

Supporting Planning Statement for Extension of Dropped Kerb at 13 Francis Road, Lindfield, West Sussex

1. Introduction

This supporting statement accompanies the application for permission to extend the existing dropped kerb at 13 Francis Road, Lindfield. The purpose of the proposed works is to improve access and safety for the property owner when entering and exiting the driveway, particularly given the constrained layout and the proximity to a busy public car park and the often dangerous situation where cars are parked in and around the property making visibility an issue.

2. Site Description

13 Francis Road is a residential property located adjacent to a public car park and close to other residential dwellings. The property benefits from a private driveway leading to an off-street parking area in front of the house. The existing dropped kerb provides limited access width, which makes manoeuvring difficult, especially when the public car park and nearby street parking are in heavy use. Vehicles are also often parked to the front and side of the property (see photos below) making access almost impossible currently without potentially damaging the applicants vehicle.

3. Proposal

The proposal seeks to **extend the existing dropped kerb** by 1.14 metres to provide improved access to the private driveway. No changes are proposed to the existing boundary treatment, garden, or hardstanding/drainage. The works will be carried out in accordance with West Sussex County Council's highway specifications for vehicle crossings.

4. Justification

The proposed extension is required for the following reasons:

- **Safety:** The current narrow dropped kerb width requires the vehicle to make tight turning manoeuvres, often encroaching on the adjoining public car park access area and damaging the boundary treatments and owners vehicle.

This presents safety risks to both pedestrians and other vehicles.

- **Traffic Conditions:** The area around 13 Francis Road experiences high levels of on-street parking due to the adjacent car park vis The Wilderness. Vehicles parked close to the existing driveway further restrict visibility and turning space, creating extremely difficult manoeuvres and potential danger.

- **Accessibility:** The owner of 13 Francis Road is unable to safely and conveniently access/egress the driveway without clear risk of vehicle damage and obstructs smooth entry and exit.
- **Minimal Visual Impact:** The proposed works will be modest in scale and in keeping with standard dropped kerb widths. No material changes are proposed.

5. Planning Policy Compliance

The proposal aligns with local and national planning objectives, including:

- **National Planning Policy Framework (NPPF):** Paragraphs promoting highway safety and accessibility for all users.
- **Mid Sussex District Plan (Policy DP21 - Transport):** Supports development that maintains highway safety and ensures safe and suitable access for all users.
- **West Sussex County Council Guidance on Vehicle Crossovers:** The extended dropped kerb will comply with WSCC standards for construction and visibility.

6. Conclusion

The proposed dropped kerb extension will provide a safe and practical access solution for 13 Francis Road without adversely affecting the character or safety of the surrounding area. It will reduce manoeuvring difficulty, improve pedestrian and vehicular safety, and be constructed in accordance with local highway authority requirements.

Below are a handful of photographs evidencing the parking situation affecting the applicant.



Looking west into public car park.



Vehicles outside number 13.



Vehicles parked outside number 13 making manoeuvres difficult and dangerous.



Packed in cars. Applicant has to reverse blind across public car park entrance. Widening the dropped kerb will allow for more turning options within private driveway.