

From: Billy Clements <billy.clements@devinehomes.co.uk>
Sent: 08 October 2026 13:51:03 UTC+01:00
To: "Steven King" <Steven.King@midsussex.gov.uk>; "Luke Eldridge" <luke.eldridge@devinehomes.co.uk>
Cc: "Rosie Baker" <rosie.baker@devinehomes.co.uk>
Subject: RE: Urgent: Land Parcel At Bolney Road, Ansty, West Sussex - DM/26/0454

Hi Steven

Please see below, following discussion with our Transport Consultant.

The proposed footway design takes full account of the adopted highway boundary as supplied to us by West Sussex County Council. This was overlaid with the Land Registry title in respect of the "Management Company" land on the adjacent estate. The objector's response does not question the highway boundary as transposed on our submitted drawings.

We are unequivocally satisfied that the proposed footway can be constructed in land within the adopted highway.

Whilst it is noted that the objector's response seeks to claim overlap with "Management Company" land, it is our firm position that this is not borne out by our assessment nor the official Land Registry title. Notwithstanding this, even if the land were owned by the "Management Company", its status as adopted highway takes legal precedence and therefore highway works can be undertaken on it. Such matters, being private legal matters, are not a material planning consideration.

We note that West Sussex have not raised any query or discrepancy in regard to the proposals throughout the detailed discussions held with them during the course of the application, nor in their final consultation response.

In terms of the construction of the footway, whilst the drawings notionally indicate earthworks these are not expected to be significant. The existing grass verge in this section is relatively flat and there is presently no upstand to the kerb (flat bullnose at the carriageway edge). Construction of the new footway will introduce a full kerb upstand at the carriageway edge (150mm) which together with a standard 1 in 40 crossfall across the footway (50mm), will bring the footway up to meet existing levels. Any residual difference in levels will be minor and capable of being dealt with by blending back over a short distance or through installation of an additional kerb detail to the back edge of the footway. All of this construction is capable of being delivered within the highway boundary.

The footway provision, including the width, has been agreed with WSCC. It is noted that a narrower footway (1.5m) would be acceptable in highway terms (a point that the objectors acknowledge), hence if any minor narrowing of the footway over limited

distance was required to complete full construction, this would be acceptable and could be agreed through the s278 detailed design process and would not prejudice the safety of pedestrians or the usability of the footway.

The points raised in relation to TR6(4) is disingenuous, and it is unclear how they consider that temporary traffic management to carry out road works would cause a "severe impact on the transport network". It is entirely appropriate, and standard practice, for Construction Phase mitigation to be secured by a Construction Traffic Management Plan as proposed to be secured through Condition 4. Safety would be further considered through detailed Stage 2 Road Safety Audits at the s278 detailed design stage (in the normal way), and through any Traffic Management required by the County Council when granting licence/road space to carry out the works.

I trust this clarifies the position. I would be grateful if you could confirm if WSCC have provided any further response also.

Kind regards,

Billy Clements
Deputy Managing
Director

DEVINE HOMES
builders of fine

St Michael's House | 111 Bell Street | Reigate | RH2 7LF

Tel: [01737 274833](tel:01737274833)

Mobile: [07988 811528](tel:07988811528)

Email: billy.clements@devinehomes.co.uk

Web: www.devinehomes.co.uk

Registered in England 1881778 - **A Devine Holdings Ltd Company**
Registered Office: 133 Church Hill Road | Cheam | Surrey | SM3 8NE

From: Steven King <Steven.King@midsussex.gov.uk>

Sent: 08 October 2026 08:46

To: Luke Eldridge <luke.eldridge@devinehomes.co.uk>

Cc: Billy Clements <billy.clements@devinehomes.co.uk>; Rosie Baker <rosie.baker@devinehomes.co.uk>

Subject: Urgent: Land Parcel At Bolney Road, Ansty, West Sussex - DM/26/0454

Dear Luke

I have received the attached e mail from a planning consultancy acting on behalf of residents adjacent to the site who object to the planning application.

As you can see, the consultant is saying that the proposed footway adjacent to the Bolney Road cannot be constructed on land that is all within the highway boundary.

I have asked the Local Highway Authority for their comments on what has been said.

Could I ask for any comments you have on the issue that has been raised please. Do you believe that all the land required for the footpath is within highway land?

If you could get back to me as soon as possible that would be great as we'll have to decide on whether the application needs to be taken off the agenda for the committee meeting.

Regards

Steven King, BSc (Hons) Dip TP, MRTPI
Team Leader, Major Development
Mid Sussex District Council
01444 477556

Steven.King@midsussex.gov.uk
www.midsussex.gov.uk



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