

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

<b>TO:</b>	Horsham District Council FAO: Hannah Darley
<b>FROM:</b>	WSSC – Highways Authority
<b>DATE:</b>	2 July 2025
<b>LOCATION:</b>	Greenacres Saucelands Lane Shipley West Sussex RH13 8PU
<b>SUBJECT:</b>	DC/25/0780 Demolition of existing buildings. Erection of four barn style detached dwellings with associated garages utilising existing access together with landscaping.
<b>DATE OF SITE VISIT:</b>	n/a
<b>RECOMMENDATION:</b>	More Information

I refer to your consultation in respect of the above planning application and would provide the following comments.

### Summary

The applicant has provided information in support of the above proposal for 4 dwellings to be accessed via Saucelands Lane. The access is an existing arrangement, although the proposal seeks to make alterations and reduce the access in scale.

This application is supported by a Transport Report submitted by GTA Civils and Transport. The Local Highways Authority has observed the submitted documentation and would make the following comments:

### Visibility

Please can the applicant confirm the visibility splays achievable from the site access as they differ between what is outlined in the Transport Report text and the submitted plan in Appendix B.

The Transport Report outlines that the following splays are achievable:

*North – 31.6mph – 2.4m x 46m to the north-east;*

*South – 32.7mph – 2.4m x 49m to the south-west.*

*The visibility splay drawing, as shown in Appendix B demonstrates that 2.4m x 49m can be achieved in both directions of the site access along Saucelands Lane in either direction of the access, exceeding the visibility splay requirements.*

However, in contrast, the plans provided in Appendix B appear to show:

Visibility to the north west – 2.4m x 49m

Visibility to the south east – 2.4m x 46m

There has been no indication within the submitted plan contained within Appendix B of a second splay showing 49m in both directions as indicated above.

Can the Transport Report and visibility splay diagrams be addressed and clarified please.

I note that within a previous submission of this application, the field to the east of the access was also under control of the applicant, is this still the case for the most recent proposal, is the applicant able to demonstrate that there is no overlap in terms of visibility splays on third party land, should this no longer be the case. We would be looking to ensure that visibility splays can be provided at the site access and maintained in perpetuity.

#### Access Proposals

The Transport Report states that the new form access will reduce the existing access arrangements to a 5m wide bell mouth with 6m kerb radii. I have independently consulted the WSCC Implementation team who would oversee the issuing of a S278 License for these works. If they are minded to provide any additional comments and considerations regarding this proposal, I shall provide a follow-up reply containing this additional information.

#### Conclusion

Please can the Visibility Splay queries be addressed/amended as appropriate and once the information has been provided, please re-consult.

**Jodie Wilkes**  
**West Sussex County Council – Planning Services**