

ref:321/RIBA workstage 3:

Supporting Statement

**Proposed widening to existing driveway together with new brick pier to match height of existing and close boarded fence modified to suit new layout
at
Worth Lodge cottage, High Street Balcombe**

- Seeking to widen existing driveway with a new brick pier 1.9m x 0.5m to match existing and extend existing gravel surface to match existing, together with modified closed boarded fence to suit new layout.
- The existing driveway gives access to the B2110. This is a classified road which had historically a speed limit of 60mph that on 29th October 2025 was reduced to 40mph.
- The applicants would like to widen the driveway to the east to give safer access. The visibility splay to the east is clear for the highways requirement of 120 metres when set back 2.4 metres from the highway edge.
- Historically Worth Lodge Cottage had a vehicular access further to the east which was de-commissioned in 2014 (shown on drawings refs; 321.EXG.01 and 321.PL.01) which was a distance of 143 metres away from the junction. This proposal seeks to increase the vehicular access width to the east but will remain (at its' nearest point) 157 metres away from the junction with the B2036.

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