

HIGHWAY SCOPING STATEMENT – CUCKFIELD GOLF CENTRE

Highway Access

The site is located on the northern side of the B2114 Staplefield Road between Whitemans Green and Slough Green. The A23 is located approximately 1.8 miles to the west of the site which is the main road between Crawley and Brighton.

Access to the Golf Centre is off the B2114 via a bellmouth approximately 7m wide with radii. Visibility along Staplefield Road from the access meets current highway standards for a national speed limit road.

During the course of the development, the existing access will be retained for the sole use of the Golf Centre.

As the proposed development will involve the importation of a large volume of inert waste, this will require a significant number of HGVs to enter and exit the site. Therefore, a separate access will be constructed to the east of the existing Golf Centre access to take the delivery of the inert waste. The design of the access will be a simple 'T' junction of suitable geometry to accommodate HGV movements. Visibility along Staplefield Road will be sufficient to meet the current highway standards.

Within the site there will be sufficient room to for vehicles to turn and leave the site in forward gear. There will also be wheel washing facilities to prevent mud being deposited on the Highway.

Traffic Generation

The existing Golf Centre will continue to operate during the course of the development. It is anticipated that the demand for using the golf centre will not increase during the construction of the development and therefore the traffic generation will either be neutral or less than existing.

The site would import 367,000m³ of fill over 2 years resulting in approximately 130 tipper loads per day between April to October when the site will be operated. The resulting 260 trips per day will occur between 7:30am and 6pm weekdays only, generating around 25 trips per hour or one every 2 to 3 minutes or so.

The proposed number of trips can be sufficiently accommodated on a simple 'T' junction in accordance with TD 42/95.

Traffic Routing

Fill material will be brought in from the A23 which is the major distributor road in the area. To avoid construction traffic entering the village of Whitemans Green, a routing agreement will be entered into ensuring all construction traffic will access and depart from the site via the A43.