

Central And South Mid Sussex County Local Committee	Ref No: CSM03(18/19)
26 June 2018	Key Decision: No
Haywards Heath: Balcombe Road/Borde Hill Lane & Hanlye Lane 30 MPH Speed Limit	Part I
Report by Director of Highways and Transport and Head of Highways Engineering	Electoral Division(s): Cuckfield & Lucastes

Summary

A new residential property development is being constructed on land south of Hanlye Lane, known as the Penland Farm Development. To accommodate this, the developer has been required to re-profile the junction of Hanlye Lane with Balcombe Road/Borde Hill Lane and install a new roundabout.

Safely accommodating this new junction requires an adjustment to the length of the 30 mph speed limits on the roads approaching the new junction. A Traffic Regulation Order for this adjustment has been advertised and objections received from local residents.

Recommendation

That the Central and South Mid Sussex County Local Committee, having considered the objections to the proposal, authorises the Director of Law and Assurance to make the proposed Traffic Regulation Order as advertised and to bring it into effect.

Proposal

1. Background and Context

- 1.1 On 9 June 2017 Mid Sussex District Council approved planning consent for the construction of 210 houses on land at Penland Farm, Haywards Heath, located south of Hanlye Lane.
- 1.2 Access to the new houses will be via a new junction onto Hanlye Lane.
- 1.3 When considering this arrangement it was felt that the existing junction between Hanlye Lane and Balcombe Road/Borde Hill Lane should be improved to accommodate the additional vehicle movements associated with the new development. The developer was therefore obliged to enter an Agreement under Section 278 of the Highways Act 1980 to re-profile the junction and install a new roundabout.

1.4 To accommodate this new junction layout it is necessary to adjust the lengths of the current speed limits on Hanlye Lane and Balcome Road/Borde Hill Lane.

2. Proposal

2.1 A 30mph speed limit is proposed on Hanlye Lane from its new junction with Balcombe Road/Borde Hill Lane, westwards for a distance of 130 metres.

2.2 The current 30 mph speed limit on Balcombe Road/Bordehill Lane would be extended northwards by a distance of 235 metres.

2.3 A plan showing the proposed changes is attached as Appendix A.

3. Resources

3.1 All costs associated with installing the revised speed limits will be met by the Penland Farm developer. Future maintenance costs will be paid from the Highways Maintenance budget.

Factors taken into account

4. Consultation

4.1 The proposal was advertised on 23 November 2017 in the Mid Sussex Times with documents available on the WSCC website and at Haywards Heath Library.

4.2 Consultation documents were sent to statutory consultees including: Sussex Police, the Fire Service, the Ambulance Service, The Freight Transport Association, Road Haulage Association, all local bus companies, Haywards Heath Town Council and Mid Sussex District Council. None of these statutory consultees raised objections to the proposal.

4.3 The Local Member, Mr Bradbury was consulted on the proposal and raised no objection.

4.4 Seven messages raising objections or concerns were raised by local residents. None of the correspondence received raised objection to the new 30 mph speed limits themselves, but were all submitted on the basis that the new 30 mph speed limit on Borde Hill Lane should extend further north than proposed.

4.5 The issues raised are detailed in Appendix B along with a response from the WSCC officer managing the scheme.

5. Risk Management Implications

5.1 If the order is not confirmed as advertised there is a risk that the access arrangements approved during the planning process for the new development will have to be delayed or re-designed in breach of planning consent granted by Mid Sussex District Council.

6. Other Options Considered

- 6.1 The layout of the new roundabout and junction of Hanlye Lane with Balcombe Road/Borde Hill Lane, and the associated speed limit changes has been set by Mid Sussex District Council in consultation with West Sussex County Council Highways officers during the planning approval process for the Penlands Farm development. No further options are available at this stage.

7. Equality Duty

- 7.1 The new junction and associated changes to local speed limits are proposed to safely accommodate access to a new property development. As such the proposal does not adversely affect any group with protected characteristics under the Equality Act.

8. Social Value

- 8.1 The proposal does not conflict with WSCC policies on social value.

9. Crime and Disorder Act Implications

- 9.1 West Sussex County Council officers do not believe the scheme will give rise to any issues covered by the Crime and Disorder Act. Sussex Police have also stated that they believe no Crime and Disorder Act issues will arise if the scheme is implemented.

10. Human Rights Implications

- 10.1 This proposal does not raise any issues that would be affected by the Human Rights Act.

Matt Davey

Director of Highways and Transport

Guy Bell

Head of Highways Engineering

Contact:

Appendices:

Appendix A – Plan showing proposed Speed Limit Amendment

Appendix B – Summary of Comments and Objections

Background Papers: None