

PLANNING STATEMENT

11 RIDGEHURST DRIVE

HORSHAM

WEST SUSSEX

RH12 1XF

1.0 The Site

- 1.1 The original planning permission provided four parking spaces on the eastern side of the existing access road and two spaces on the western side.
- 1.2 Two of the parking spaces on the eastern side were approved tight to the boundary with the adjoining property at 9 Ridgehurst Drive. The other two spaces were located predominantly within the amenity areas for Plots 1 and 2.
- 1.3 The spaces on the western side of the road were located at right angles to the access road.
- 1.4 The retained access road services both the five new properties as well as 9 Ridgehurst Drive to the north. 9 Ridgehurst Drive is a detached dwelling which has recently been granted approval to create a two storey property which could potentially increase traffic movements through the site.
- 1.5 The residents of 9 Ridgehurst Drive also use the existing access road for pedestrian access through the site and for bin collections, etc.
- 1.6 On the western side there is a pedestrian access to the rear of a property in Hillside but no other properties have any access.

2.0 The Proposals

- 2.1 The proposals seek to reposition the previously approved six parking spaces retaining four to the eastern side and two to the western side of the access road.
- 2.2 The repositioning enables more of the turning and manoeuvring of vehicles to take place beyond the access road which enhances the safety for both pedestrians and other vehicles entering and leaving the site.
- 2.3 The repositioning also creates additional amenity area to Plot 2.

- 2.4 The repositioning also creates more space between the parking spaces and the boundary of 9 Ridgehurst Drive enabling additional planting to be provided against the boundary.
- 2.5 Substantial planting is retained around the parking spaces to the western side of the access road with four new trees as previously approved to the rear of 5 and 7 Ridgehurst Drive.
- 2.6 The repositioning is supported by the adjoining owner at 9 Ridgehurst Drive due to the enhanced road safety created.

3.0 Conclusion

- 3.1 The redesign of the parking spaces enhances safety for both pedestrian and vehicles entering and leaving the site.
- 3.2 The redesign also creates additional amenity area to Plot 2.
- 3.3 Substantial landscaping is retained around the parking spaces to ensure that there is no adverse impact on the adjoining properties. The landscaping is enhanced to the boundary with 9 Ridgehurst Drive.