

Planning Department
Mid Sussex District Council
Oaklands Rd
Haywards Heath
RH16 1SS

26 November 2024
Ref: SL/Let/P2200

Dear Sir, Madam

Full Planning Permission for ‘Resurfacing of existing pathways, provision of new path and installation of ramp to existing pathway, and provision of dropped kerbs’ at Hollands Way, East Grinstead, RH19 3EN.

On behalf of the Applicant, **Clarion Futures**, ECE Planning Ltd have been instructed to prepare a Full Planning Application for the aforementioned development which seeks to improve accessibility and usability at Hollands Way through the resurfacing and redirection of existing pathways and the addition ramp and dropped kerbs.

The Full Planning Application has been submitted online via the Planning Portal reference **PP-13546315** and includes the following documents/drawings:

- Planning Application, CIL and Notice Forms
- Planning Covering Letter
- Architectural Drawings including Site Plan and Sections

The Site

The application site is situated in a well-established residential area, occupying a corner position along Spring Way and Hollands Way.

The site itself consists of a green open space, equipped with various play structures that cater to children of different ages. For added safety, the play area is enclosed by a low-level rail fence, creating a secure environment particularly suited for younger children.

Adjacent to the play area is the Quarry Café & Community Fridge which is a local community café which is run by staff and volunteers. The café likely serves as a meeting point for families visiting the playground.

The site has no policy constraints which would restrict the minor proposals presented in this application.

Please refer to Figure 1 which details the application site.

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Figure 1- The Application Site

Planning History

A search of the Council's planning application register has been undertaken and reveals the following applications pursuant to the site. As follows:

Reference DM/19/4180. Proposal to convert Post Office to 1 residential unit at Stone Quarry, Post Office, Hollands Way, East Grinstead, West Sussex, RH19 3EN. Approved 20 December 2019.

Reference GR/376/86. Singel storey sub post office and shop unit at Land Adjacent 1 Hollands Way, East Grinstead, West Sussex, RH19 3EN. Approved 23 January 1987.

Proposal

This application seeks Full Planning for resurfacing of existing pathways, provision of new path and installation of ramp to existing pathway, and provision of dropped kerbs at Hollands Way, East Grinstead, RH19 3EN.

This application seeks to provide a new path to existing pathway to the stairs to form easier accessibility to the existing lower footpath area. The existing stairs remain as in situ.

The entrance path to the community facilities will be resurfaced with a permanent access ramp installed (replacing a temporary metal ramp) which is adequate but could benefit from being replaced by a permanent structure improving accessibility into the community facility.

The scheme also seeks dropped curbs in two locations along Hollands Way (refer to accompanying plans) for wheelchair and pram users.

For further details, please refer to the submitted planning drawings.

Planning Appraisal

The proposed improvements to Hollands Way aim to significantly enhance accessibility and safety of all members of the community with particular emphasis on those with mobility challenges, parents with prams and the elderly.

The new pathway through via a ramp feature enhances access for those with mobility impairments and anyone requiring level access, making the lower footpath area and surrounding facilities easier to reach. The lower path is also sought to be resurfaced as part of these proposals alongside the paths immediately around the cafe.

Providing a ramped access to the north is expected to provide a more durable and dependable route between the park and community facilities, benefiting all users and reducing maintenance needs over time.

The addition of dropped kerbs in two locations along Hollands Way further improves access, particularly for wheelchair users and families with pushchairs, encouraging more frequent and convenient use of local amenities.

Policy DP28 (Accessibility) of the Mid Sussex Local Plan states,

‘Strategic Objectives: 12) To support sustainable communities which are safe, healthy and inclusive; 13) To provide the amount and type of housing that meets the needs of all sectors of the community; and 14) To create environments that are accessible to all members of the community’.

‘All development will be required to meet and maintain high standards of accessibility so that all users can use them safely and easily’.

The proposed amendments create a more accessible area allowing all members of the community to benefit equally from the park and community facilities. These enhancements not only address existing accessibility challenges but also improve the usability and visual appeal of the area, potentially encouraging increased community use.

In summary, this proposal does not only address accessibility challenges but also enhances the overall usability of the spaces. The improvements at Hollands Way will allow for a more inclusive public space providing community benefits which comply with the criteria in Policy DP28.

Biodiversity Net Gain

As the proposal does not impact a priority habitat and would impact less 25m² of on-site habitat the proposed development is considered below the threshold required under Biodiversity Net Gain Legislation.

Conclusion

The proposal seeks to resurface existing pathways, the provision of a new path and installation of ramp to existing pathway, and provision of dropped kerbs.

The proposed improvements at Hollands Way will significantly enhance accessibility, safety, and visual appeal, benefiting all community members, especially those with mobility challenges.

ECE Planning

The improvements promote the use of the site and contribute positively to the overall functionality and appearance. We therefore ask that the permission is granted without delay.

If you have any further queries or require further information, please contact me on 01903 248777.

Yours sincerely

