



NUTLEY WAR MEMORIAL HALL, NUTLEY,  
EAST SUSSEX

TRANSPORT STATEMENT

November 2018

RDJW Architects Ltd

MIXED USE  
NUTLEY WAR MEMORIAL HALL  
NUTLEY, EAST SUSSEX

TRANSPORT STATEMENT

CONTROLLED DOCUMENT

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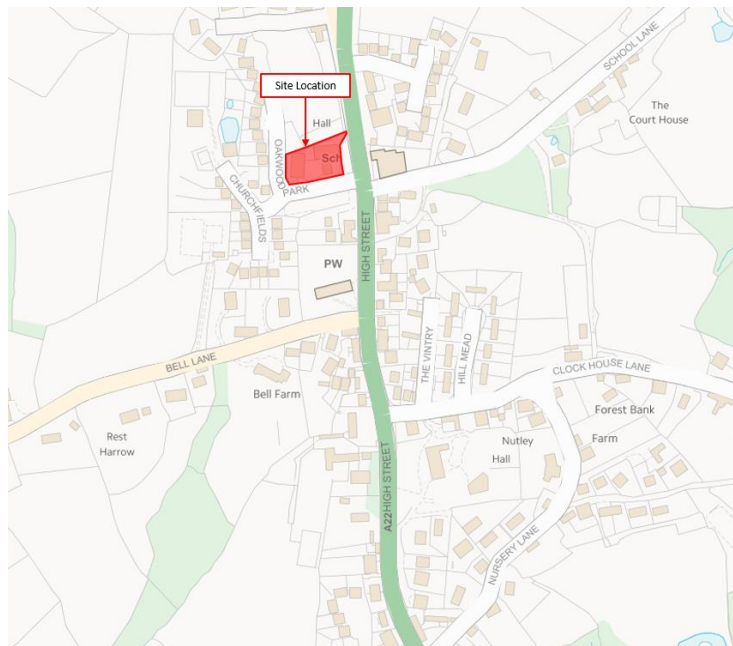
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## 1. INTRODUCTION

- 1.1 This Transport Statement (TS) has been prepared by Paul Basham Associates on behalf of RDJW Architects Ltd to support a planning application for an extension to the existing Nutley War Memorial Hall, Nutley. The extension would allow the hall to reallocate space for specific uses, optimising the use of the hall and dedicating space for the existing preschool operations on site as well as a changing room facility for the adjacent Nutley Church of England Primary School.
- 1.2 The application site covers approximately 2,000sqm in total and is located in the centre of Nutley Village. The application site is identified within **Figure 1**.



**Figure 1:** Site Location (Source: Ordnance Survey)

- 1.3 The site is located on the southern boundary of the Ashdown Forest and it has been noted that restrictions are currently in place within a 7km protection zone of the forest for development that would have an impact on vehicle emissions.
- 1.4 Accordingly, this Transport Statement reviews the accessibility of the site, the existing level of infrastructure within the wider vicinity and assesses the overall implications of the development proposals from a highway's perspective, with particular view on vehicle trip generation.

## 2. SITE ACCESSIBILITY

### Site and Surroundings

- 2.1 The proposed development site currently comprises of land occupied with properties associated with the 'Little Deers Nutley Preschool Playgroup' and Nutley War Memorial Hall with associated car parking accessed off Oakwood Park, located adjacent to the A22 High Street. The site and surroundings are shown in **Figure 2**.



**Figure 2:** Site Context (Source: Google Maps)

- 2.2 The site is set within predominantly residential development centred within Nutley Village. To the north the site is bordered by playing fields associated with the primary school as well as two restaurants and the Nutley Tennis and Squash Club. To the south of Oakwood Park, the site is bordered by a petrol station and the St James the Less Church. Located to the east of the site are Nutley C of E Primary School and Nutley Sports and Prestige Centre.

### Local Road Network

- 2.3 Nutley High Street (A22) runs along the eastern boundary of the site and connects the site to Uckfield and Eastbourne in the south and East Grinstead and Croydon in the north. The A22 is subject to a 30mph speed limit through the village, changing to 40mph c.450m north and c.1km south of the proposed development.
- 2.4 Oakwood Park connects to the High Street 40m east of the site access and provides access to the Churchfields cul-de-sac before continuing to form its own cul-de-sac. There are no parking restrictions on Oakwood Park and a private car park with 45 car parking spaces is provided directly to the south of the site which is a private car park associated with the hall. 6 additional car parking spaces, including 2 disabled bays, are included within the curtilage of the site.

## Local Amenities

2.5 Considering its rural location, the development site has excellent accessibility to local amenities within Nutley Village itself and a summary of the nearest facilities is provided within **Table 1**. Walking and cycling journey times to each local amenity are also provided as these are travel modes staff and visitors are likely to use.

Amenity	Distance from Site Access (Metres)	Walking Time (Minutes)	Cycling Time (Minutes)
School	15m	1	1
Bus Stop	25m	1	1
Restaurant	70m	1	1
Petrol Station	75m	1	1
Church	140m	2	1
Sports Facilities	200m	2	1
ATM	550m	7	3
Convenience Store	550m	7	3

**Table 1:** Proximity to Local Amenities

## Pedestrian Infrastructure

2.6 Footways flanking both sides of Oakwood Park are c.1.8m wide and connect the site to the A22 and the local amenities and residential dwellings in Nutley Village discussed above. Examples of dropped kerbs with tactile paving can be found at a pedestrian crossing point on Oakwood Park c.35m east of the site access in addition a pelican crossing is located on the High Street c50m east of the development site, as shown in **Photographs 1** and **2**, providing safe crossing points for school children and residents within the vicinity of the site.



**Photograph 1:** Oakwood Park Crossing with Dropped Kerbs and Tactile Paving





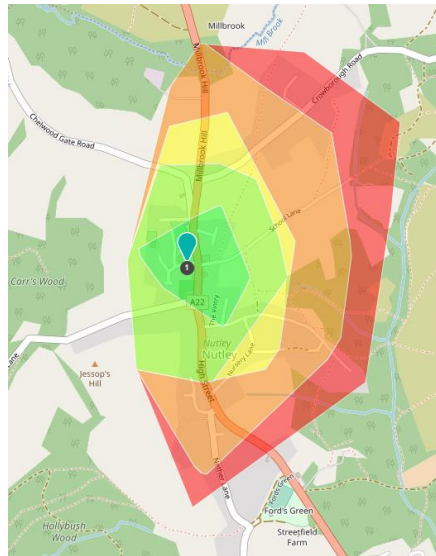
**Photograph 2:** High Street Pelican Crossing

2.7 Footways c.1.8m wide flank both eastern and western sides of the A22 High Street within Nutley Village. Another pelican crossing is located c.450m south of the proposed development site, further increasing site accessibility and providing a safe route around the village. The footway on the eastern edge of the High Street is shown in **Photograph 3**.



**Photograph 3:** Footway on the Eastern Edge of High Street

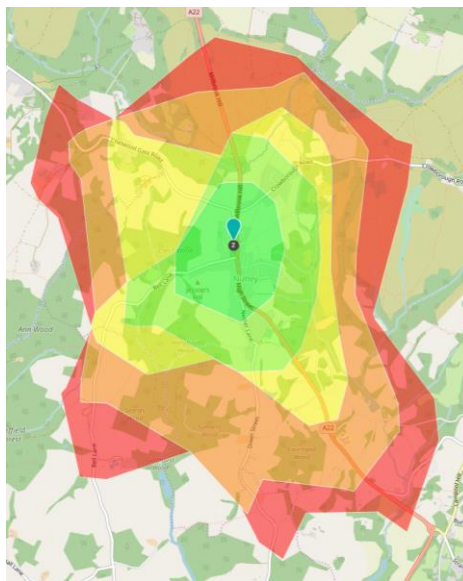
2.8 An isochrone map using walking times to show the site's accessibility is shown in **Figure 3**. Each interval represents 2 minutes of walking from the proposed development site with the final interval representing 10 minutes of walking. The map details that most residential development in Nutley Village is within a 10 minute walk of the proposed development site.



**Figure 3:** Walking Time Isochrone Map (Source: Openroute Service)

### Cycle Infrastructure

- 2.9 The gentle topography within the village makes the local network attractive to cyclists. Although cycle lanes are not present along the High Street in the vicinity of the site itself, the wide carriageway (c.7m in width) is suitable to accommodate both vehicles and cyclists.
- 2.10 An Isochrone map using cycling times to show the site's accessibility via cycling is shown in **Figure 4**. Each interval represents 2 minutes of cycling from the proposed development site with the final interval representing 10 minutes of cycling. The map details that most residential development in Nutley Village is within a 4 minute cycle of the proposed development site.



**Figure 4:** Cycling Time Isochrone Map (Source: Openroute Service)



## Bus Services

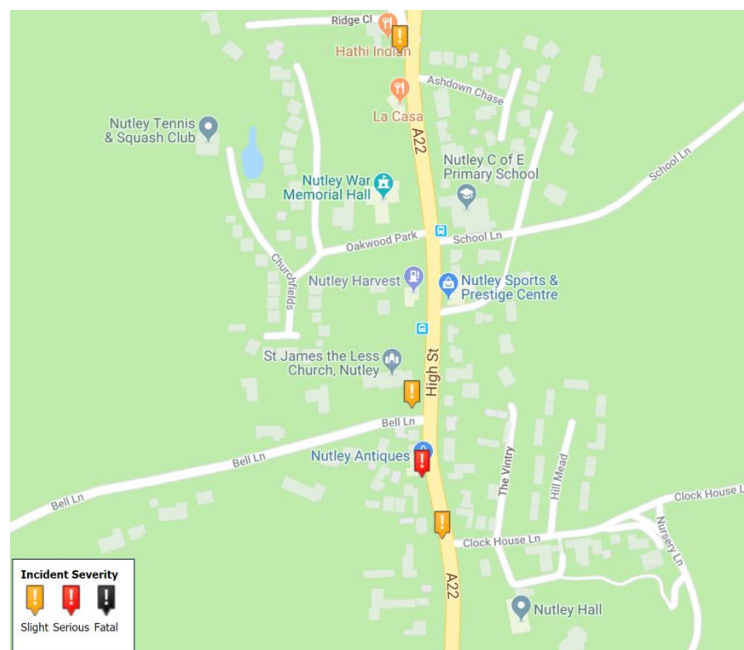
2.11 The closest bus stops to the site are located on the High Street c.25m south for southbound journeys and c.100m south for northbound journeys. These stops are served by bus services 6 days a week. The bus routes connect the development site to destinations across East and West Sussex and the Ashdown Forest as well as rail services at the Uckfield and East Grinstead train stations. Bus routes and frequencies for Nutley Village are summarised in **Table 2**.

Service Number	Bus Stop	Operator	Route	Frequency		
				Monday - Friday	Saturday	Sunday
246	Nutley, opp. School Lane	Community Transport for Lewes Area	Uckfield - Chelwood Gate - Sheffield Park - Uckfield	Thursdays 10:03	No Service	No Service
261	Nutley, opp. School Lane	Compass Travel	Uckfield - East Grinstead	06:17, 07:45, 10:26, 12:26, 14:26, 16:48, 18:19	No Service	No Service
262	Nutley, adj. School Lane	Weadlink Community Transport	Hartfield - Nutley - Uckfield - Heathfield	No Service	09:28, 11:28, 13:28	No Service

**Table 2:** Nutley Bus Timetable

## Personal Injury Accident (PIA) Data

2.12 Personal Injury Accident (PIA) data has been assessed to establish the existing safety conditions on the local highway network. An analysis of 3 year PIA data between January 2015 and December 2017 indicates that 1 'serious' and 3 'slight' incidents have occurred in the vicinity of the proposed development, as demonstrated in **Figure 5**.



**Figure 5:** PIA Data (Source: CrashMap)

2.13 Analysis of the 4 reported incidents details that no incident involved a pedestrian or cyclist casualty. Given the relative low frequency of incidents and their location in relation to the application site, it is anticipated that the proposed development would not exacerbate any existing highways safety concerns particularly given that no additional trips will be generated by the development. None of reported incidents were at the site access, therefore suggesting the road network within the direct vicinity of the proposed site is safe.

### **Summary**

- 2.14 The proposed site is well situated within the local road network branching off the A22 High Street, a key local route connecting Nutley Village to the destinations further afield.
- 2.15 Nutley Village provides several amenities associated with its rural village location and there is a high standard of pedestrian infrastructure in place in the vicinity of the proposed development site. The gentle topography experienced in the area also makes the local network attractive to cyclists.
- 2.16 The closest bus stops are located c.25m and c.100m from the proposed development site. Bus services provided in Nutley connect the site to rail services and the wider area around the Ashdown Forest.
- 2.17 PIA data shows that there are no existing highway safety concerns that could worsen as a result of the development.

### 3. PROPOSED DEVELOPMENT

- 3.1 The development proposals provide a dedicated space for the operation of Little Deers Nutley Preschool Playgroup, a five day a week Preschool currently operating out of the Nutley War Memorial Hall. Little Deers Nutley Preschool Playgroup operates five days week from 09:00 with sessions until 12:00, 13:00 and 15:00, with morning drop-off period running between 08:45-09:15. With the preschool operating out of the main hall it has resulted in other users being unable to use the hall during term time weekdays and management trustees would like to provide additional space for other local community users which previously occupied the hall on a more frequent basis.
- 3.2 In addition to the preschool facility of 91sqm (84sqm of indoor play space), a new changing room facility is proposed for the Nutley Church of England Primary School, located on the opposite side of the A22 High Street. The school playing fields are situated immediately north of the proposed development and therefore in an appropriate location relative to its use.
- 3.3 There are no proposed alterations to the existing social club and Nutley War Memorial Hall buildings or private car park south of Oakwood Park. Current car parking provision is within Wealden District Council's maximum car parking standard, as demonstrated in **Table 3** below.

Land Use (D1)	Maximum Car Parking Standard
Nursery, infant, primary, junior schools	1 space per teaching member of staff plus 1 space per 3 non-teaching staff members plus 2 spaces for visitors, plus on-site area for setting down and collection

**Table 3:** Wealden District Council Car Parking Standards

- 3.4 Shared with the social club and Nutley War Memorial, a total car parking provision of 51 spaces including 2 disabled bays at the proposed development site provides sufficient parking for the 9 members of staff and parents dropping off and picking up pupils as well as to accommodate other uses of the hall.

#### 4. PROPOSED TRIP GENERATION

- 4.1 Current conditions at Nutley War Memorial Hall result in the hall being predominantly occupied by the preschool which is being run at full capacity with little to no room to expand and children from Nutley therefore attending other preschools within the wider local area. This results in increased vehicle trips on the wider road network within the Ashdown Forest. The proposed development and release of the Hall to other uses in term time will therefore reduce vehicle trips out of Nutley and result in fewer vehicle trips on the wider highway network.
- 4.2 In addition, it is anticipated that the vast majority of trips associated with the preschool and other community uses within the hall will be through walking and cycling given the nature of the site. The proposed development would therefore not result in increased vehicle trips as parents and their children can access the site via sustainable travel modes.
- 4.3 In summary the proposed development is not anticipated to increase vehicle trips to the site given the proposals are to consolidate existing uses on site and maximise the uses of space. Alternatively, it is likely that a dedicated space for the preschool will ensure that trips to drop off and pick up children outside of Nutley Village will be reduced and therefore result in a net decrease in vehicle trips within the Ashdown Forest.

## 5. SUMMARY AND CONCLUSIONS

- 5.1 This Transport Statement (TS) has been prepared by Paul Basham Associates on behalf of RDJW Architects Ltd to support a planning application for an extension at Nutley War Memorial Hall, Nutley, East Sussex. The proposed development aims to free up the availability of the main hall, which is currently used by Little Deers Nutley Preschool, for other community users.
- 5.2 The application site is within an accessible location with excellent sustainable travel opportunities available to current and future pupils and parents. An assessment of PIA data within the vicinity of the site does not indicate any safety concerns that would be exacerbated as a result of the proposed development or pose a concern for future site users.
- 5.3 The proposed development will optimise the use of space on site providing dedicated space for the preschool. The Primary School also benefit from the proposed development with the addition of changing room facilities located adjacent to the schools playing fields.
- 5.4 Current car parking provision meets the Wealden District Council's car parking standards and the proposed development will not result in an increase of trips on to the local road network.
- 5.5 This Transport Statement has demonstrated that the proposed development would not have a significant impact on the local road network and would represent a great opportunity for a sustainable education development. We would therefore encourage Wealden District Council to look favourably upon this application from a highway's perspective.