



STATEMENT OF COMMON GROUND

Between:

**The Appellant
(Croudace Homes Limited)
&**

**The Highway Authority
(East Sussex County Council)**

In respect of:

**Land at Bird in Eye Farm
Bird in Eye Hill
Uckfield**

Planning Application Ref:
WD/2021/2198/MAO
PINS Ref: APP/C1435/W/22/3307820

MT/5330/SoCG.4
19th June 2023

1.0 INTRODUCTION

- 1.1** This Statement of Common Ground (SoCG) has been prepared by Bellamy Roberts on behalf of Croudace Homes Limited (the Appellant) and East Sussex County Council as the Local Highway Authority (LHA).
- 1.2** A separate SoCG on planning matters has been prepared by Woolf Bond Planning on behalf of the Appellant and Wealden District Council (the LPA).
- 1.3** The Appeal has been made against the non-determination by Wealden District Council of an outline planning application for up to 290 residential dwellings with all matters reserved except for the means of access from the B2102, on land to the south of Bird in Eye Farm, Uckfield. No putative reasons for refusal have been published by the LPA. However, in respect of highway and transport matters, in a letter from the LPA to PINS dated 3rd October 2022, the LPA stated:
- “The provision of up to 290 units would not represent sustainable development because the proposed development, is likely to generate a range of needs for its various residents to travel to access services and facilities including employment, healthcare and leisure. The location of the development constrains access to facilities by means other than the private car.”*
- 1.4** The Appeal was lodged on 22nd September 2022. The Planning Inspectorate (PINS) informed the parties on 12th October 2022 that the Appeal was to be held under the Hearing procedure with a Hearing commencement date of 23rd May 2023.
- 1.5** Subsequently, on 13th April 2023, PINS informed the parties that the Appeal was to be held under the Inquiry procedure with an Inquiry commencement date of 12th September 2023.
- 1.6** This SoCG sets out the matters in respect of highways and transport upon which the parties are agreed and upon which the parties are not agreed. The SoCG sets out the matters agreed and not agreed, and the relevant submitted documents, at the following dates:

- a) The date of lodging of the Appeal (22nd September 2022);
- b) The date prescribed by PINS for submission of Hearing Statements (3rd February 2023); and
- c) The date prescribed by PINS for submission of SoCG (19th June 2023)

2.0 POSITION AT DATE OF LODGING OF APPEAL

2.1 Plans & Documents at Date of Lodging of Appeal

- Transport Assessment (ITR-MT-5330-TA.3)
- Transport Assessment Addendum (MT-5330-TAA.4)
- Transport Assessment Second Addendum (MT-5330-TA2A.2)
- 5330/008 Rev H – Proposed Speed Limit Relocation (showing proposed extension of existing 30mph speed limit on Framfield Road to a point east of the proposed site access)
- 5330/016 Rev F – Proposed Bus Stop Improvements (showing proposed improvements to bus stops in the vicinity of Uckfield Hospital)
- 5330/017 Rev F & 018 Rev E – Framfield Road Improvements (showing proposed parking arrangements and provision of new zebra crossing)
- 5530/021 Rev H – Right Turn Lane (showing proposed site access junction arrangement within 5330/008 Rev H proposed speed limit extension)
- Stage 1 RSA of Access junction and Framfield Road Improvements (based on earlier Revision versions of all the above drawings)

2.2 Matters Agreed at Date of Lodging of Appeal

- *Trip Rates and Traffic Generation*
Trip rates and traffic generation calculated from the TRICS (7.7.1) database as set out in the TA.
- *Traffic Distribution*
Traffic distribution calculated using data from the 2011 Census and journey planning software (Google Maps) as set out in the TA. The distribution of traffic from the site access is 80.1% to/from the west and 19.9% to/from the east.
- *Base Traffic Flows and Forecasting Methodology*
The location and duration of the classified turning count surveys undertaken on the local highway network as set out in the TA. Forecasting including background growth and commitments.
- *Form of Site Access Junction*
Priority junction with right turn lane.

2.3 Matters Not Agreed at Date of Lodging of Appeal

- *Location and design of site access junction*
- *Extent and scale of speed limit changes on Framfield Road*
- *Adequacy of site sustainable accessibility*
- *Proposed measures on Framfield Road intended to improve NMU site accessibility*
- *Impacts on wider town highway network and any mitigation necessary*
- *Framework Travel Plan*

3.0 POSITION AT DATE OF ISSUE OF HEARING STATEMENTS

Plans & Documents at Submission of Hearing Statements

- 5330/016 Rev H – Proposed Bus Stop Improvements (showing revised proposed improvements to bus stops in the vicinity of Uckfield Hospital)
- 5330/017 Rev G & 018 Rev F – Framfield Road Improvements (showing revised proposals including drop kerbs etc on side roads and new position for proposed zebra crossing)
- 5530/021 Rev K – Right Turn Lane (showing proposed site access junction arrangement within existing 60mph speed limit)
- Stage 1 RSA of Right Turn Lane (based on earlier Revision version of 5530/021)
- WCHAR amended (showing review of facilities available for pedestrians and cyclists on Framfield Road)

Additional Matters Agreed at Submission of Hearing Statements

- Location of proposed site access
Towards eastern end of site boundary on Framfield Road
- Improvements to Existing Bus Stops in vicinity of Uckfield Hospital
Improvements to the existing bus stops close to the Hospital access
- Impact on the Town Centre Highway Network
Impacts to be assessed by utilising growthed base year flows rather than strategic traffic model. Agreed that the impact of the development traffic at the town centre junctions would require mitigation.

Additional Matters Not Agreed at Submission of Hearing Statements

- *Design details of site access*
- *Extent and scale of speed limit changes on Framfield Road*
- *Provision and location of new bus stops and associated facilities at, or close to, the proposed site access junction*
- *Revised proposed measures on Framfield Road*
- *Measures necessary to mitigate impacts on town centre highway network*

4.0 POSITION AT SUBMISSION OF SoCG

Plans & Documents at Submission of SoCG

- 5330/016 Rev K – Proposed Bus Stop Improvements and Speed Limit Extension (showing minor mods to Rev H)
- 5330/017 Rev H & 018 Rev J – Framfield Road Improvements (showing further revised proposals)
- 5530/029 – Eastern Visibility Splay Envelope (showing extent of highway visible to the east from site access)
- 5330/227 Rev C & 229 Rev C – Swept Path Analysis of Site Access (showing large vehicle tracking at site access junction)

Additional Matters Agreed at Submission of SoCG

- *Extension of 30mph Speed Limit on Framfield Road eastwards to the Appeal Scheme's proposed segregated pedestrian/cycle access. This access is located approximately 85m east of the existing speed limit change.*
- *Access Junction Visibility Splays*

Additional Matters Not Agreed at Submission of SoCG

- *Design details of the site access including facilities for non-motorised users, kerb radii and through lane widths*
- *Extent and scale of further speed limit changes on Framfield Road to and past the proposed site access position*
- *Revised proposed measures on Framfield Road*

5.0 SUMMARY OF MATTERS UPON WHICH THE PARTIES AGREE AND THOSE WHICH ARE NOT AGREED (TO DATE OF SUBMISSION OF SoCG)

5.1 As at the date for submission of the SoCG, discussions are ongoing with ESCC with a view to resolving outstanding matters if possible.

MATTERS AGREED

- *Trip Rates, Trip Generations and Trip Distribution*
- *Base Traffic Flows and Forecasting Methodology*
- *Form of Site Access Junction*
- *Location of proposed site access*
- *Improvements to Existing Bus Stops in vicinity of Uckfield Hospital*
- *Degree of impact on the Town Centre Highway Network*

MATTERS NOT AGREED

- **Proposed Site Access**

Facilities for Non-Motorised Users (NMUs) at the proposed site access junction

ESCC require the site access to support many types of users, including pedestrians, (potentially with children and/or dogs), cyclists and bus passengers, and do not agree that the current proposals do so. BR consider that the proposals are sufficient or can be modified to be so.

Kerb Radii and Through Lane Widths at the site access junction

ESCC has requested the kerb radii be increased from 8m to 10m to safely provide for larger vehicles accessing the site and the continuing agricultural and commercial activities at Bird in Eye Farm. BR consider that the tracking drawings submitted demonstrate this is provided for adequately. ESCC require minimum through lane widths of 3m for safety reasons. BR consider that the proposed through lane widths are acceptable and are consistent with current lane widths.

Speed Limit on Framfield Road past site access junction

The current speed limit past the site is 60mph which ESCC consider cannot safely accommodate a new access junction serving the proposed level of development. ESCC had requested consideration of the implementation of a 40mph speed limit. However, the latest advice from its road safety team is that it could not support a 40mph limit here as the visible environment would not be significantly different and a 40mph speed limit would therefore not be policy compliant. BR consider that no such speed limit is required as speeds are currently of the order of 40mph and the access junction is designed to meet the requirements of such a junction in a 40mph environment.

- **Sustainable Accessibility**

Improved facilities for pedestrians and cyclists using the Framfield Road corridor

ESCC consider Framfield Road, or any alternative route identified in the WCHAR is not suitable to accommodate the increase in pedestrian and cycle movements associated with the Appeal Scheme. BR consider the proposed improvements are suitable.

Bus Accessibility

ESCC has requested bus stops at the site access, on Bird in Eye Hill. The Appellant has explored the possibility of incorporating a diversion of the existing bus service into the site. This is not considered acceptable by ESCC.

Framework Travel Plan

ESCC has stated that further measures would need to be identified and agreed. BR consider that the draft Framework Travel Plan could be further developed and an agreed Final version secured through the S106 Agreement.

- **Wider Area Highway Impacts**

Mitigation of impact on Town Centre Highway Network

Acceptability of proposed mitigation in isolation of other necessary associated measures.

6.0 AGREEMENT

6.1 This document is accepted as the agreed Statement of Common Ground for the Appeal being considered under PINS Ref: APP/C1435/W/22/3307820.

Signed  on behalf of Bellamy Roberts Ltd.

Matt Twinberrow
NAME

19th June 2023
DATE

Signed  on behalf of East Sussex County Council

Ms K Kamboh
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NAME

19/06/23
.....
DATE



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