

**Committee:** Regulatory Planning Committee

**Date:** 15 October 2025

**Report by:** Director of Communities, Economy and Transport

**Title of Report:** Traffic Regulation Order – Cooksbridge Road, Hamsey Lane and Chatfield Close, Cooksbridge

**Purpose of Report:** To consider the objections received in response to the formal consultation on the draft Traffic Regulation Order associated with the development of Chatsfield Yard, Cooksbridge Road, Cooksbridge.

**Contact Officer:** Mark Weston – 01273 482242

**Local Member:** Councillor Milligan

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## **RECOMMENDATIONS:**

The Planning Committee is recommended to:

- 1) Not uphold the objections to the draft Order as set out in paragraph 2.3 of this report; and
  - 2) Recommend to the Director of Communities, Economy and Transport that the Traffic Regulation Order be made as advertised.
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## **CONSIDERATION BY DIRECTOR OF COMMUNITIES, ECONOMY AND TRANSPORT.**

### **1. Introduction**

1.1 Planning permission for a residential development of 27 dwellings at Chatsfield Yard, Cooksbridge Road, Cooksbridge, BN8 4SJ was granted by Lewes District Council in June 2017 (Planning application reference LW/16/0935).

1.2 The planning permission secured an agreement to provide a new site access as well as a new footway, parking layby and pedestrian island north of the site access. In addition, parking spaces for the existing properties fronting Cooksbridge Road, known as Wellington Cottages, were to be provided within the site for the use of the existing residents.

1.3 The independent Road Safety Audit carried out as part of the sign-off process for the highway works identified an issue regarding potential obstruction of the visibility splay for drivers exiting Chatfield Close when vehicles are parked on Cooksbridge Road to the south side of the junction. Hamsey Parish Council has also raised this as a concern. As a result, funds were obtained from the Developer to enable a Traffic Regulation Order (TRO) to be progressed to restrict waiting at the junction.

1.4 In addition, the Parish Council later also identified concerns with parking outside Hamsey School and in Hamsey Lane, which could adversely affect road safety. As a TRO was being taken forward for the Chatfield Close junction it was considered sensible to include all the requested restrictions in one proposal.

1.5 An initial consultation for the proposed waiting restrictions was carried out between 4 June 2024 and 26 June 2024 with the Parish Council, County Councillor, and statutory consultees including the emergency services and bus companies. No objections were received to this consultation.

1.6 On 13 September 2024, the County Council gave notice under the relevant sections of the Road Traffic Regulation Act 1984 (as amended), that it was proposing to make a Traffic Regulation Order. A copy of the draft Traffic Regulation Order is included in Appendix 1. A copy of the advertised Notice of proposals was placed on posts in Cooksbridge Road, letters were delivered to directly affected properties and copies of the proposals were also placed on deposit in County Hall reception for viewing by members of the public and on the County Council's Consultation website. In addition, the Public Notice was advertised in the local newspaper (Sussex Express) on 13 September 2024. Statutory Consultees were also contacted again to make them aware of the formal consultation. The formal period for representations ended on 4 October 2024.

1.7 The proposals are as follows:

**No Waiting At Any Time** in the following roads in Cooksbridge:

Cooksbridge Road	East side	From the southern kerbline of Hamsey Lane southwards for 16 metres
	East side	From the northern kerbline of Hamsey Lane northwards for 16 metres
	West side	From the southern kerbline of Chatfield Close southwards for 42 metres
	West side	From the northern kerbline of Chatfield Close northwards for 12 metres
Hamsey Lane	Both sides	from the junction with A275 Cooksbridge Road eastwards for 20 metres
Chatfield Close	Both sides	from the junction with A275 Cooksbridge Road westwards for 5.5 metres

**2. Comments and Appraisal**

2.1 During the formal consultation period, 12 items of correspondence were received. Nine supporting the proposal and 3 objecting to it. Full copies of the correspondence received and officers' responses have been made available in the Members' room and have also been made available to the Members of the Planning Committee in electronic format.

2.2 Those in favour of the proposed restrictions included the Parish Council, Head Teacher of Hamsey CP School and a number of local residents. They feel the proposal will improve road safety by ensuring adequate visibility when exiting Chatsfield Close,

helping deter parking on footways and near the school as well as providing more and safer opportunities for pedestrians crossing the road.

2.3 Objections were received from local residents and a parent whose child attends Hamsey CP School. The objections were on the basis that:

- The proposals don't go far enough and should include the entire south east side of Cooksbridge Road from the school to Hamsey Lane.
- Parents do bump up on the pavement but always allowing enough room for pushchairs, bikes etc
- Having the cars bump up on the pavement actually reduces the speed of the cars therefore makes it safer for the children going in or coming out of school.
- The double yellow lines would only achieve the intake of the school going down due to poor parking.
- Vehicular access exists and is needed for a property that fronts the road. Additionally, loading and unloading is required for this property. The active planning consent for this property confirms parking on the brick frontage, within the curtilage of the property. In view of this, access across the parking restrictions will be required as it appears to have been included on the east side.

2.4 Having considered the objections; officers are satisfied that there are not sufficient grounds for the proposals to be withdrawn for the reasons set out in paragraphs 2.5 to 2.8 below.

2.5 The Road Safety Audit raised concerns that the visibility for drivers exiting Chatfield Close is significantly impaired when vehicles are parked on Cooksbridge Road to the south side of the junction. This creates hazardous conditions for both drivers exiting Chatfield Close and for other traffic travelling on Cooksbridge Road.

2.6 Concerns have also been raised that parking on Hamsey Lane, too close to its junction with Cooksbridge Road, has caused obstruction preventing access into Hamsey Lane for refuse vehicles and farm vehicles.

2.7 Concerns have been raised that during school pick up and drop off times vehicles are frequently parked in such a way that visibility and the safe passage of traffic is obstructed. This creates hazardous conditions for both pedestrians and other traffic using the road.

2.8 The proposed restrictions do not prevent access to garages and allow for active loading and/or unloading for a short period of time. Parking on the brick frontage outside Wellington Cottages would be removed by the installation of double yellow lines as the area is public highway so would be covered by the parking restrictions. The status of this area has been checked by the Highway Land Information Team to ensure the status is correct, which it is deemed to be. It should be noted that any parking in this area blocks not only visibility for vehicles exiting Chatsfield Close, but also means pedestrians have to walk in the road as the area is quite narrow. Residents of Wellington Cottages have also been offered alternative parking provision at the rear of their properties in the Chatsfield Close development which was secured as part of the planning permission granted.

### **3. Conclusion and reasons for recommendation**

3.1 The proposed restrictions have been designed to prevent parking at potentially hazardous locations to improve road safety in the area of Chatfield Close and Hamsey Primary School. The Order is therefore proposed to prevent the likelihood of danger to persons or traffic using the road and to facilitate the passage of traffic.

3.2 It is therefore recommended for the reasons set out in the report, that the Planning Committee does not uphold the objections, and recommends to the Director of Communities, Economy and Transport that the Traffic Regulation Order be made as advertised.

**RUPERT CLUBB**

Director of Communities, Economy and Transport

### **BACKGROUND DOCUMENTS**

None