Response to WSCC Comments

Denhams,

Stane Street,

Billingshurst,

RH14 9JT









Client: Chris Williamson

Ref: 10244E

Date: 09/2025

Schedule of Appendices

A WSCC Comments

B Access Plan

Issue	Issue date	Compiled	Checked	Authorised
1	01-09-2025	TS	LNS	LNS

Background

1.1 This Transport Technical Note has been prepared in response to comments received from West Sussex County Council (WSCC) on planning application DC/25/1108 (14/08/2025), which proposes the construction of 1 no. detached dwelling and 2 no. semi-detached dwellings.

1.2 WSCC has requested further evidence to confirm that visibility from the proposed access is sufficient, particularly in relation to the road alignment to the north. The WSCC comments are include in Appendix A.

GTA Response

1.3 Stane Street has recently been subject to a speed limit reduction to 40mph, which requires visibility splays of 2.4m x 120m in both directions. Photographic evidence taken from the proposed access point demonstrates that visibility is adequate in both the northern and southern directions. This confirms that the proposed access meets the necessary highway safety standards. The access plan has been updated to demonstrate the 2.4m x 120m splays and is attached in Appendix B.

Looking North on Stane Street from Proposed Access



These three photos were taken from the proposed access point on Stane Street, looking northwards. The individual in high-visibility clothing, positioned approximately 120 metres from the access, demonstrates the available sightline. The clear visibility from the access point confirms that the required visibility splay of 2.4m x 120m is achievable in this direction. The images also show that vegetation has been recently cut back, further improving visibility.

Looking South on Stane Street



This photo shows the view southwards along Stane Street from the proposed access point. It demonstrates that the required visibility splay of 2.4m x 120m is achievable in this direction.

Appendix A

WSCC Comments

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Shazia Penne
FROM:	Highways, WSCC
DATE:	14/08/2025
LOCATION:	Denhams, Andrews Hill, Billingshurst, RH14 9JT
SUBJECT:	DC/25/1108 Construction of 1no. detached dwelling and 2no. semi-detached dwellings.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	More Information
S106 CONTRIBUTION TOTAL:	N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This application seeks the construction of one detached dwelling and two semi-detached dwellings, with creation of a new vehicular access. The site is located on Stane Street, an A-classified road subject to national speed limit in this location. The application proposals are supported by a Transport Statement prepared by GTA Civils & Transport.

Following a review of the submitted application documents, WSCC in its role as Local Highway Authority (LHA) requests more information from the applicant, subject to the following comments:

A new vehicle access point is proposed on Stane Street to serve the development. Visibility splays of 2.4m x 160m have been demonstrated in both directions for the proposed access point.

The Transport Statement includes the results of a seven-day speed survey, which found the 85th percentile speeds to be 54 mph in both directions. This would therefore warrant visibility splays of 167m to be provided, as per Design Manual for Roads and Bridges (DMRB) parameters.

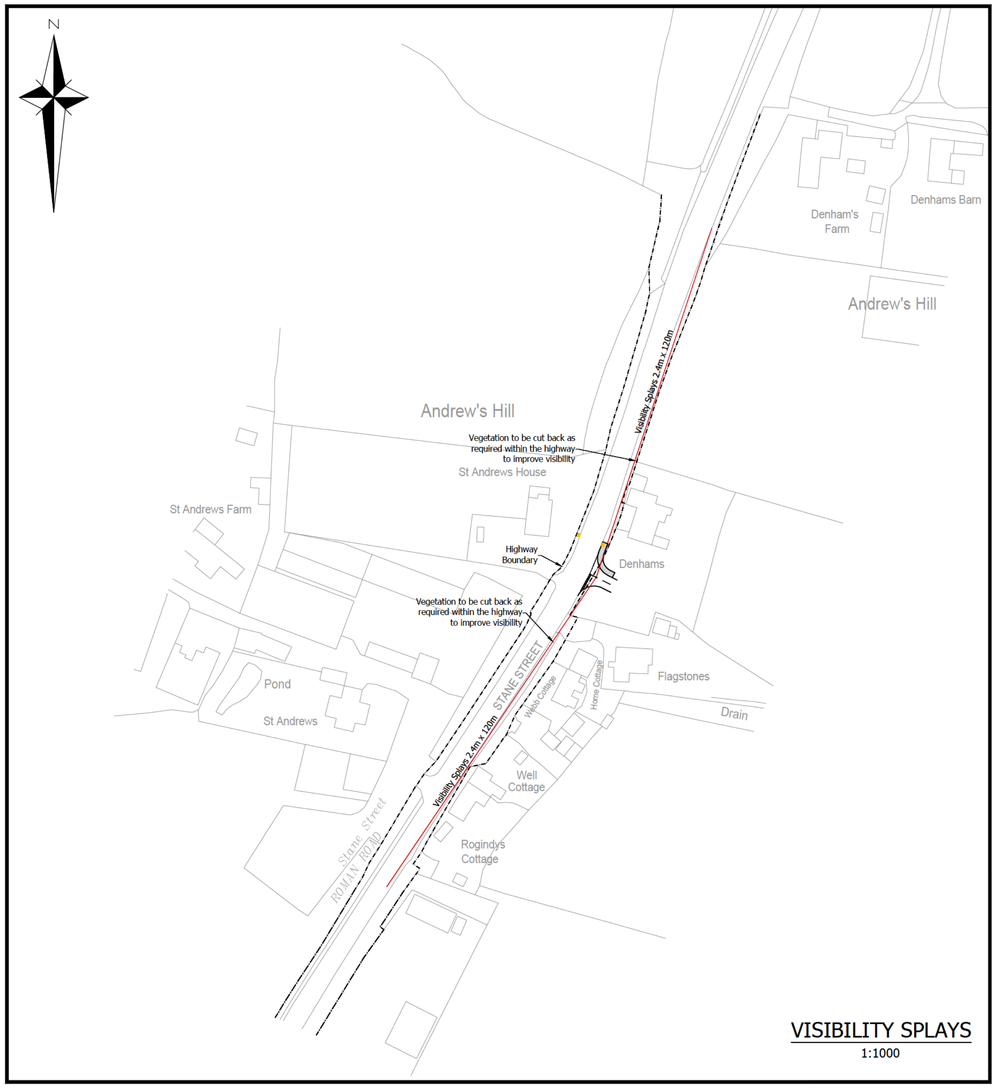
In addition to the above, I note that the demonstrated visibility splay to the north of the proposed access point may be obstructed by the brow of the hill, due to the alignment of the road in this direction. I would request that visibility be demonstrated based on what a driver's eye would realistically see. It would be useful to determine the forward visibility of cars travelling down the road toward the site.

Please raise the above points with the applicant and reconsult. Upon receiving this information, the LHA can assess the application further.

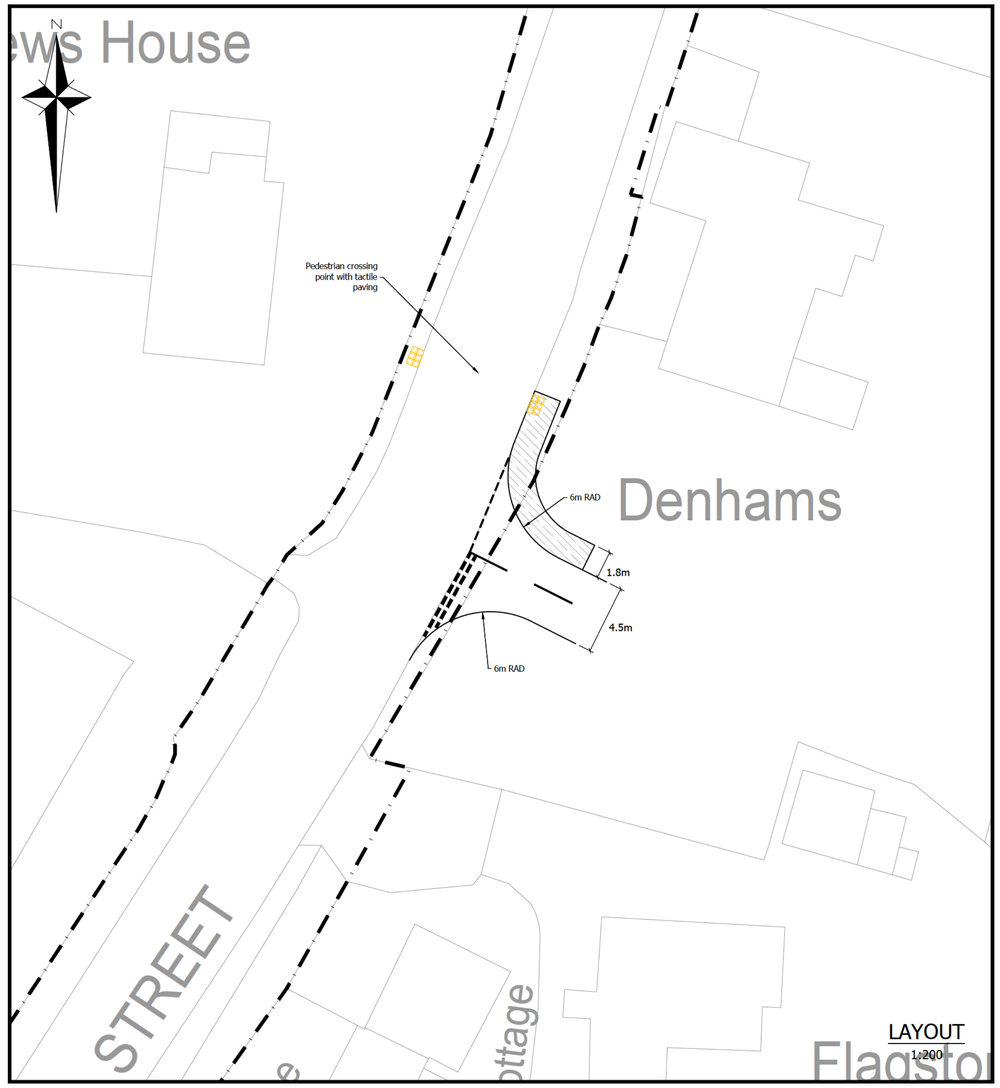
Kyran Schneider
West Sussex County Council – Planning Services

Appendix B

Access Plan



VISIBILITY SPLAYS
1:1000



LAYOUT
1:200

GENERAL NOTES

1. The location, size, depth and identification of existing services that may be shown or referred to on this drawing have been assessed from non intrusive observations , record drawings or the like. The contractor shall safely carry out intrusive investigations, trial holes or soundings prior to commencing work to satisfy himself that it is safe to proceed and that the assessments are accurate. any discrepancies shall be notified to gta prior to works commencing.

2. Tender or billing drawings shall not be used for construction or the ordering of materials.

3. Do not scale. All dimensions and levels to be site confirmed.

4. This drawing shall be read in conjunction with all relevant architects, consultants drawings and specifications, together with H&S plan requirements.

5. Copyright : This drawing must not be copied, amended nor reproduced without the prior written agreement of gta.

6. All drawings specifications and recommendations made by gta are subject to Local Authority and other relevant Statutory Authorities approval. Any works or services made abortive due to the client proceeding prior to these approvals is considered wholly at the Clients risk. gta hold no responsibility for resulting abortive works or costs.

Rev	Amendments	Date	Dsn	Chk
P6	Updated visibility	29.08.2025	JMW	LS
P5	Updated to show footway	20.12.2020	JMW	LS
P4	Updated visibility	14.07.2020	JMW	LS
P3	Updated visibility	20.05.2020	JMW	LS
P2	Updated to show highway boundary	05.05.2020	JMW	LS
P1	INITIAL ISSUE	27.04.2020	JMW	LS

Status: FOR PLANNING

Client: MR C.K AND MRS R.J WILLIAMSON

Architect:

Project: DENHAMS, ANDREWS HILL BILLIGSHURST

Title: ACCESS PLAN

Date: APRIL 2020

Scale @ A1: as shown

Clients Ref.:

Project Ref.: 10244

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Drawing Number: 10244/101

Rev.: P6






Civil Engineering - Transport Planning - Flood Risk

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