planning
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Travel Plan Statement for Obsidian Strategic Asset Management
Mockbeggars Farm, Uckfield

February 2023
SM/AH/16997

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1 Introduction

1.1.1 DHA Transport has been commissioned by Obsidian Strategic Asset Management to provide a Travel Plan Statement (TPS), as requested by East Sussex County Council Highways, to help promote sustainable transport at Mockbeggars Farm Uckfield.

1.1.2 Following this introduction the Travel Plan Statement is structured as follows:

- Section 2 summarises the existing conditions local to the site;
- Section 3 sets out the details of the Travel Plan Statement; and
- Section 4 provides a summary.

1.1.3 The overall aim of this Travel Plan Statement is to reduce the trip generation in relation to the proposed development, encouraging future occupants at the site to utilise alternative methods of travel to the private car, and make use of local services and facilities to promote sustainability.

2 Existing Transport Conditions

2.1 The Existing Site

2.1.1 The site is located to the east of London Road in North Uckfield, between the areas of Budletts to the north and Ringles Cross to the south and is approximately 1.3km to the north of Uckfield town centre. To the north the villages of Five Ashdown and Maresfield are around 900m and 1.4km from the site respectively.

2.1.2 The site is currently accessed via the farm track off London Road, located to the north, which leads to Mockbeggars Farm. The site currently comprises of two agricultural fields primarily used for grazing. The site location is shown in Figure 2-1 below.

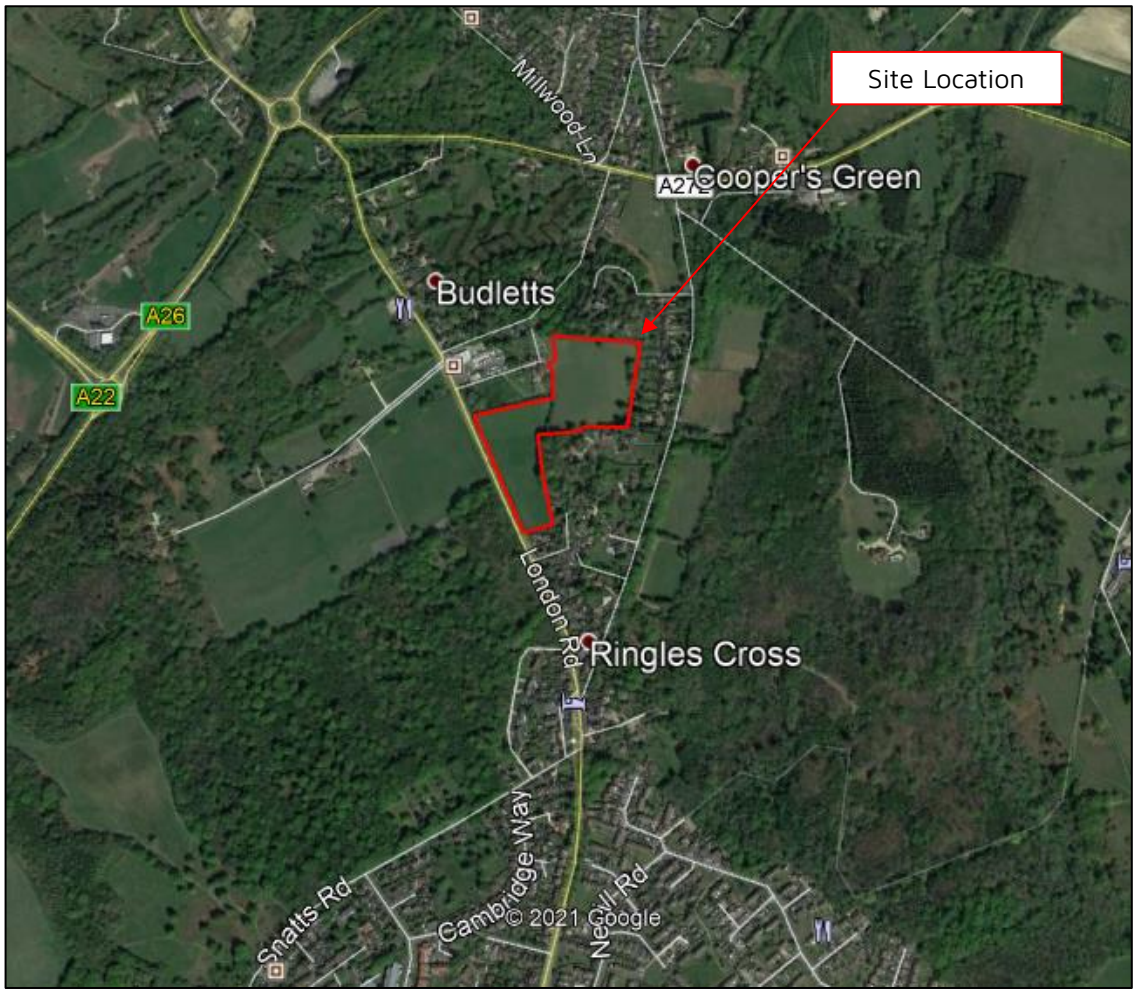


Figure 2-1: Site Location (courtesy of google earth)

2.1.3 The western boundary comprises an existing hedge and tree line adjacent to London Road. To the east, north and south are residential dwellings with Mockbeggars Farm itself located to the north, beyond which is a Caravan showroom and used car dealership. To the west of London Road is more agricultural land and to the southwest is a large area of woodland

2.2 Local Highway Network

2.2.1 To the north, London Road joins with the A26 at the Budletts Roundabout before continuing north to Maresfield. The A26 is a primary road that links Newhaven in the south with Maidstone in the north via Lewes, Uckfield, Tunbridge Wells and Tonbridge.

2.2.2 Just before the roundabout the A272 meets London Road from the east at a limited movement priority junction. The A272 links Petersfield and the A3 in the west with the A267 in the east via Billinghurst and Haywards Heath, albeit it stops for a short distance near Maresfield.

2.2.3 Just to the south of the Budletts Roundabout the A26 joins with the A22 at a further roundabout allowing the A22 to serve as a bypass for Uckfield. The A22 broadly runs from north to south from the A23 and Purley in the north to Eastbourne in the south via East Grinstead, Uckfield and Hailsham. The A26, which stops for a short distance near Uckfield, re-joins the A22 at a roundabout further to the south.

2.2.4 To the south of the site, London Road leads to Uckfield town centre and High Street. High Street then leads to New Town which meets Lewes Road and Eastbourne Road. Lewes Road heads south to meet the A22 and A26, whereas Eastbourne Road heads southeast and also meets the A22.

2.2.5 The London Road junction with the A272 does not permit right turn movements from London Road. As such, any journeys heading east along the A272 from this location would route via Coopers Green Road. London Road meets Coopers Green Road at a simple priority junction to the south of the site. Coopers Green Road runs in a general north / south alignment and meets the A272 at a signalised crossroads junction within Five Ash Down.

2.2.6 London Road is formed of a single carriageway directly adjacent to the site and the speed limit in this location is currently 60mph. This reduces to 40mph as the road reaches Ringles Cross. At its junction with the access to Mockbeggars Farm London Road has a carriageway width of approximately 6.8m and is maintained to a good standard with kerb lines present in both directions. No parking restrictions are present in this area.

2.3 Walking and Cycling Infrastructure

2.3.1 London Road has a continuous footway on the western side of the carriageway that leads to Budletts Roundabout in the north and Uckfield town centre in the south. At Ringles Cross there is a footway on both sides of the carriageway and street lighting is present from this point onwards, south into Uckfield town centre.

2.3.2 Several Public Rights of Way (PRoW) can be found near to the site. These are illustrated in Figure 2-2 below. Footpaths (purple lines) and a Restricted Byway (green line) provide good access to other locations within the surrounding area. The Wealdway is located to the northeast and is a promoted route (yellow line).

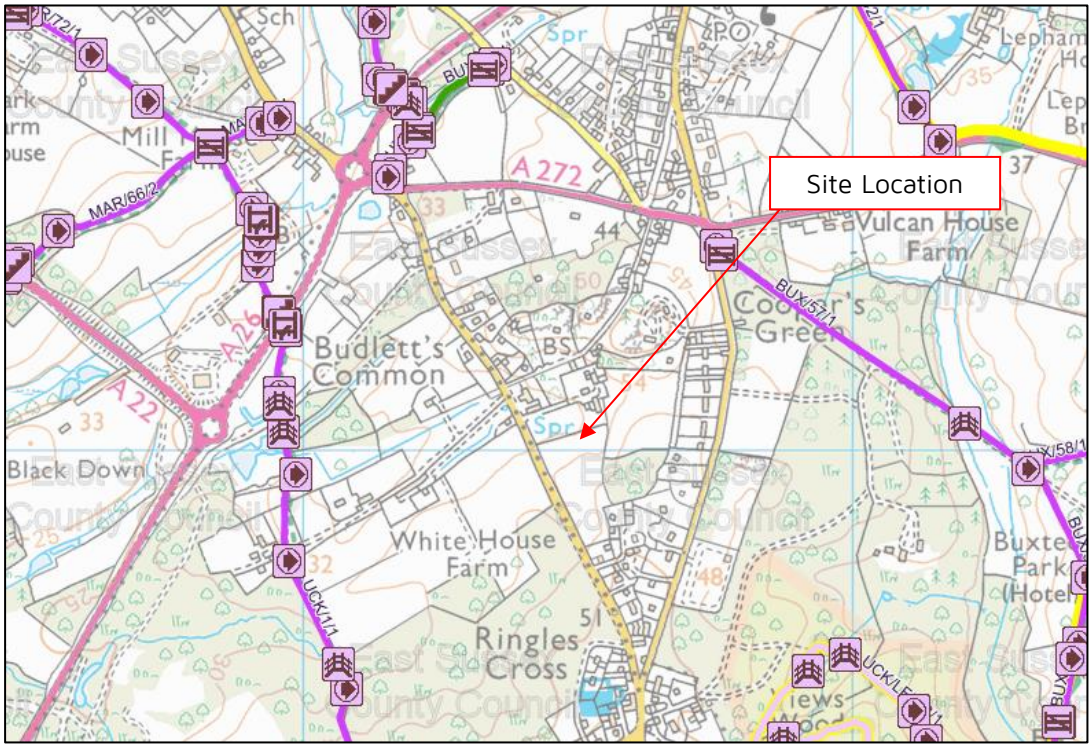


Figure 2-2: Local PRoW Network (courtesy of East Sussex County Council)

2.3.3 The nearest National Cycle Route (NCR) is NCR 21 to the east of the site which passes through Heathfield as shown in Figure **2-3** below. This is a long-distance route connecting Greenwich and Eastbourne.

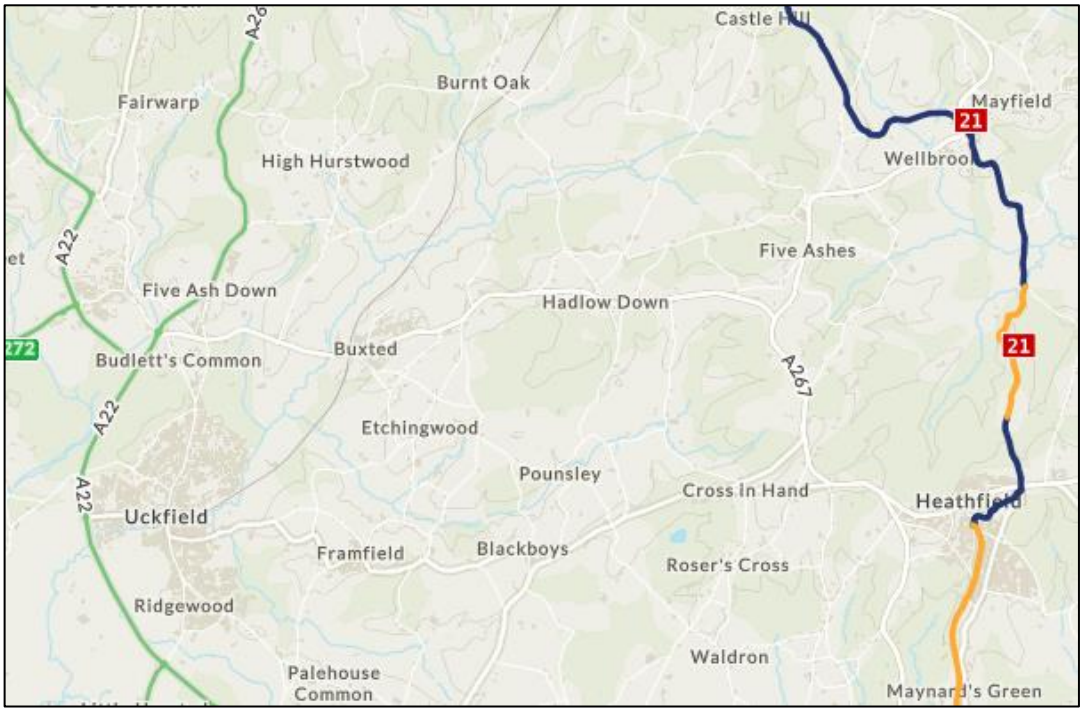


Figure 2-3: Local Cycle Network (courtesy of Sustrans)

2.4 Public Transport Infrastructure

2.4.1 The closest bus stop to the site is located approximately 300m to the north on London Road, however this only provides access to northbound services. The nearest pair of bus stops is located around 400m to the south on London Road at the junction with Snatts Road. These stops are served by several routes operated by Brighton and Hove Buses, Compass Travel and Wealdlink with the relevant details summarised in Table 2-1 below.

Service No.	Route	Frequency
262	Hartfield - Nutley - Maresfield - Uckfield - Heathfield	Weekdays: No service Saturday: 3 services Sunday: No service
28/29	Brighton - Lewes - Ringmer - Uckfield - Crowborough - Eridge - Tunbridge Wells	Weekdays: 30 services Saturday: 30 services Sunday: 16 services
31	Uckfield – Newick – North Chailey - Haywards Heath - Cuckfield	Weekdays: 13 services Saturday: 11 services Sunday: 16 services
261	Uckfield – Nutley – Forest Row – East Grinstead	Weekdays: 7 services Saturday: No Services Sunday: No Services

Table 2-1: Local Bus Routes and Frequencies

2.4.2 The nearest railway station to the site is Uckfield, located approximately 2.2km to the south. The station is operated by Southern and provides on average an hourly service to London Bridge via Crowborough and Edenbridge.

2.4.3 The station is accessible by foot, taking approximately 25 minutes to walk from the site, however this journey averages only 15 minutes door-to-door using the bus services summarised above and is a 4-minute drive. Car and cycle parking are available at Uckfield railway station as well as taxi services.

2.5 Development Proposals

2.5.1 The proposals comprise the development of 60 residential dwellings including a new access junction from London Road and an internal spine road.

2.5.2 Vehicular access to the site will be derived from a new priority junction with London Road. A carriageway width of 5.5 metres will be provided on the site spine road and kerb radii at the proposed access will be 8 metres to accommodate larger vehicle movements.

2.5.3 A two metre wide pedestrian footway is proposed on the southern side of the access junction, linking to a proposed new pedestrian crossing with refuge island on London Road.

2.5.4 The proposals also include a number of off site improvements and these are detailed below:

- The extension of the 40mph speed limit until 90 metres south of the Budletts Roundabout with the associated repeater signs and a new gateway feature;
- The provision of a crossing point on London Road;
- An additional northbound bus stop on London Road in the existing layby;
- Footway widening to the west of London Road on the section of footway in the vicinity of Ringles Cottages;
- Provision of an additional southbound bus stop to the south of the site access;
- Double yellow line parking restrictions at the frontage of Ringles Cottages;
- A layby for displaced parking due to the proposed parking restrictions; and
- The realignment of the Snatts Road junction to aid pedestrian movements.

3 Promotion of Sustainable Transport

3.1 Objectives

3.1.1 In order to achieve the aim outlined above, the following objectives will need to be addressed:

- Encouraging walking and cycling as sustainable travel options to promote a healthy lifestyle;
- Promoting and encouraging the use of public transport;
- Making use of the existing local services and facilities so as to reduce the need to travel; and
- Making alternative travel information easily available to all residents.

3.2 Benefits of Sustainable Travel

3.2.1 The promotion of sustainable travel can provide a number of benefits for individual residents, the local community and the environment. These benefits may include:

- Residents will gain improved health, cost and time savings along with a general improvement of their quality of life, including improved access to services and jobs through a range of travel choices;
- Local communities can benefit from reduced congestion, less on street parking and improvements to the sustainable transport network;
- Reducing the number of vehicle trips will essentially improve the environment, reduce CO_2 emissions, along with noise and air pollution, and on a larger scale help to reduce the effects of national and global environmental issues.

3.3 Sustainable Travel Measures

3.3.1 This section discusses the initiatives to be put in place at the residential development at Mockbeggars Farm with the aim to meet the objectives set out above.

3.3.2 It is acknowledged that these measures should be realistic in order to encourage new occupants to choose sustainable travel options to reduce their impact in regard to vehicle trip generation on the local area. These measures have been based around:

- Reducing the need to travel; and
- Increasing the use of sustainable modes.

3.3.3 A travel information pack will be provided to all residents and this will include maps for walking / cycling and public transport, travel information, information on travel choices, timetables, times and distances to walk / cycle to certain locations and information on how to claim free bus tickets (see below regarding this point).

Measures to Increase Walking and Cycling

3.3.4 To encourage a healthy lifestyle for residents the following initiatives aim to increase journeys by walking and cycling to and from the site:

- As part of the information provided to new residents a plan indicating the walking and cycling routes to key services will be provided;
- The development will provide adequate footway and cycle routes through the site to improve legibility, and create a safe and high-quality environment; and
- Cycle parking will be provided for each dwelling.

3.3.5 It is considered that the points outlined above, including the widening of the footway to the west of London Road and the provision of a crossing point will make walking a more desirable option to future residents.

Measures to Increase Public Transport Use

3.3.6 For journeys that require travel over a further distance that cannot feasibly be carried out on foot or bicycle, the encouragement of public transport use is essential. Measures to promote this will include:

- Plans indicating the location of the nearest bus stops along with bus routes will be provided within the information provided to new residents, along with the relevant bus timetables;
- Bus tickets will be provided to each dwelling to allow them to travel for free for the first month after moving in (information on claiming these tickets will be in the travel information pack);
- Plans indicating the location of the nearest railway station along with details on available services will be provided within the information to new residents; and
- Making residents aware of on-line information and journey planners such as Traveline (https://www.traveline.info/), via the information provided to new residents. Also providing information on discounted tickets and monthly and weekly passes.

3.3.7 The provision of new bus stops near to the site will allow future residents to access public transport within a short walk of their home.

Measures to Manage / Reduce Car Use

3.3.8 Along with the promotion of the alternative travel methods, measures for those who require the use of a car will also be included in the information provided to new residents, including the following;

- Residents will be encouraged to use lift share schemes such as https://liftshare.com/uk/journeys/to/kent-uk or other car share schemes for example at their workplace, or with parents taking a number of children to school;
- Each dwelling with parking will be provided with EV charging facilities to aid in the use of electric vehicles; and
- Encouragement to use internet shopping facilities, perhaps arranging an offer with a local supermarket to allow the first two orders from each household to be subject to free delivery.

3.3.9 Being a Travel Plan Statement, modal shift targets and monitoring are not required. However, the above measures will aim to encourage residents to travel sustainably, where possible, to reduce the impact of private vehicle movements in association with the development.

Summary

3.3.10 For the sake of completeness a list of the measures to be implemented to promote sustainable transport has been provided below:

- Travel Information Pack to be issued to all residents;
- Maps for walking, cycling and public transport to be provided to residents;
- Liftshare information to be provided to all residents;
- Provision of free bus vouchers for one month to all residents;
- Encouragement to use internet shopping in the information pack;
- EV charging facilities for houses; and
- Cycle parking for all residents.

3.4 Marketing

3.4.1 Marketing and awareness form an important part of all TPS. The TPS will be marketed to residents and users of the site via the following means:

- Travel leaflets and information available in communal areas for all residents; and
- Information on the TP will be given to all residents on their moving in day.

3.4.2 TPS 'branding' is a key part of the promotion of any Plan. It is important for all users to have a brand that they recognise as it reinforces the TPS, its initiatives and what it seeks to achieve.

4 Summary

4.1.1 This Travel Plan Statement has been produced by DHA Transport on behalf of Obsidian Strategic Asset Management to support the promotion of sustainable travel at Mockbeggars Farm, Uckfield.

4.1.2 The aim of this plan is to reduce the trip generation in relation to the proposed development, encouraging future occupants at the site to utilise alternative methods of travel to the private car, and make use of local services and facilities to promote sustainability.

4.1.3 This Travel Plan Statement has set out the aims and objectives of the plan, as well as the measures for promoting sustainable transport and how these will be marketed to future residents.

4.1.4 It is considered that this plan will be used to promote sustainable transport to all future users. It is deemed suitable to satisfy East Sussex County Council Highways requirement to provide a Travel Plan Statement.