

From: Saskia Lower <slower@ecephanning.com>
Sent: 20 August 2025 16:09:32 UTC+01:00
To: "Amanda.Wilkes" <Amanda.Wilkes@horsham.gov.uk>
Cc: "Lee Goossens" <lg@thehuntergroup.co.uk>; "Chris Barker" <cbarker@ecephanning.com>; "Ollie Thompson" <ollie.thompson@i-transport.co.uk>; "Dominic Smith" <dominic.smith@i-transport.co.uk>
Subject: FW: Stonehouse Farm - DC/25/0403 (Highways)

Afternoon Amanda,

I wanted to keep you fully in the loop regarding the final outstanding point on access. We are currently in direct discussions with Tim Townsend to resolve this. Please see our rebuttal below.

Given that we are liaising directly with Tim, I do not anticipate that any reconsultation will be necessary.

Kind Regards

Saskia Lower AssocRTPI
Senior Planner

ECE Planning

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From: Ollie Thompson <ollie.thompson@i-transport.co.uk>
Sent: 20 August 2025 16:01
To: Tim Townsend <tim.townsend@westsussex.gov.uk>
Cc: Saskia Lower <slower@ecephanning.com>; Dominic Smith <dominic.smith@i-transport.co.uk>
Subject: RE: Stonehouse Farm - DC/25/0403

Hi Tim,

Thanks for sending through your comments and acceptance of the RSA for the former digestion facility.

With regards to the residential development no new accesses are proposed; the existing accesses are to be used, and no modification of the accesses are proposed. The proposed use of the site in a residential capacity is a less intensive use than the historic use of the site, and

therefore no modification of the access is necessary. It is likely that the proposed use on site will result in a daily reduction of nine vehicle movements compared to the existing use on site. The proposal also has the benefit of reducing large vehicle movements along Hammerpond Road; while refuse vehicles will be required to attend the site, these vehicles already attend other neighbouring properties along the road.

A review of CrashMap data for the latest available 25-year period (the full extent of records) has identified that no accidents have been recorded along Hammerpond Road within proximity of the existing access points. This demonstrates that safe and suitable visibility splays to / from the accesses have been and is achieved. There is no reason as to why the accesses will not continue to operate safely.

No modification of the accesses is necessary to satisfy the requirements of the National Planning Policy Framework – i.e. it will not have an unacceptable impact on highway safety. Indeed, the proposals will result in fewer large vehicle movements using Hammerpond Road than would otherwise be the case when used in an agricultural capacity.

I therefore trust that the above justification addresses any comments / queries raised regarding the retained use of these accesses and enables confirmation that the proposal is acceptable in transport / highways terms.

Kind Regards,

Ollie



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From: Tim Townsend <tim.townsend@westsussex.gov.uk>
Sent: 11 August 2025 12:42
To: Dominic Smith <dominic.smith@i-transport.co.uk>
Cc: Saskia Lower <slower@ecephanning.com>; Ollie Thompson <ollie.thompson@i-transport.co.uk>;
Amanda Wilkes <amanda.wilkes@horsham.gov.uk>
Subject: RE: Stonehouse Farm - DC/25/0403

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Hi Dom, Saskia and Ollie,

Thank you for your email below.

I've managed to take a look through the latest information attached to your email that arrived while I was away on annual leave.

With regard to the sight line splays and pedestrian visibility at the access to the former digestion facility to Handcross Road, I can confirm that the details are now acceptable to the Highway Authority. I will update the RSA Decision Log and will send that to you separately from this email.

With regard to the residential properties to the rear of the site proposed to be accessed off Hammerpond Road, my response of the 10 July specifically asked for a plan showing visibility splays at the access points. Taking a look at Google Mapping shows that there are two access points, broadly in the locations where the proposed access points to the houses are proposed. However, the western-most one does not appear to have been used in recent times given the overgrown nature of the verge adjacent to the road. While it is acknowledged that traffic flow might decrease slightly with the proposed housing being built in the farm building's place and that vehicle types might change too, there are currently some obstructions along the site frontage in the form of small trees and fencing that affect both access points. As such, a plan should be provided improving the existing situation by showing the maximum achievable visibility splays to the new development using land in the applicant's control and/or land forming part of the adopted highway, with fence lines and tree positions ideally shown behind the splays. Splays should be taken from a 2.4m 'x' distance for both access points. Finally, it should also be explained how and why any resultant 'Y' distances would be suitable for the setting.

I look forward to hearing from you soon.

Thank you,

Tim

Tim Townsend, MCIHT

Principal Transport Planner, County Highways Team – Highways, Transport and Planning
West Sussex County Council, Ground Floor Northleigh, County Hall, Chichester PO19 1RQ

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From: Dominic Smith <dominic.smith@i-transport.co.uk>

Sent: 29 July 2025 16:35

To: Tim Townsend <tim.townsend@westsussex.gov.uk>

Cc: Saskia Lower <slower@eceplanning.com>; Ollie Thompson <ollie.thompson@i-transport.co.uk>

Subject: RE: Stonehouse Farm - DC/25/0403

****EXTERNAL****

Hi Tim

I hope you are well.

Further to your response dated 10th July and the subsequent comments on the RSA Design Response log, we have updated the access plan and provided both an accompanying note and a modified Design Response log (with dated amendments on Point 1 and Point 3). Please find these attached.

My colleague, Saskia, will be submitting these to Horsham shortly for inclusion on the planning file.

I'll be on leave as of next week for a couple of weeks, so I've cc'd my colleague Ollie in, who will be able to assist should you have any queries in my absence.

Kind regards

Dom

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From: Tim Townsend <tim.townsend@westsussex.gov.uk>

Sent: 14 July 2025 12:50

To: Dominic Smith <dominic.smith@i-transport.co.uk>

Cc: Saskia Lower <slower@eceplanning.com>

Subject: RE: Stonehouse Farm - DC/25/0403

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I'll wait to hear from you further.

Tim

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From: Dominic Smith <dominic.smith@i-transport.co.uk>
Sent: 14 July 2025 12:08
To: Tim Townsend <tim.townsend@westsussex.gov.uk>
Cc: Saskia Lower <slower@eceplanning.com>
Subject: RE: Stonehouse Farm - DC/25/0403

****EXTERNAL****

Thanks Tim – we'll mark up the tangential splay on the drawing, as that demonstrates there isn't any shadowing, albeit it does require some additional trimming of vegetation.

I've had a look through the comments on the RSA and note the pedestrian vis splay request – we'll update the drawing and submit a Rev A that addresses the outstanding points.

Thanks again and kind regards

Dom



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From: Tim Townsend <tim.townsend@westsussex.gov.uk>
Sent: 14 July 2025 11:07
To: Dominic Smith <dominic.smith@i-transport.co.uk>
Cc: Saskia Lower <slower@eceplanning.com>
Subject: RE: Stonehouse Farm - DC/25/0403

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Hi Dom and thanks for your email below.

The visibility splay in the trailing direction, as shown on the drawing attached to the email below, would still result in vehicles possibly being 'lost' on the nearside because of how the splay is shown. The alignment of the road also has an impact here, too. WSCC need certainty that the full extent of the splay could be achieved to the nearside and that no vehicles are lost and, thereby, are visible to drivers emerging from the application site. Maybe a way forward would be to move the access westwards to see if this can improve it. It would certainly provide the opportunity for pedestrian visibility in that direction and, possibly, a larger bellmouth radius on that side, too (the comments in the RSA Log also refer to this). The red boundary edging suggests that there is more land available at the point the access meets Handcross Road which may assist.

I'll wait to hear from you further in due course.

Tim

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From: Dominic Smith <dominic.smith@i-transport.co.uk>

Sent: 14 July 2025 10:47

To: Tim Townsend <tim.townsend@westsussex.gov.uk>

Cc: Saskia Lower <slower@eceplanning.com>

Subject: RE: Stonehouse Farm - DC/25/0403

****EXTERNAL****

Hi Tim

Thanks for both reviewing the additional information and for sight of the response.

Just a quick query on the visibility point – there was an updated plan at the back of the submission (ITS19302-GA-009) which relates to Section 3, and I've attached a copy separately to this email. The visibility splays in this drawing were taken to the offset of 1.0m sought, which presumably addresses that point?

I think the image embedded within the body of the text itself, beneath the speed information, was an older version of the drawing which differs in detail and, you're right, shows the centreline.

Kind regards

Dom



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From: Tim Townsend <tim.townsend@westsussex.gov.uk>

Sent: 10 July 2025 16:26

To: Dominic Smith <dominic.smith@i-transport.co.uk>

Cc: Saskia Lower <slower@eceplanning.com>

Subject: RE: Stonehouse Farm - DC/25/0403

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Hi Dom,

Thanks for this information.

Please find attached my latest response to it. There are two matters still requiring your attention, please. They are clearly highlighted in the text. I have also sent a copy to Horsham Planning for their records.

With regard to the Road Safety Audit Decision Log, I have read through it but need to add my parts. I will send this to you separately to look at (likely next week now as I am not working tomorrow).

Hope this helps. Happy to discuss should you wish to.

Regards,

Tim

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From: Dominic Smith <dominic.smith@i-transport.co.uk>
Sent: 01 July 2025 14:24
To: Tim Townsend <tim.townsend@westsussex.gov.uk>
Cc: Saskia Lower <slower@eceplanning.com>
Subject: Stonehouse Farm - DC/25/0403

****EXTERNAL****

Hi Tim

I hope you're well and enjoying what I assume is this years summer before months of grey skies and rain.

Further to our correspondence on the Stonehouse Farm applications, we have prepared notes responding to both the Highways and Public Rights of Way consultation responses. We're just in the process of submitting these to Horsham District Council but thought it would be beneficial to send you a copy directly for both convenience and should you have any initial thoughts.

You also requested the Word version of the GG119 response – I've attached the full compiled version of this, as well as the base Word document, for your records.

I trust that this is everything you need and that it addresses the matters raised in the response – however, do let me know if you have any queries or if it would be useful to run through the content.

Kind regards

Dom



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