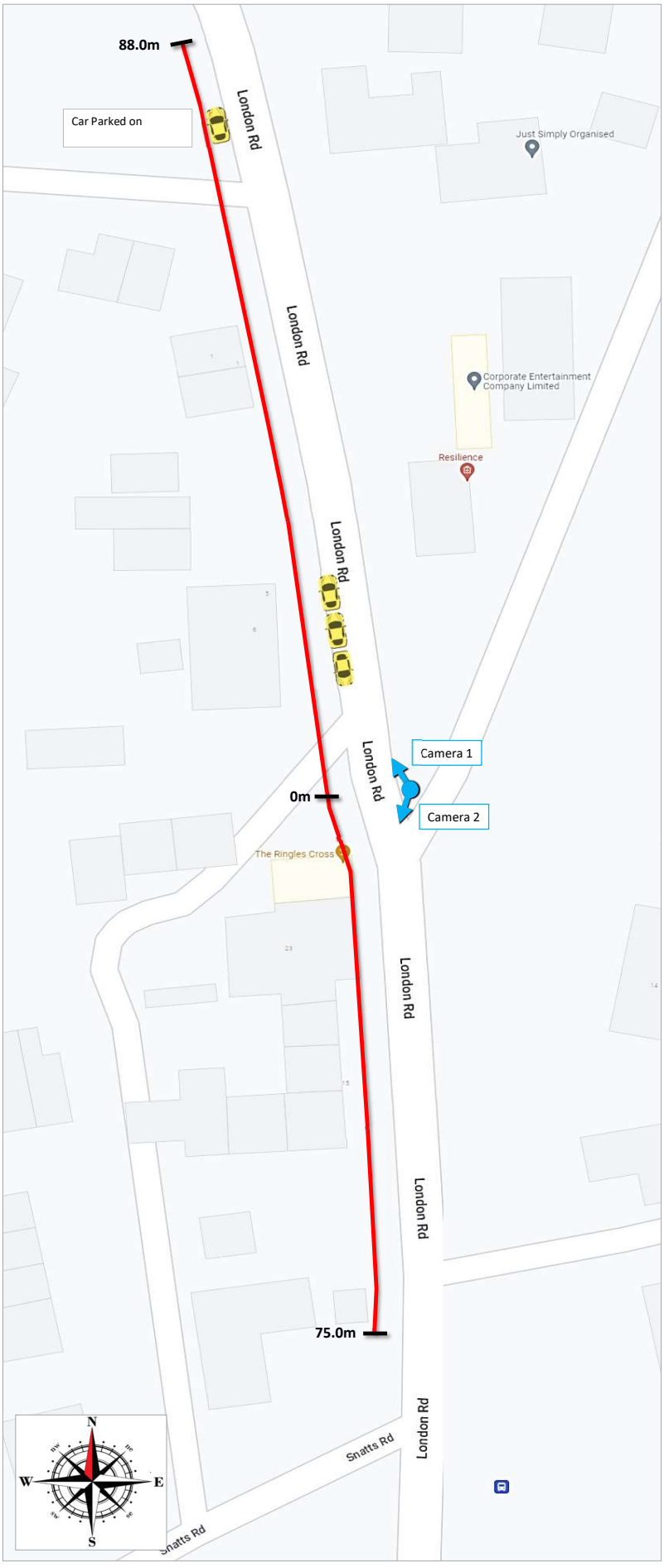
APPENDIX
B



Traffic Watch UK Ltd
Phone: 01689 824292

PARKING SURVEY

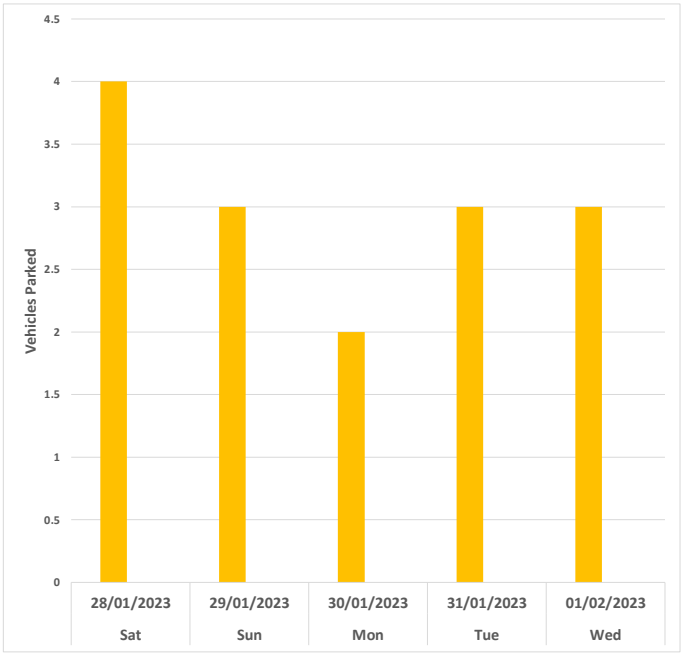
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Time: 04:30







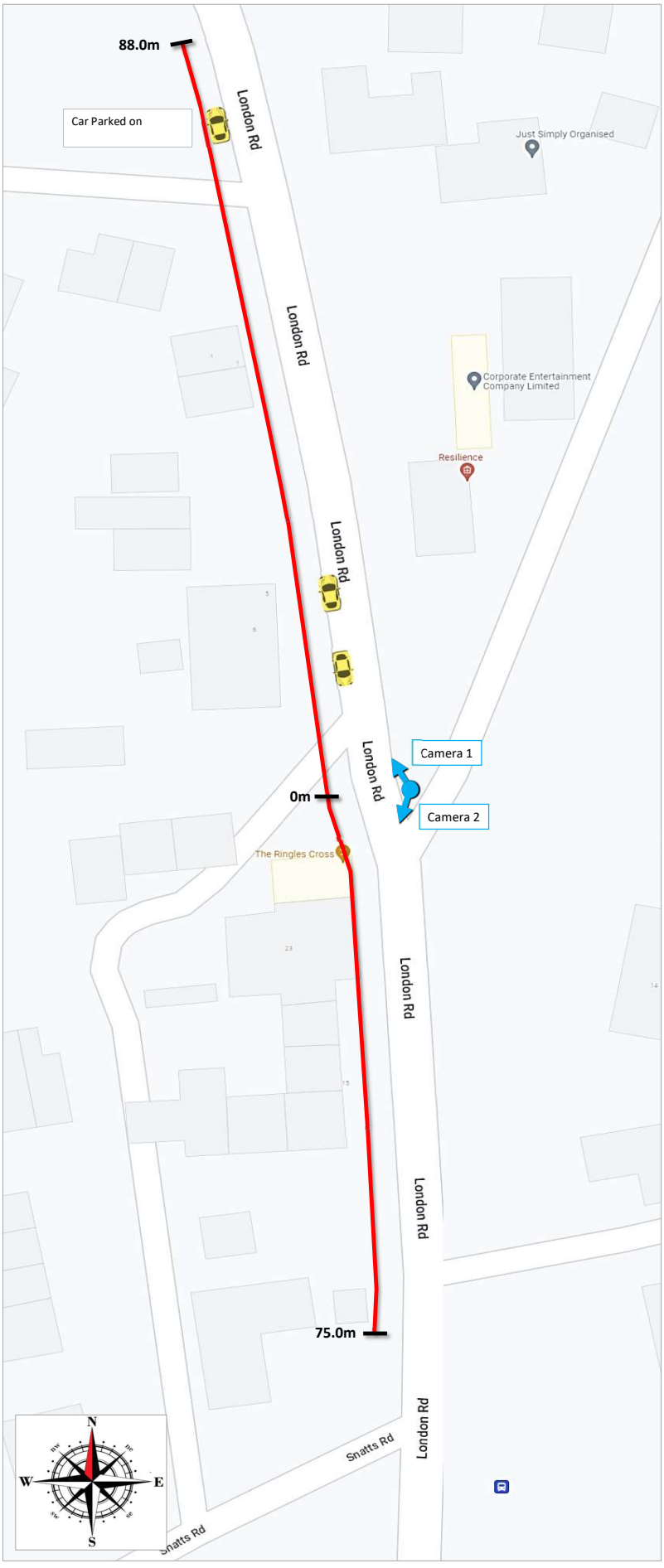
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London Road - South of Coopers Green Road	0	0	0	0	0
Total	4	3	2	3	3



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PARKING SURVEY

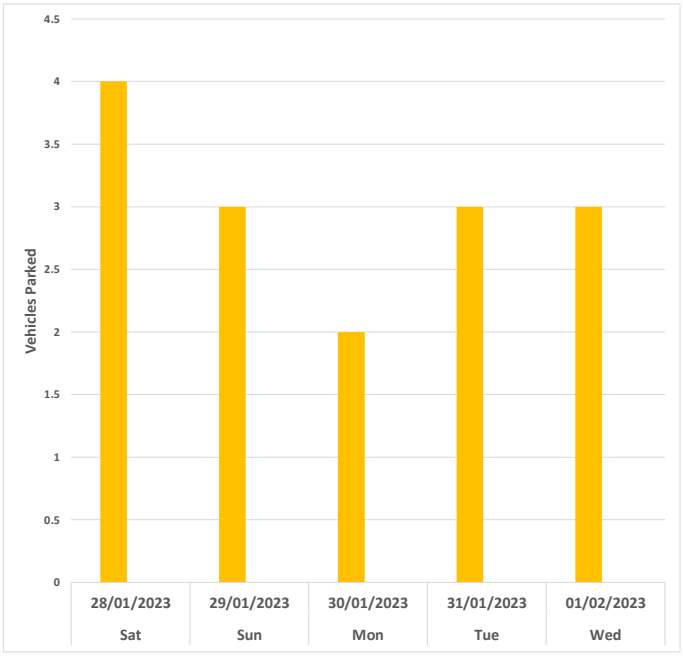
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Time: 04:30







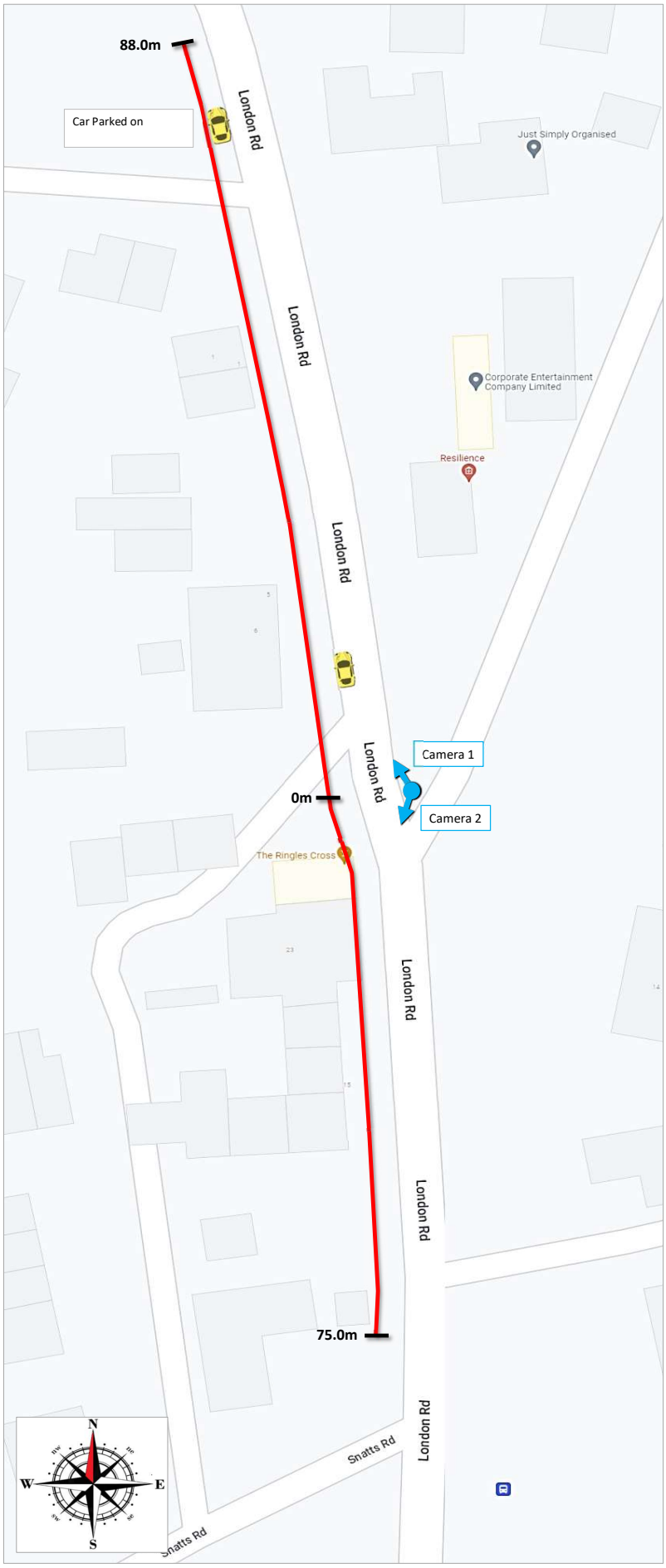
	Sat	Sun	Mon	Tue	Wed
	28/01/2023	29/01/2023	30/01/2023	31/01/2023	01/02/2023
London Road - North of Coopers Green Road	4	3	2	3	3
London Road - South of Coopers Green Road	0	0	0	0	0
Total	**4**	**3**	**2**	**3**	**3**



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PARKING SURVEY

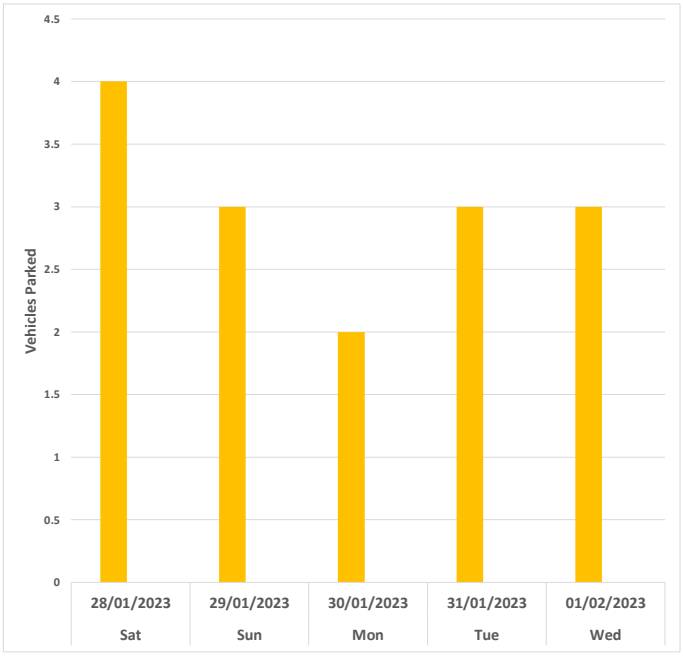
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Date: Monday 30th January 2023
Time: 04:30







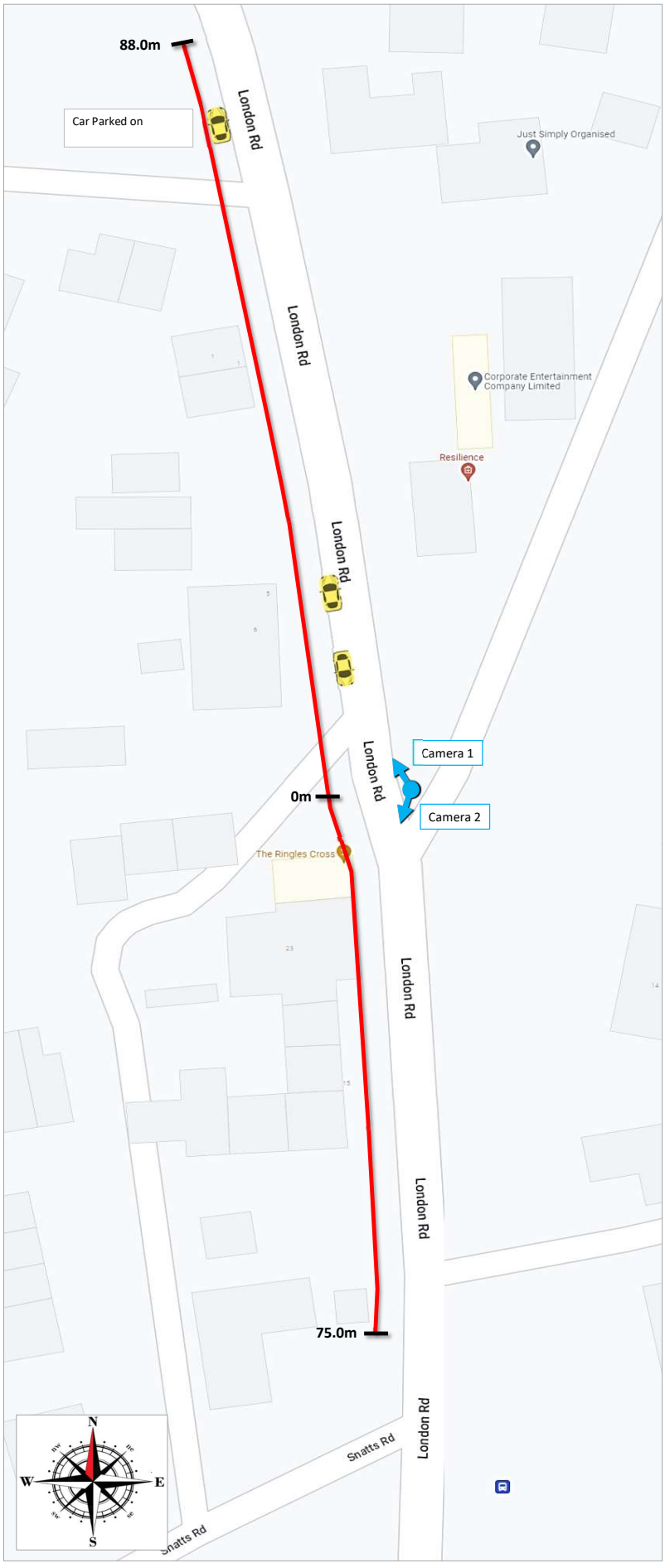
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London Road - North of Coopers Green Road	4	3	2	3	3
London Road - South of Coopers Green Road	0	0	0	0	0
Total	4	3	2	3	3



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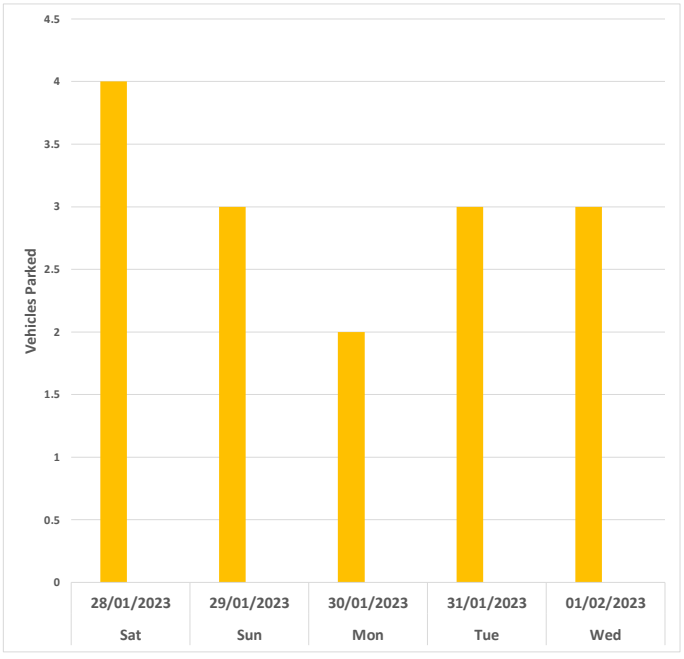
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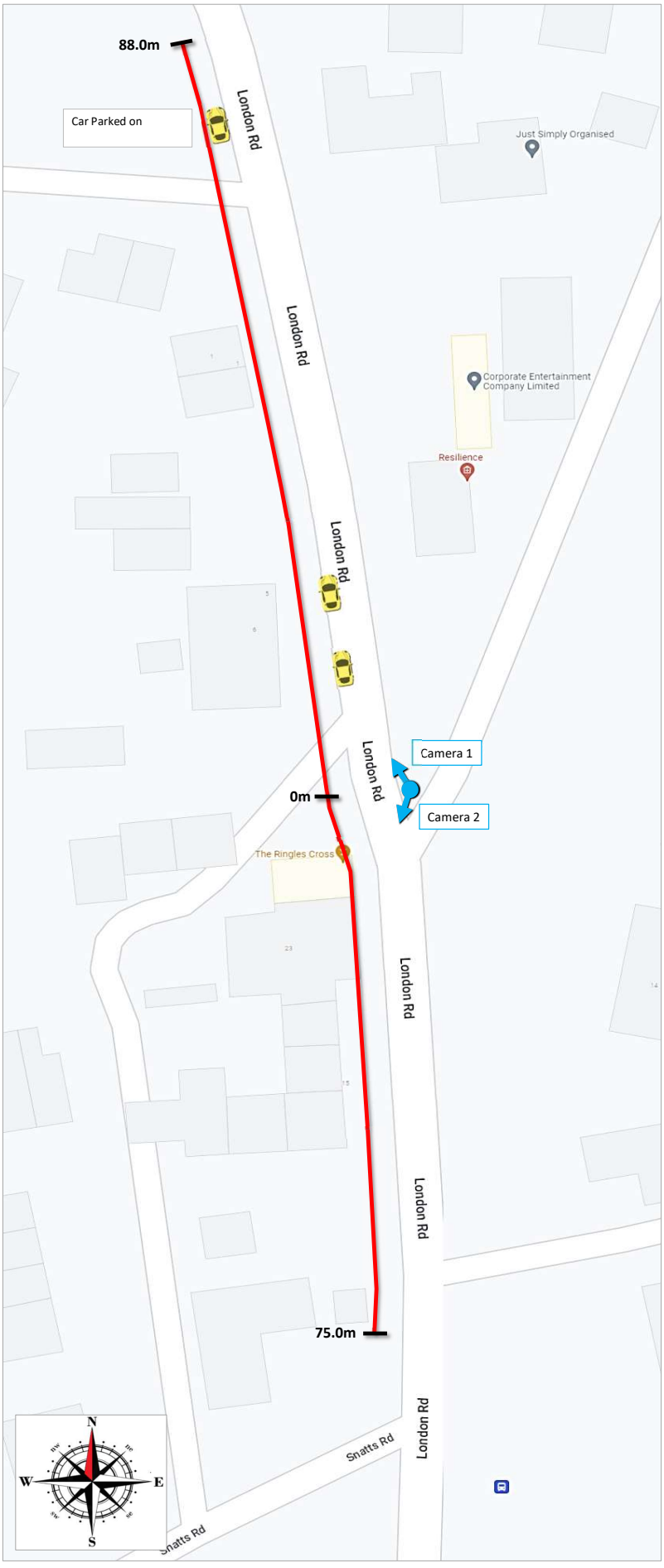
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	28/01/2023	29/01/2023	30/01/2023	31/01/2023	01/02/2023
London Road - North of Coopers Green Road	4	3	2	3	3
London Road - South of Coopers Green Road	0	0	0	0	0
Total	**4**	**3**	**2**	**3**	**3**



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Phone: 01689 824292

PARKING SURVEY

Site: London Road, TN22 1HG
Location: Uckfield
Date: Wednesday 1st February 2023
Time: 04:30







	Sat	Sun	Mon	Tue	Wed
	28/01/2023	29/01/2023	30/01/2023	31/01/2023	01/02/2023
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London Road - South of Coopers Green Road	0	0	0	0	0
Total	**4**	**3**	**2**	**3**	**3**

