



Denton Homes Limited

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Mid Sussex District Council

Oaklands,
Oaklands Road,
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West Sussex,
RH16 1SS

7th October 2025

Dear Sir / Madam,

DM/23/2794 – Discharge of Condition 14 at Gatehouse Farm, Gatehouse Lane, Hassocks

In connection with planning application ref. DM/23/2794, I write in order to discharge condition 14 of the approved scheme which is as follows:

“Prior to the occupation of the development, maximum visibility splays shall be provided at the site access in accordance with a plan to be submitted to and approved by the Local Planning Authority. These splays shall thereafter be kept clear of all obstructions to visibility above a height of one metre above the adjoining road level.

Reason: In the interests of road safety and to accord with Policy DP21 of the Mid Sussex District Plan 2014 – 2031”.

In that regard, I enclose the following drawing:

- J32 – 7250 – SK – 001 – Proposed Site Access-Vehicle Visibility and Geometries

The maximum visibility splays in this case have been informed by ATC speed surveys, carried out by Mode Transport Planning between 5th July 2023 and 11th July 2023. The visibility splays themselves have been calculated in accordance with Stopping Sight Distance criteria from Manual for Streets, as per the table below:

Calculations	Primary Direction (looking right)	Secondary Direction (looking left)
85 th Percentile Speed (v)	30.70 mph (13.7 m/s)	25.00 mph (11.2 m/s)
Perception-reaction time (t)	1.5	1.5
Deceleration rate (d)	0.45g (4.41 m/s ²)	0.45g (4.41 m/s ²)
Bonnet length (b)	2.4m	2.4m
Visibility splay requirement	44.3m	33.2m



As above therefore, the submitted drawing shows that primary and secondary direction visibility splays of 2.4m x 44.3m and 2.4m x 33.2m have been adopted respectively.

The visibility splays can be delivered entirely within land controlled by Denton Homes will be kept clear of all obstructions to visibility above a height of one metre above the adjoining road level.

I trust that is sufficient for the application to be discharged, but please do not hesitate to contact me if you require anything further.

Yours sincerely,

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