

Subject: Addendum to Objection – DM/25/2591 (Amberley Farm, Bishopstone Lane, Ansty)

Dear Ms Cardin,

Following my earlier objection submitted regarding planning application DM/25/2591 (Amberley Farm, Bishopstone Lane, Ansty), I wish to provide this brief addendum after reviewing the Transport Dynamics report recently published in connection with the application.

Assuming this report was commissioned by or on behalf of the applicant (as no clarification has been provided by the Council), I must note that the document contains a significant factual inaccuracy in its Site Context and Existing Situation section. Specifically, at Point 5, the report states:

“Bishopstone Lane is a two-way public highway running from Job’s Lane and the A2300 in the south to the A272 in the north, passing the application site. The A2300 provides access into Burgess Hill to the east and the A23 to the west. To the west the A272 also links to the A23.”

This description is incorrect and misleading. In reality, Bishopstone Lane is a single-track rural road, not a two-way highway. It has very limited passing places, only a few of which are wide enough for SUV-sized vehicles, and none of which provide adequate refuge for larger agricultural or construction vehicles.

The misrepresentation of the road’s true character and capacity is material to the assessment of this planning application, particularly where highway safety, visibility, and suitability of access are concerned. The actual conditions on Bishopstone Lane are wholly inconsistent with the assumptions presented in the report.

Given this, I respectfully request that the Council treat the Transport Dynamics report with caution and seek clarification or correction of its factual inaccuracies before giving it any weight in the determination of this application.

This further reinforces the concerns already raised in my original objection regarding highway safety, access suitability, and the incremental nature of development at Amberley Farm.

Kind regards,

Please note that I accept that Bishopstone Lane is a two way road I.e. it’s not one way. That said, it is single track and not suitable for large vehicles. Additionally, it has very few passing places and these are mainly only possible to high axle

vehicles.