

Land at Foxhole Farm, Bolney: National Highways Response

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SECTION 1 Introduction

1.1 This Technical Note provides a response to comments made by National Highways in relation to planning application DM/25/1129, regarding the cumulative impacts of this development and that proposed on the Land East of Ansty, Cuckfield development.

SECTION 2 Mid Sussex Transport Study

2.1 The Mid Sussex Transport Study (MSTS) '*Scenario 6 Interim Report*' dated 16th August 2024 forms part of the Regulation 19 Mid Sussex District Plan 2021-2039 Evidence Base. The report sets out the impacts of Local Plan development and supporting infrastructure on the strategic and local road networks as assessed in the Mid Sussex Strategic Highway Model (MSSHM).

2.2 Figure 3 of the Interim Report identifies the location and number of units at each of the Strategic Housing Land Availability Assessment ID (SHLAAID) sites included within scenario 6. Identifying 200 units at Foxhole Farm as one of the SHLAAID sites. Appendix A.3 also lists site SHLAAID site 1120 Land at Foxhole Farm, Bolney with a yield of 200 dwelling and a community centre as a site assessed within the MSSHM.

2.3 It is therefore evident that Land at Foxhole Farm has been considered within the Regulation 19 Mid Sussex District Plan Evidence Base, which has been undertaken in consultation with National Highways. The proposed development is being delivered in accordance with the highway infrastructure requirements to achieve the vision of the Regulation 19 District Plan.

SECTION 3 Land East of Ansty Way, Cuckfield

3.1 An outline planning application for a new Garden Community on land to the east of Ansty was submitted to Mid Sussex District Council on 6th November 2023.

3.2 The Transport Assessment produced in support of the planning application (dated October 2023) states at paragraph 6.2:

'The basis for the derivation of traffic flows, taking into account the effects of the proposed development, is the Mid Sussex Strategic Highway Model (MSSHM), which is coded within the SATURN strategic traffic modelling software.'

3.3 As set out in Section 2 of this note, a development of 200 units with associated community uses at Foxhole Farm is included within the MSSHM and has been considered as a committed development.

3.4 The National Highways response dated 4th April 2025 concludes:

'Based on the submitted evidence we are content that the proposed development will not have an unacceptable impact on the safety reliability and/or operational efficiency of the SRN and in this respect is compliant with national planning and transport policy set out in DfT C1/22 and MHCLG NPPF (2024).'

SECTION 4 Summary

4.1 In summary,

- The impacts of 200 dwellings and community centre has been assessed through the Regulation 19 Mid Sussex District Plan 2021-2039 Evidence Base which has been undertaken using the MSSHM in consultation with National Highways.
- The Transport Assessment produced in support of the development at Land East of Ansty Way, Cuckfield considered Foxhole Farm as a committed development and National Highways are content that the cumulative impacts of both developments on the SRN are not severe.

4.2 It is therefore evident that the cumulative impacts of Foxhole Farm and Land East of Ansty Way developments have been assessed and no severe impacts identified and that no further modelling work is required.

