

**HADLOW DOWN  
COMMUNITY CENTRE  
COMMITTEE**

**MONSON**

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Structural Engineering  
Roads & Car Parks  
Traffic & Flood Risk Assessments  
Water & Drainage Engineering  
Technical Audits & Assessments

**HADLOW DOWN COMMUNITY  
CENTRE  
HADLOW DOWN  
EAST SUSSEX**

**NEW COMMUNITY CENTRE  
DEVELOPMENT**

**TRANSPORT STATEMENT**

**Issue      B**  
**Date        26<sup>th</sup> October 2018**  
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**Job No     8600S**



Registered No. FS 37624

**HADLOW DOWN VILLAGE HALL  
HADLOW DOWN, EAST SUSSEX  
New Community Centre Development  
Transport Statement**

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**1.00 Introduction**

- 1.01 This Transport Statement (TS) is prepared in support of a Planning Application being made on behalf of Hadlow Down Community Centre Committee (HDCCC) for development of a new Community Centre to replace an existing village hall and sports pavilion in Hadlow Down.
- 1.02 There is currently an existing Village Hall which is located to the north of Hall Lane near the centre of the village. The existing sports pavilion lies off School Lane on Hadlow Down Playing Fields at the north-western end of the village. Both the existing facilities are dated and not up to current standards which limits their use.
- 1.03 The existing village hall is to be demolished and possibly housing erected on the site but this will be subject to community approval being provided at the appropriate time. This is subject of a separate planning application. The existing sports pavilion is to be removed and a new Community Centre constructed to replace both the Village Hall and the Sports Pavilion.
- 1.04 The TS considers the likely increase in trip generation resulting from the proposal and any effect this may have on the local highway network. It looks at the particular transport characteristics of this type of development, considers how they will impact on the network and considers what mitigation measures could be put in place to reduce any impact.
- 1.05 Being located within Wealden District Council area the issue of the impact of additional trips on the Ashdown Forest SPA must be taken into account and this has been considered in our assessment of the likely user profile for this development.
- 1.06 Monson Engineering Ltd was commissioned by HDCCC to prepare the TS and it should be read in association with the other documents submitted to support the application in particular, the Report to Inform the Habitats Regulations Assessment.

**2.00 Site Context****Existing Development Site**

- 2.01 The development site is located to the west of School Lane at the north-western end of the village of Hadlow Down in East Sussex.
- 2.02 The overall site is known as Hadlow Down Playing Field and comprises a play area for young children, an existing pavilion/changing facilities and a cricket square and football pitch. There is no formalised parking on site but parking does take place close to the pavilion and play area with access by means of gravel access roads.
- 2.03 Access to the site for vehicles is by means of a gated access at the southern end of the frontage onto School Lane and there is a separate pedestrian access which links with the footway which runs along the western side of School Lane to the village centre.
- 2.04 The existing village Hall is a dated single storey building located off Hall Lane to the east of this site. It is to be demolished and possibly housing erected on the site but this will be subject to community approval being provided at the appropriate time which is subject of a separate planning application.
- 2.05 School Lane to the north of the site is a typical country lane running eventually to the south of Crowborough at Jarvis Brook. It has no footways or street lighting and is subject to a 60mph (derestricted speed limit) just to the north of the site access. To the south, it serves to provide access to mostly residential properties as well as a couple of cul-de-sacs, has a footway on the western side and no street lighting but is subject to a 30mph speed limit and joins the A272 at a priority junction some 475m to the south-east. The village of Hadlow Down itself is located around the A272, School Lane and Wilderness Lane with School Lane/A272 junction effectively forming the centre.

**The Proposal**

- 2.06 A new Community Centre is to be constructed which will provide up to date replacements for the existing sport pavilion and village hall facilities in a two storey building together with provision of 43 on site car parking spaces, including 4 disabled spaces as well as secure and covered cycle parking for 10 cycles. Some of the car parking spaces will incorporate electric charging points.
- 2.07 Overall the GIA of the new building will be 807.3sqm which compares with 296.5sqm GIA of the existing Village Hall and Sports Pavilion. On the face of it this appears to be a significant increase in area however it needs to be borne in mind that the existing facilities do not meet current standards. In particular the new Sport Pavilion element amounts to 373.9sqm compared with 89.54sqm previously but this is needed to meet the current standards for changing facilities identified by Sport England and will provide significantly improved welfare facilities for users of the football and cricket pitches. It should be noted that the number of pitches available will not change therefore there will be no increase in usage and hence users, they will just enjoy better facilities.
- 2.08 Likewise the ancillary facilities provided to support the Village Hall element are not up to current standards. These new ancillary facilities amount to 239sqm GIA and include the toilets, kitchen, storage, plant room and circulation areas compared with 85.1sqm in the old Village Hall.
- 2.09 The Hall area amounts to 194.4sqm compared with the old Hall area of 116sqm GIA.
- 2.10 It should be also be noted that an extension of the Village Hall amounting to a further 108sqm was approved under a PDR application. It was intended as an extension to the main hall but not progressed. Had it been built then we would now be looking at a much smaller increase in Hall area, possibly even parity, as most of the extension area was intended as Hall.
- 2.11 In carrying out this assessment we have not included the additional 108sqm in the “existing” use and considered the actual situation that currently exists.

**3.00 Transport Context**

3.01 Lying as it does to the north-west of Hadlow Down village, the facilities are intended to improve upon existing facilities on the same site or at the existing Village Hall at the centre of the village. They are intended to serve the residents in the village as well as some living in outlying communities within close proximity to the village. The site lies a short distance from the cross roads of A272 and School Lane, The A272 being on a bus route.

**Public Transport**

3.02 Bus services run along the A272 from Hadlow Down to Uckfield but is restricted as follows: - There is no bus service on Tues, Thurs, Sat and Sunday. The service on Mon, Wed and Fri is comprised of:

- i) from Uckfield two departures – 10.30 and 13.10
- ii) from Hadlow Down 10.50 and 13.30.

The 248 service is operated by Community Services for the Lewes Area and the bus stops are located close to the Hall Road.

<https://bustimes.org/services/248-uckfield-buxted-hadlow-down?date=2018-05-18>

3.03 The nearest station to the site is school is Buxted station is approx. 3.5km away to the west. The occasional buses pass this station however there is no continuous footway between the site and the station. The station also has covered cycle storage facilities and regular services are run by Southern Trains on the Uckfield to London Victoria/London Bridge line also serving Crowborough.

<https://www.southernrailway.com/travel-information/plan-your-journey/timetables?stationid=390ba76f3b334f3a985478dac8fc1566>

**Cycling**

3.04 The topography of the immediate area of the village is suitable for cycling to be an option for accessing the Community Hall and secure and covered cycle parking is to be provided as part of the proposal. There are no cycle lanes in the immediate vicinity but East Sussex County Council actively supports cycling.

<https://www.eastsussex.gov.uk/leisureandtourism/countryside/cycling/guidesandmaps/>

**4.00 User Profile**

- 4.01 The intention of the redevelopment is to provide improved facilities for the use of the village for community, support and leisure activities. The current facilities are dated and, particularly the sports facilities, not up to current standards. The HDCCC is aware that a number of clubs and societies have been lost to the village due to the inadequacy of these facilities.
- 4.02 Bob Lake, Chair of the HDCCC, has put together a brief summary of the current position regarding the operation of both the Village Hall and the Sports Pavilion and this is included in Appendix B.
- 4.03 It can be seen from the summary that, for reasons of temperature, inadequate storage facilities, too small a main hall space and lack of height, no changing facilities, the following groups/activities were 'lost' to the current village hall:-  
Playgroup and Toddlers Groups, 'Tumble Tots', Scouts, Badminton, Pilates and Yoga, Ballet class for older people, Spinners and Weavers and Adult Education.
- 4.04 In order to access the groups and activities in 4.02, villagers have to travel outside the village to other towns/villages providing these facilities and the intention is that these groups could return to the village by using the Community Centre. It is assumed that by returning these to the village it will reduce the number of trips being made or at worst reduce the distance being travelled to access them.

**5.00 Trip Assessment**

5.01 It is normal for trip generation assessments to be made for new developments using the TRICS database system. The TRICS system relies on the selection of a number of parameters to compare the existing and proposed uses and does contain data for community centres.

5.02 For the purposes of this assessment we have used the following classification for the proposed use:-

Proposed use: -      07      Leisure  
                              Q      Community Centre

The results of the assessment are shown in Appendix C.

5.03 For the purposes of the assessment we have considered the fact that much of the redevelopment work amounts improving the standard of the existing facilities and, particularly in the case of the sports facilities, is unlikely to generate any additional trips. This also applies to part of the Hall facilities such as storage, toilets and kitchen for example.

5.04 The assessment therefore comes down to the difference in the Hall element itself and the Hall area amounts to 194.4sqm. This compares with the old Hall area of 116sqm GIA and is therefore an additional 78.4sqm.

5.05 TRICS has limited data on Community Centres with none being located in Freestanding locations and only 1 in and Edge of Town location which TRICS guidance gives as the most suitable alternative. The result of the assessment for an additional 78.4sqm is an additional trip rate of 5.651 trips per day/100sqm or an additional 5 trips per day.

5.06 TRICS has a number of shortcoming in this instance. As well as the lack of Freestanding sites, the only site compatible is 20 times the size of the additional Hall area in our proposal. The site in question had no trips after 19:00 when it is assumed, some of the intended activities will take place in the new facility.



**6.00 Travel Plan Measures**

- 6.01 By providing the improved village facility it is anticipated that increased use will be made by local residents, many of whom will currently travel out of the village to access the facilities/activities currently not provided. It is therefore reasonable to assume, that any “additional” trips identified by the assessment are already on the local network but accessing facilities further away and therefore covering greater distances, many of the trips being towards the Ashdown Forest.
- 6.02 The new Community Centre will have a notice board within it and a page on the Hadlow Down Parish website and social media platforms such as Facebook. Travel Plan initiatives will be advertised on these and advised to potential users. As most will be from the village, it is expected that many will walk as there are footway from most of the residential properties in the village.
- 6.03 It is also expected that those arriving by car will often car share. Sports teams are known for this but the notice board and website will have a facility for those offering/seeking a lift to the various functions/activities to advertise the fact and get potential sharers in touch.
- 6.04 Cycle facilities are provided and will offer a convenient form of transport for locals and electric charging points will be provided for some of the car parking spaces..

**7.00 Habitats Regulations Assessment**

7.01 AECOM Infrastructure & Environment UK Limited, have prepared a report to inform the Habitats Regulations Assessment which referenced the trip information contained in this TS.

7.02 They concluded the following:-

It is considered that the competent authority would be able to draw a conclusion of no adverse effect on the integrity of Ashdown Forest SAC and SPA alone or in combination with other plans and projects based on the following:

- The Community Centre is not expected to result in a net increase in trip generation since the very small number of 'additional' trips that might be associated with the improved facility are expected to be more than offset by the redistribution of existing trips, as more local residents return to the village to participate in local groups and activities. Moreover, the Committee will include electric vehicle charging points as part of the development (although this is not specifically being included as 'mitigation' for the SAC/SPA but rather as a generally positive air quality measure) and the facility is unlikely to draw users from the opposite side of Ashdown Forest to Hadlow Down (and which might traverse the SAC/SPA to visit the Community Centre) due to a combination of distance and the existence of other facilities much closer to Ashdown Forest.
- The Community Centre is not delivering a net increase in residential population of Hadlow Down and would therefore not contribute to additional recreational pressure on the SAC or SPA.

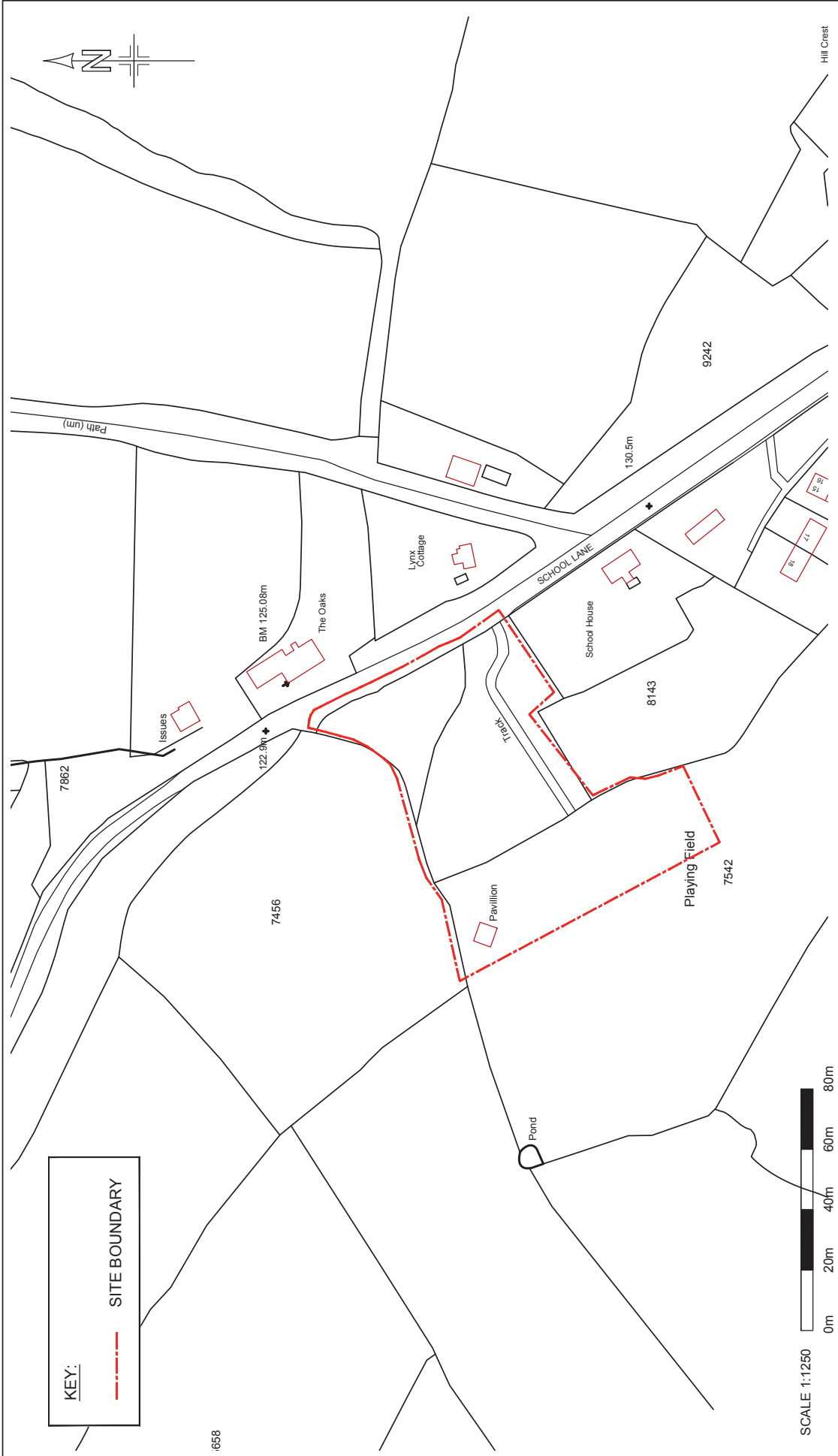
**8.00 Conclusions**

- 8.01 It can be seen from the TS that the proposal is principally to provide improved facilities to replace the existing Village Hall and Sports Pavilion which are dated and not up to current standards.
- 8.02 It is expected that any additional trips will be negligible in number as identified by the TRICS assessment (5 per day), and it is likely that these trips are already on the local network accessing more distant facilities. Following the development, recently lost groups/activities will be able to return to the village which could reduce the number of trips on the network and allow resident to walk to their local facility rather than drive to other villages/towns.
- 8.03 Although frequently used, village facilities are unlikely to be used all day every day and for much of the time there will be no traffic.
- 8.04 It should be noted that an extension of the existing Village Hall amounting to a further 108sqm was approved under a PDR application. Had it been built then we would now be looking at a much smaller increase in Hall area, possibly even parity, as most of the extension area was intended as Hall.

**Appendices**

- Appendix A - Site Plans  
Appendix B - Current Usage  
Appendix C – TRICS Assessment

**Appendix A - Site Plans**



**KEY:**  
 - - - - - SITE BOUNDARY

SCALE 1:1250  
 0m 20m 40m 60m 80m

- Notes:**
1. This drawing to be read in conjunction with all other relevant Monson drawings and specifications, any discrepancies to be reported to Monson prior to any fabrication or work commencing on site.
  2. Do not scale this drawing use figured dimensions only
  3. All dimensions in millimetres, all levels in metres.

Issue	By	Date	Amendments
A	DT	09/10/18	Original issue

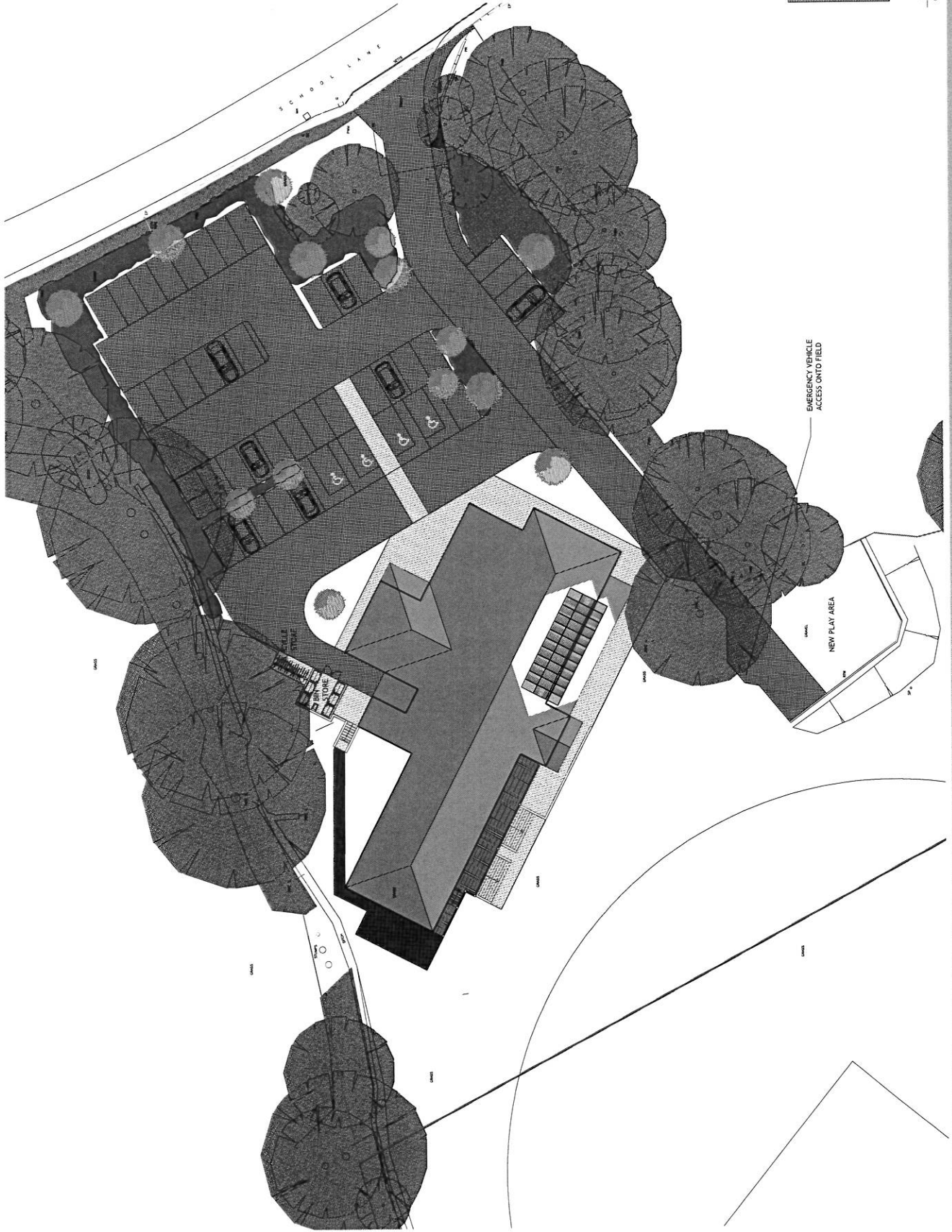
**MONSON**  
 Broadway Chambers, High Street, Cowborough, East Sussex TN6 1DF  
 Tel: 01323 837700 Fax: 01323 837701  
 E-mail: enquiries@monson.co.uk

**Project:**  
 Hadlow Down Community Centre  
 School Lane  
 Hadlow Down  
 TN22 4JE

**Drawing Status:**  
 PRELIMINARY

**Description:**  
 Site Location Plan

**Scale:** 1:1250  
**Dwg No:** 8600S/302  
**Issue:** A



**Parking Standards**  
Gross Internal Floor Area (GIA) = 824,7m<sup>2</sup>  
43 Car Parking Spaces provided  
14 Bicycle Parking Spaces provided



HADLOW DOWN VILLAGE HALL,  
SCHOOL LANE, HADLOW DOWN, EAST SUSSEX

# NEW COMMUNITY HALL

SCALE: 1:200 @ A1  
SITE LAYOUT AS PROVIDED  
DWG NO. 18/17/17/17  
SEPTEMBER 2018

DRAWING:  
SITE LAYOUT AS PROVIDED  
DWG NO. 18/17/17/17  
SEPTEMBER 2018



## **Appendix B – Current Usage**

Regular bookings including TN22 Clubs, Variety Club, Short Mat Bowls, the Parish Council, Dance and Exercise groups, Film Nights etc - there were approximately 700 individual sessions booked and there is something going on in the hall virtually everyday of the week except Sundays but these are booked for at least two Sundays in the month with a dance group or children's party!

Casual bookings e.g. Parties, Public meetings, Markets (3 a year), Small 'business' meetings in the committee room, Election Days and School bookings – there were 58 bookings (of these 11 were children's parties and 9 of those were for local children; in addition St Mark's CE School booked 12 sessions to cover rehearsals for the school play and performances and a couple of children's discos.

Where do our customers come from:

Most people come from Hadlow Down or the surrounding area i.e. Buxted, Five Ashes, Framfield. However groups like the TN22 Clubs draw members and volunteers from a wider area: Crowborough, Uckfield, Broad Oak and Heathfield.

The Short Mat Bowls Club members are mainly from Heathfield and Uckfield and there are now three members from Hadlow Down out of approximately 15 members.

The Horticultural Society members come from Hadlow Down, Buxted or Five Ashes.

The Dancing and Exercise groups are from Hadlow Down, Heathfield, Mayfield and Heathfield, mainly because M&H Dance cover this area and their clients like to follow Mike and Heather. I've still to find out about the Lindyhop group who are fairly recent additions to the regular bookings.

The Beaver Group are local children mainly.

Hadlow Down Variety Club has a membership of over 50 people and only 9 live outside the parish – Horam (3), Buxted (2), Tunbridge Wells (1), Hailsham(1), Uckfield (1) and Sedlescombe (1).

Groups lost as a result of inadequate facilities:

For reasons of temperature, inadequate storage facilities, too small a main hall space and lack of height, no changing facilities, the following groups/activities were 'lost' to the current village hall:- Playgroup and Toddlers Groups, 'Tumble Tots', Scouts, Badminton, Pilates and Yoga, Ballet class for older people, Spinners and Weavers and Adult Education.

**Playing Field usage for January – December 2017**

- i) Cricket – *Hadlow Down & Mouluscoomb Cricket Club* (12 matches) – opponents included: Mayfield, Bodiam, Selmeston, St Peter's (Brighton), East Dean, Willingdon, Jevington, Lewes St Michael's, Robertsbridge, Exiles (London), Eastbourne, Blackboys; *Buxted Park 4<sup>th</sup> XI* (8 matches) – opponents included: Ringmer, Crowborough, Isfield, Newhaven, Little Common, Barcombe, Hailsham, St Peter's (Brighton); *Buxted Park CC Juniors* (8 matches) – opponents included: Laughton, Bexhill, Eastbourne, Crowhurst Park, Hailsham, Hastings, Pevensey, Bell Yew Green.
- ii) Football – to be used by Broad Oak & Horam JFC and Maresfield Dynamos JFC – July 2018 onwards
- iii) Other events: Big Village Party (100 local people in attendance), Firework & Bonfire Evening (800 people in attendance); fund raising – 4 events (90 local people in attendance)

Parish-wide 'Door to Door Survey conducted in 2011 – activity findings:

These are the activities that people indicated that they would like to take part in should a new hall be built:

Keep-fit 131  
Dancing 97  
Short Mat Bowls 44  
Badminton 44  
Adult Education 101  
Drama 87  
Bridge 21  
Martial arts 40.  
TN22 Lunch club 32  
Computer Club 48



## **The new Community Centre (Village Hall)**

Main hall space – the dimensions are taken directly from Sport England’s guidance note entitled ‘Village and Community Halls’ published in 2001. It recommends a footprint of 18 metres by 10 metres; this allows for the provision of a standard-sized badminton court of 13.4 metres by 6.1 metres with run-off areas of widths of 2 metres at the ends and 1.5 metres to the sides. The required height of the hall should be 6.1 metres. In addition, the space will accommodate the laying of three short mat bowls mats rather than the two that exist at the moment. The length of the current hall space is only 14 metres.

Sports pavilion and changing – guidance notes that set out the required specifications by Sport England, the English Cricket Board and Football Association (Clubhouse Design Guidance Notes – 2016) indicate the following:

### **Dimensions**

The changing accommodation should be big enough to accommodate the largest number of players likely to use the room. This may include substitutes, coaches and, where applicable, a physiotherapist. The minimum size of the changing area within a changing room (i.e. excluding showers and toilets) can be calculated at 1.0 m<sup>2</sup> per person. However, cricket requires 1.2 m<sup>2</sup> minimum for players carrying kit bags and there may be a wish to provide more space for adult teams and the home team changing rooms.

### **Specific Sports’ Requirements**

The space requirements for players, substitutes and their equipment vary from sport to sport. The NGB recommendations for minimum changing areas within changing rooms for the principal sports are as follows:

Association Football 16 m<sup>2</sup>

Cricket 20 m<sup>2</sup>

Bob Lake on behalf of Hadlow Down Community Centre Committee - 6<sup>th</sup> March 2018

## **Appendix C – Trip Assessment**

**Proposed Use:** - Community Centre 78.4sqm (additional space)

Trip number information from TRICS database taking the following parameters:-

Land Use Class - 07 - Leisure  
Category - Q – Community Centre  
Region - England excluding Greater London  
Locations taken - Edge of Town (As Good Practice Guide)  
Survey days - Monday to Friday only  
Assessed on - GFA

This gives the following two way trip generation:-

$$5.651\text{trips/day}/100\text{sqm} \quad \times \quad 78.4\text{sqm} \quad = \quad 5 \text{ trips per day}$$

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 07 - LEISURE  
Category : Q - COMMUNITY CENTRE  
VEHICLES

Selected regions and areas:

06 WEST MIDLANDS  
SH SHROPSHIRE 1 days

Secondary Filtering selection:

Parameter: Gross floor area  
Actual Range: 1486 to 1486 (units: sqm)  
Range Selected by User: 210 to 2329 (units: sqm)

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/10 to 10/05/17

Selected survey days:

Thursday 1 days

Selected survey types:

Manual count 1 days  
Directional ATC Count 0 days

Selected Locations:

Edge of Town 1

Selected Location Sub Categories:

Residential Zone 1

LIST OF SITES relevant to selection parameters

1	SH-07-Q-01 SOUTHGATE SUTTON HILL TELFORD Edge of Town Residential Zone Total Gross floor area:	COMMUNITY CENTRE	SHROPSHIRE	1486 sqm
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TRIP RATE for Land Use 07 - LEISURE/Q - COMMUNITY CENTRE

VEHICLES

Calculation factor: 100 sqm

Estimated TRIP rate value per 78.4 SQM shown in shaded columns

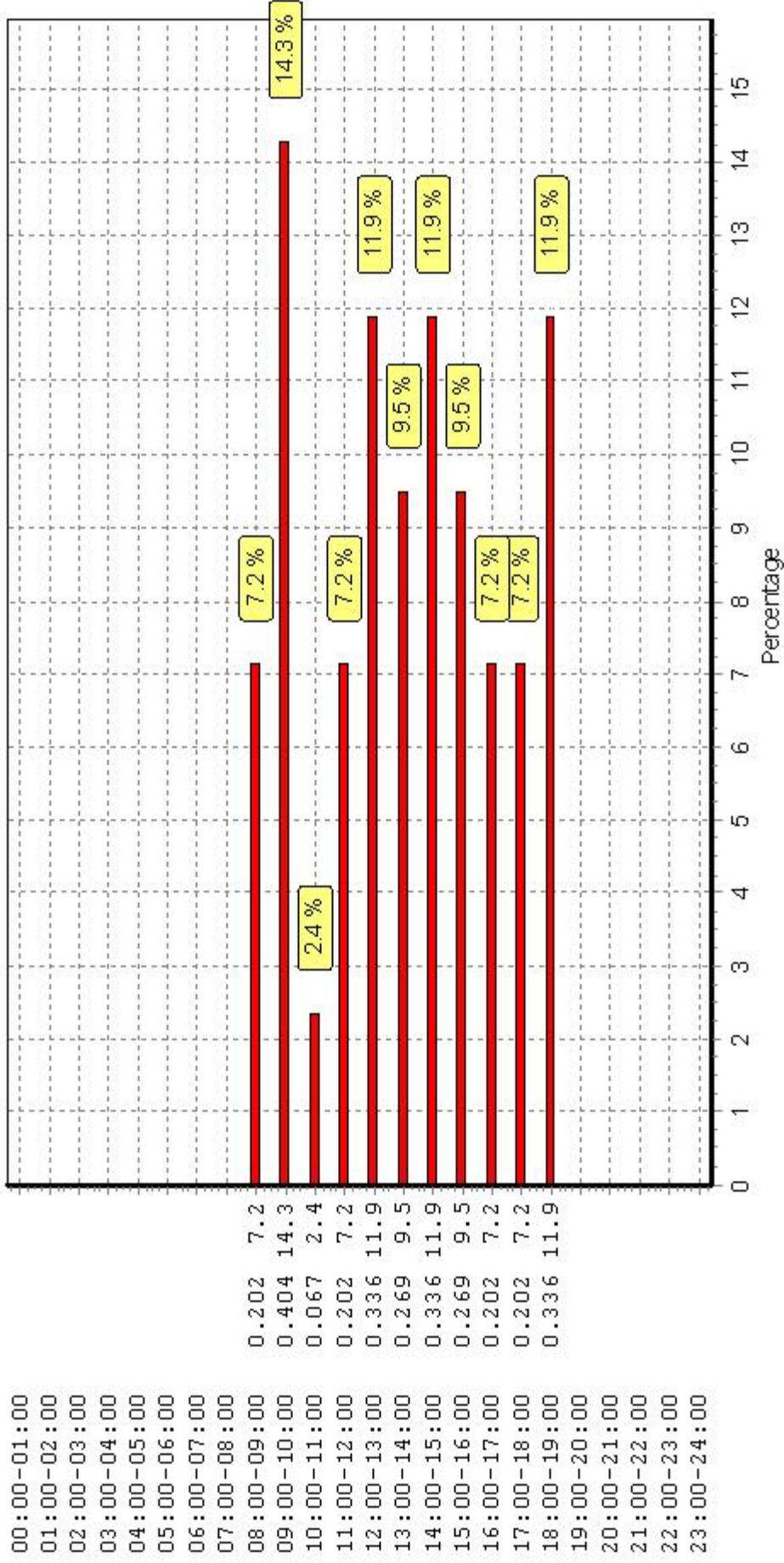
BOLD print indicates peak (busiest) period

Time Range	ARRIVALS				DEPARTURES				TOTALS			
	No. Days	Ave. GFA	Trip Rate	Estimated Trip Rate	No. Days	Ave. GFA	Trip Rate	Estimated Trip Rate	No. Days	Ave. GFA	Trip Rate	Estimated Trip Rate
00:00 - 01:00												
01:00 - 02:00												
02:00 - 03:00												
03:00 - 04:00												
04:00 - 05:00												
05:00 - 06:00												
06:00 - 07:00												
07:00 - 08:00												
08:00 - 09:00	1	1486	0.202	0.158	1	1486	0.000	0.000	1	1486	0.202	0.158
09:00 - 10:00	1	1486	0.404	0.317	1	1486	0.202	0.158	1	1486	0.606	0.475
10:00 - 11:00	1	1486	0.067	0.053	1	1486	0.538	0.422	1	1486	0.605	0.475
11:00 - 12:00	1	1486	0.202	0.158	1	1486	0.135	0.106	1	1486	0.337	0.264
12:00 - 13:00	1	1486	0.336	0.264	1	1486	0.808	0.633	1	1486	1.144	0.897
13:00 - 14:00	1	1486	0.269	0.211	1	1486	0.538	0.422	1	1486	0.807	0.633
14:00 - 15:00	1	1486	0.336	0.264	1	1486	0.067	0.053	1	1486	0.403	0.317
15:00 - 16:00	1	1486	0.269	0.211	1	1486	0.000	0.000	1	1486	0.269	0.211
16:00 - 17:00	1	1486	0.202	0.158	1	1486	0.067	0.053	1	1486	0.269	0.211
17:00 - 18:00	1	1486	0.202	0.158	1	1486	0.336	0.264	1	1486	0.538	0.422
18:00 - 19:00	1	1486	0.336	0.264	1	1486	0.135	0.106	1	1486	0.471	0.370
19:00 - 20:00	1	1486	0.000	0.000	1	1486	0.000	0.000	1	1486	0.000	0.000
20:00 - 21:00	1	1486	0.000	0.000	1	1486	0.000	0.000	1	1486	0.000	0.000
21:00 - 22:00	1	1486	0.000	0.000	1	1486	0.000	0.000	1	1486	0.000	0.000
22:00 - 23:00												
23:00 - 24:00												
<b>Total Rates:</b>			2.825	2.216			2.826	2.217			5.651	4.433

Parameter summary

Trip rate parameter range selected:	1486 - 1486 (units: sqm)
Survey date date range:	01/01/10 - 10/05/17
Number of weekdays (Monday-Friday):	1
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	0
Surveys manually removed from selection:	0

TRIP RATE GRAPH - ARRIVALS FOR SITE: SH07-Q-01 VEHICLES



TRIP RATE GRAPH - DEPARTURES FOR SITE: SH07-Q-01 VEHICLES

