



DW TRANSPORTATION
TRAFFIC | TRANSPORT | HIGHWAYS

KEY FACTS

Development
Food Store

Client
PH Land & Developments / Spirit Pub Company

Sector
Retail

Location
Uckfield, East Sussex

Planning Authority
Wealden District Council

Description
Transport Assessment, Travel Plan, Site Layout Design and Access Design.

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LAND AT HIGHLANDS INN PUBLIC HOUSE, UCKFIELD

Project Overview

DW Transportation was appointed as the highways and transport consultant to provide the information required to support the planning application for a convenience food store to be developed on part of the land occupied by the Highlands Inn Public House in Uckfield. The client identified a development opportunity, as part of the existing extensive pub car park was surplus to requirements. The site is located within the protection zone of the Ashdown Forest, which was a key consideration when preparing the supporting highways information.

Approach

We developed an excellent relationship with the Council's development control officer at the outset

who we kept in close contact with for the duration of the project. Within the TA we demonstrated that the proposals would have a negligible impact on the environment as a result of a low trip generation. It was demonstrable that the proposals could have an overall benefit by removing food shopping journeys from the Town Centre which is known to have congestion issues.

We provided extensive design input to the scheme ensuring that the anticipated end users requirements to service the development using a full-size articulated lorry could be achieved. To improve safety at the existing site access, we developed a right-turn lane solution which was acceptable to the local highway authority. The solution involved no physical works which meant that the cost of implementing the improvements were kept to a minimum.

The scheme was recommended for approval by the local highway authority although Members resolved to refuse planning permission for non-highways reasons. The scheme was therefore the subject of an appeal, which was allowed and the scheme granted planning permission in February 2015.