

OLD BANK CHAMBERS
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Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
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Our reference: A21138

Dear Sir

PROPOSED WIDENING OF THE EXISTING ROAD CARRIAGEWAY BETWEEN THE JOBS LANE JUNCTION AND THE BOLNEY GRANGE INDUSTRIAL PARK ACCESS LAND AT STAIRBRIDGE LANE, ADJOINING BOLNEY GRANGE INDUSTRIAL PARK, STAIRBRIDGE LANE, HICKSTEAD

On behalf of our client London Town Property Holdings Ltd, ASP are submitting a planning application for the proposed widening of the existing road carriageway between the Jobs Lane junction and the access to Bolney Grange Industrial Park.

The application site comprises an existing rural road which currently varies in width from approximately just over 5 metres to just over 6 metres in places. The road is of a typical rural character with no formal kerb provision or defined boundary treatments. The proposed works seek to widen this section of carriageway to provide sufficient width to safely accommodate the movement of two-way traffic, including large goods vehicles.

This application follows the grant of planning permission for the erection of 10x class E(g), B2 and B8 flexible use commercial units including details of access and layout under planning application reference DM/23/3208. As part of the consideration of the future operation of the approved commercial

development, it has been identified that there would be significant benefits to improving the capacity and safety of the existing access route by enabling two-way large goods vehicles along this section of the highway.

The proposed widening would provide an appropriate highway improvement to support the safe and efficient operation of the adjoining business park. The widening would ensure that users of the site don't encounter conflict between opposing vehicles or inappropriate manoeuvring.

This application is supported by a Transport Technical Note prepared by Reeves Transport Planning. This note sets out details of the existing carriageway conditions, including the current highway widths and provides details of the proposed widening profile. Vehicular tracking drawings have also been provided to demonstrate that the proposed carriageway arrangement would allow two large goods vehicles to pass safely. This proposal has been subject to a Stage 1 Road Safety Audit, which has identified no safety concerns.

In addition, the highway improvements have been carefully considered alongside ecological and arboricultural matters. GRS Consultancy has reviewed the proposed works and potential impacts upon existing trees and details have been provided within the submitted Tree Management Plan. Where tree and vegetation removal is required, this has been assessed by Hone Ecology, and the results of these surveys are detailed within the submitted Preliminary Ecological Appraisal report. Furthermore, where trees have been identified as having potential to support bat roosts further assessment has been undertaken through an Elevated Tree Inspection Memo produced by Tom Haley Ecology. These assessments ensure that any potential ecological constraints have been appropriately assessed.

A Biodiversity Net Gain Assessment has also been undertaken and accompanies the application. The applicant will deliver the required +10% biodiversity net gain requirements, in accordance with national planning policy requirements and will do so by purchasing off-site units.

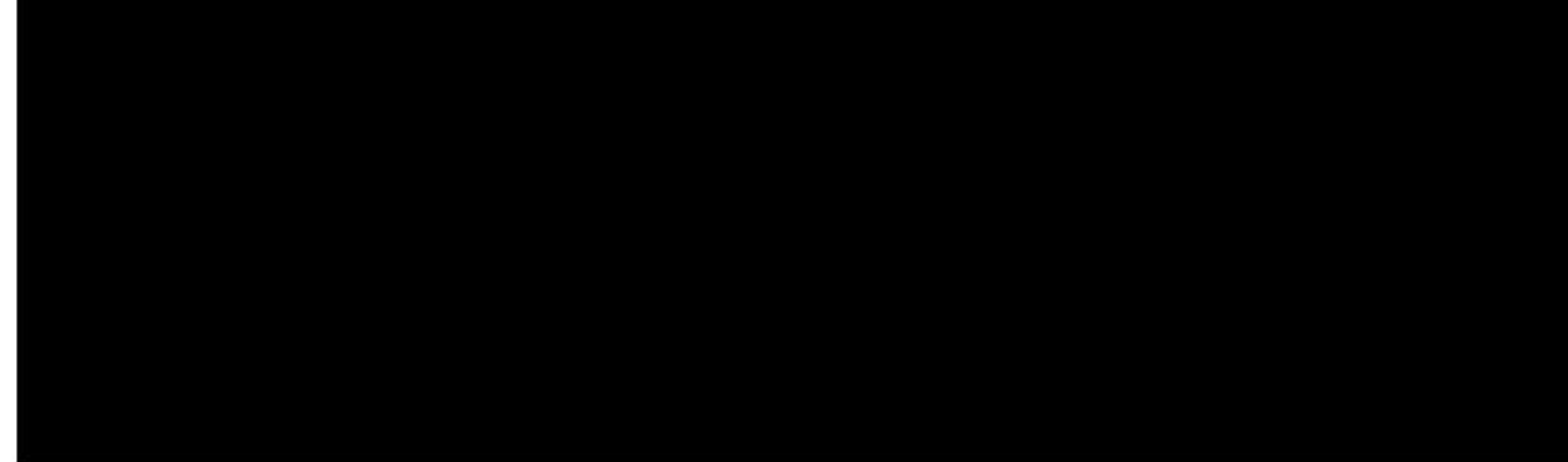
Overall, the proposals represent an appropriate and necessary highway improvement associated with the approved commercial development at Bolney Grange Industrial Park. The works would improve highway safety by allowing two-way vehicle movements for large goods vehicles, while ensuring that potential impacts on trees, ecology and biodiversity have been fully considered and appropriately mitigated.

The submitted information demonstrates that the proposal accords with the relevant national and local planning policy objections, particularly those relating to highway safety, sustainable development and the protection and enhancement of biodiversity.

In view of the above we respectfully request that the council grant planning permission for the proposed development.

I trust the submitted information will be sufficient to enable the validation of the application, and I look forward to receiving confirmation of its registration in due course.

Yours faithfully



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