Proposed Rear Extension of L&W House

Stane Street, Billingshurst, West Sussex, RH14 9AE

Highways & Transport Response Note

Prepared on behalf of L & W Contractors Ltd

March 2026

Introduction

The purpose of this Highways & Transport Response Note is to respond to West Sussex County Council (WSCC) Highways comments on the retrospective planning application (Ref: DC/25/0925) comprising the *"Change of use to rear parcel of land and existing house. Erection of rear extension to existing commercial building and rear store extensions"* on land off the western side of A29 Stane Street, Billingshurst, West Sussex, RH14 9AE (the *'Site'*).

This Note is written in response to highways comments provided by WSCC dated 27/02/2026, with comments raising questions or clarifications provided in bold italics and responses underneath.

1. "The Transport statement outlines that the dwelling on the land to the rear of the site is to have a partial change of use to office space. The dwelling accommodates for the 166sqm of floorspace outlined within the application form, however the statement goes on to say that the surrounding hardstanding will primarily function as a storage and holding/parking area. Within plans, the entire northern area is shaded blue to denote the proposed change of use. Is the proposal to use the entire blue shaded area surrounding the property for additional storage of heavy plant vehicles for the B2 usage?"

To clarify the above, the development proposals intend to utilise the blue shaded area for a combination of machinery / material storage and for parking staff vehicles. Staff vehicular parking, as explored later in this Note, is not 'new' but reconfigured to allow consolidation of existing informal provision, Drawing 25165-001, attached at Appendix 1, provides an indicative overview of how space within the Site is to be utilised.

2. "The Transport Statement also advises that there are 12 existing parking spaces allocated within the site, however it has not been shown within the associated documentation where these are positioned."

Drawing 25165-TK01, attached at Appendix 2, provides an overview of the location of the 12 parking spaces, which are situated in the north-western corner of the Site. These spaces are organised in two rows of 6 spaces, of 2.4m x 4.8m dimensions. The parking provision shown here is a reconfiguration of existing informal vehicular parking located within the wider Site, aiming to consolidate staff parking into a singular location.

3. "Similarly, as the blue edge land has now also proposed use as a holding area, can it please be demonstrated where vehicles will park/manoeuvre and that there is sufficient turning space within this area to accommodate the largest of the vehicles required. There is no layout plan supplied showing where the areas of commercial storage are positioned, the parking/ turning locations should be kept clear to ensure availability in perpetuity."

Drawing 25165-TK02, attached at Appendix 3, demonstrates a 16.5m articulated HGV accessing and egressing the Site in forward gear.

Vehicles are anticipated to enter the Site via the dedicated access road, with a 'one-way' system in operation whereby vehicles enter the Site from the rear in the vicinity of L&W House and pass through the Site below the main building. Vehicles will then exit via the gated access in the vicinity of the junction with the A29 Stane Street.

Vehicles are anticipated to require space to the east of L&W House for access / internal manoeuvres within the Site. Therefore, any storage of machinery or materials will be kept clear in this area to ensure unobstructed access for vehicles is secured.

4. "Vehicular parking spaces should measure 2.4m x 4.8m for an average size vehicle, however given the range of vehicle types outlined as entering the site, the applicant should demonstrate that the required vehicle sizes can be accommodated adequately."

As noted above, consolidated staff vehicular parking spaces will measure 2.4m x 4.8m. A total of twelve spaces are to be located in the north-western corner of the Site. These are demonstrated on Drawing 25165-001, attached at Appendix 1. In regard to vehicular parking / waiting areas for other vehicle types, this arrangement is anticipated to remain as existing, with space provided to the east of the Site. This is also shown on Drawing 25165-001.

Conclusions

The purpose of this Addendum Note is to respond to WSCC Highways comments on the on the retrospective planning application (Ref: DC/25/0925) comprising the *"Change of use to rear parcel of land and existing house. Erection of rear extension to existing commercial building and rear store extensions"* on land off the western side of A29 Stane Street, Billingshurst, West Sussex, RH14 9AE.

This Addendum Note has responded to and provided clarification on the comments of WSCC Highways. In respect of guidelines within para. 116 of the NPPF it is considered that there are no residual cumulative impacts in terms of highway safety or the operational capacity of the surrounding transport network and therefore planning permission should not be withheld on transport grounds.

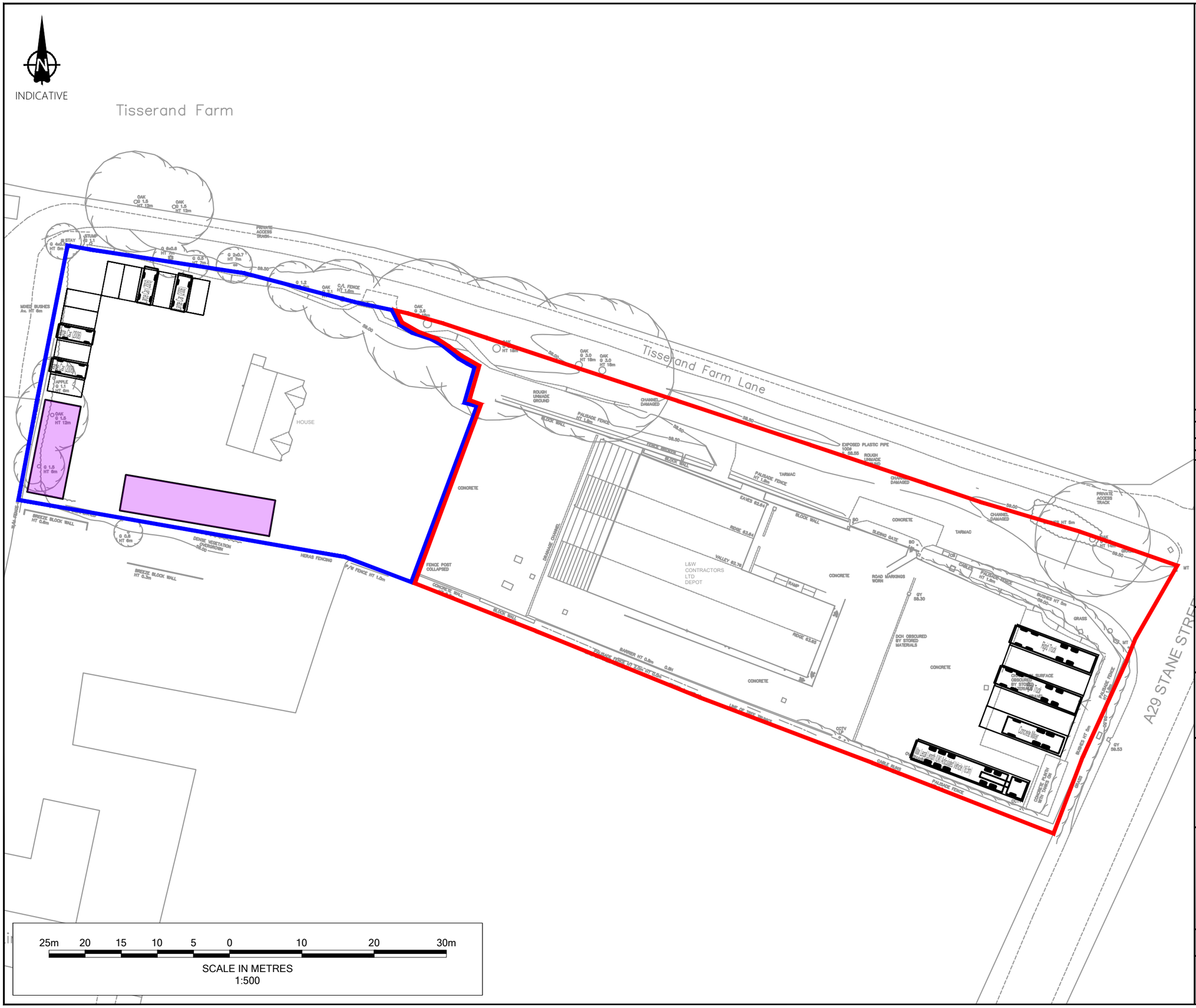
List of Appendices

Appendix 1 25165-001 - Indicative Site Plan

Appendix 2 25165-TK01 – Swept-Path Analysis: Private Car

Appendix 3 25165-TK02 – Swept-Path Analysis: Articulated HGV

Appendix 1



Notes

1. Do not scale from this drawing. All dimensions shown are in metres unless noted otherwise.
2. This drawing has been based upon topographical survey information produced by others and Milestone Transport Planning cannot be held responsible for any discrepancies which may arise because of it.

Key

- Site Boundary of Rear Parcel
- Site Boundary of Yard
- Indicative Location of Material Storage
- Vehicular Parking / Waiting Zone

Ordnance Survey Licence number: 100057360

Drawing Revisions

Rev:	Drn:	Date:	Details:	Chk:	App:
-	JH	16/03/2026	First issue	ZM	ZM

Client

L&W Contractors Ltd

Project

Proposed Rear Extension of L&W House

Title

Site Layout Plan

MILESTONE TRANSPORT PLANNING
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Tel: 01483 397888
Gateshead IBC, Mulgrave Terrace, Gateshead, NE8 1AN
Tel: 0191 338 7220
Edmund House, 12-22 Newhall Street, Birmingham, B3 3AS
Tel: 0121 661 9881
web: www.milestonetp.co.uk

Scale: 1:500 @ A3

Revision: -

Drawing Number: 25165-001

Appendix 2

INDICATIVE

OAK G 1.5 HT 12m
OAK G 1.5 HT 12m
PRIVATE ACCESS TRACK
STUMP G 1.1
STAY G 4x0.5 HT 5m
G 6x0.6 HT 7m
G 0.5 HT 7m
G 2x0.7 HT 7m
59.50
G 1.2
OAK G 2.1
C/L FENCE HT 1.6m
OAK G 3.6
59.00
MIXED BUSHES Av. HT 6m
Large Car (2006)
Large Car (2006)
Large Car (2006)
Large Car (2006)
Large Car (2006)
APPLE G 1.1 HT 6m
OAK G 1.5 HT 12m
G 1.5 HT 6m
HOUSE
CONCRETE
W/M FENCE
BREEZE BLOCK WALL HT 0.6m
G 0.8 HT 6m
DENSE VEGETATION OVERGROWN 58.00
HERAS FENCING
P/W FENCE HT 1.0m
FENCE POST COLLAPSED
CONCRETE WALL
BLOCK WALL
BREEZE BLOCK WALL HT 0.3m

5m 0 5 10 15m
SCALE IN METRES
1:250

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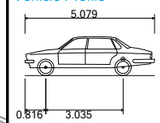
Vehicle Profile



Large Car (2006)

Overall Length	5.079m
Overall Width	1.872m
Overall Body Height	1.525m
Min Body Ground Clearance	0.310m
Max Track Width	1.831m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	5.900m

Ordnance Survey Licence number: 100057360

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Swept-Path Analysis: Private Car

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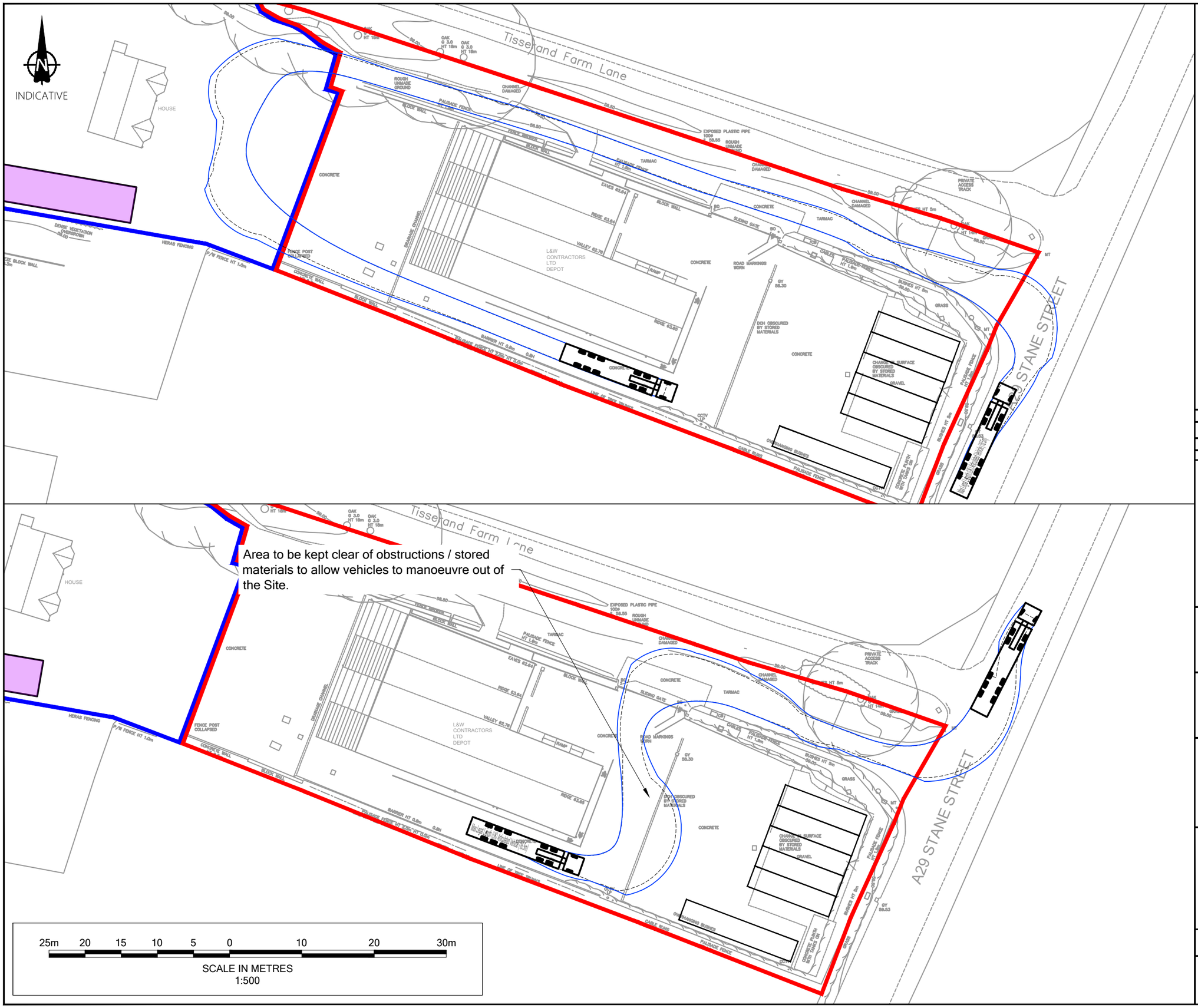
Scale: 1:250 @ A3

Revision: -

Drawing Number: 25165-TK01

Appendix 3



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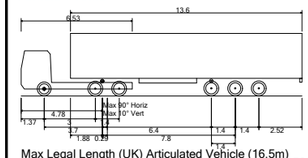
- Vehicular Parking / Waiting Zone

Vehicle Profile



Max Legal Length (UK) Articulated Vehicle (16.5m)

Overall Length	16.500m
Overall Width	2.550m
Overall Body Height	3.681m
Min Body Ground Clearance	0.411m
Max Track Width	2.500m
Lock to lock time	6.00s
Kerb to Kerb Turning Radius	6.530m

Ordnance Survey Licence number: 100057360

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Swept-Path Analysis: Articulated HGV

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