

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Joanne Fisher
FROM:	WSSC – Highways Authority
DATE:	2 nd September 2026
LOCATION:	Land At Foxhole Farm Foxhole Lane, Bolney West Sussex
SUBJECT:	DM/26/1961 Approval of reserved matters (appearance landscaping layout and scale) following outline approval of DM/25/1129 for the erection of 198 dwellings (including 60 affordable) with associated landscaping, community orchard, public open space and infrastructure.
DATE OF SITE VISIT:	Site Known to Officer through DM/25/1129 and previously visited.
RECOMMENDATION:	Advice

Background

WSSC in its role of Local Highway Authority (LHA) has been consulted on the above proposals.

As context this application is for the reserved matters aspect of the proposals. In terms of planning history this site was granted planning permission at Planning Committee in October 2025 under application (DM/25/1129) for up to 200 dwellings (now 198) and a 425 sqm community building, together with vehicular access from the A272, pedestrian and cycle connections to The Street. The purpose of this report is to obtain consent for the detailed reserved matters. The highway matters are supported by a Transport Assessment (TA).

Comments

The LHA has reviewed the TA submitted in support of this application and would provide the following comments:

- Overall parking levels for vehicles and cycles accepted by LHA
- Visibility splays have been demonstrated at all internal junctions within the site layout.
- Initially into the site there should be raised features in block work to help reduce vehicle speeds, this feature should be carried along the main internal estate roads and should be consistent throughout the site
- The footpath connecting the two parcels on the eastern side should be shared use for cyclists
- We would seek some further clarification on materials/various materials are areas to be raised or block work. At present there are different material designs. Ideally all shared surface areas should be one colour block work.
- Moving on from the above point the north/south link section is very long, possible raised features or block work features could be incorporated.

- Demonstration of the north/south access roads suitability should be provided to show vehicles can pass one another.
- Swept path diagrams have been submitted demonstrating larger vehicles manoeuvring within the site, these all appear workable.
- Between plots 38/50 there is a lot of parking dominance, can this be segregated slightly with further areas of greenery or pathways?
- Plot 32 at the southern end the pavement does not connect to the adjacent footway. In addition, the connecting footway in close proximity to plots 60/ 61 to the east should connect to the path via tactile paving, there may be the requirement to reduce the width of the junction slightly to aid connectivity. These are two examples; the applicant should review and make sure all desire lines connect.

Conclusion

The principle of the layout is acknowledged. The LHA would however seek some further clarity and detail on the points outlined above.

Jamie Brown

West Sussex County Council – Planning Services