

From: Kevin Bown <Kevin.Bown@nationalhighways.co.uk>
Sent: 14 October 2025 15:33:44 UTC+00:00
To: "Andrew Clarke" <andrew.clarke@midsussex.gov.uk>; "servicesupport" <servicesupport@midsussex.gov.uk>
Cc: "Planning SE" <planningse@nationalhighways.co.uk>; "Spatial Planning" <SpatialPlanning@nationalhighways.co.uk>; "transportplanning@dft.gov.uk" <transportplanning@dft.gov.uk>
Subject: National Highways 14/10/25 chasing update re seeking Council Action (our ref NH/24/05406) re; DM/23/3251 & DM/24/1434 - Bolney Valley, London Road, Bolney (Holding Recommendation)

For the attention of: Mr Andrew Clarke

Planning Application No: DM/23/3251 & DM/24/1434

Site: Bolney Valley London Road Bolney West Sussex

Proposal: DM/23/3251 Discharge of conditions 3,5,6,7,8 and 9 in relation to DM/23/1769 pursuant to DM/22/2881
DM/24/1434 Discharge condition 9 in regards to DM/23/1769

National Highways Ref: NH/24/05406 relates to DM/23/3251
We await being formally consulted on DM/24/1434

Dear Mr Clarke

I last wrote to you on 12 September 2025 (see email chain below) with regards the above matters.

I can find no trace of any response from the Council or the applicant to-date. Nor, despite our efforts has the applicant appropriately engaged with my Third Party Project colleagues to progress the required S278.

Therefore, we would again request that the Council takes enforcement or other appropriate action to ensure that the applicant expedites the required actions and concludes the required S278 agreement with National Highways. These are all matters of highway safety, and we trust the Council will give them the priority they warrant.

We look forward to hearing from you at your earliest convenience.

Regards

Kevin Bown BSc(Hons) MPhil CMS MRTPI Spatial Planner

Spatial Planning Team, South East Region Operations Directorate
National Highways | Bridge House | 1 Walnut Tree Close | Guildford | GU1 4LZ
Tel: 0300 470 1046 (patches through via Teams) **Mob:** 07833 441649
Web: www.nationalhighways.co.uk

For information about our engagement with the planning system please visit
<https://nationalhighways.co.uk/our-roads/planning-and-the-strategic-road-network-in-england/>

From: Kevin Bown <Kevin.Bown@nationalhighways.co.uk>
Sent: 12 September 2025 16:25
To: Andrew Clarke <andrew.clarke@midsussex.gov.uk>; servicesupport@midsussex.gov.uk
Cc: Planning SE <planningse@nationalhighways.co.uk>; Spatial Planning <SpatialPlanning@nationalhighways.co.uk>; transportplanning@dft.gov.uk
Subject: National Highways update seeking Council Action 12/9/25 (our ref NH/24/05406) re; DM/23/3251 & DM/24/1434 - Bolney Valley, London Road, Bolney (Holding Recommendation)

For the attention of: Mr Andrew Clarke

Planning Application No: DM/23/3251 & DM/24/1434

Site: Bolney Valley London Road Bolney West Sussex

Proposal: DM/23/3251 Discharge of conditions 3,5,6,7,8 and 9 in relation to DM/23/1769 pursuant to DM/22/2881
DM/24/1434 Discharge condition 9 in regards to DM/23/1769

National Highways Ref: NH/24/05406 relates to DM/23/3251
We await being formally consulted on DM/24/1434

Dear Mr Clarke

I last wrote to you on 20 March 2025 (see email chain below) with regards the above matters.

I can find no trace of any response from the Council or the applicant to-date. Nor, despite our efforts has the applicant appropriately engaged with my Third Party Project colleagues to progress the required S278.

Therefore, we would again request that the Council takes enforcement or other appropriate action to ensure that the applicant expedites the required actions and concludes the required S278 agreement with National Highways. These are all matters of highway safety, and we trust the Council will give them the priority they warrant.

We look forward to hearing from you at your earliest convenience.

Regards

Kevin Bown BSc(Hons) MPhil CMS MRTPI Spatial Planner

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Tel: 0300 470 1046 (patches through via Teams) **Mob:** 07833 441649

Web: www.nationalhighways.co.uk

For information about our engagement with the planning system please visit
<https://nationalhighways.co.uk/our-roads/planning-and-the-strategic-road-network-in-england/>

From: Kevin Bown

Sent: 20 March 2025 15:46

To: Elizabeth Cleaver <Elizabeth.Cleaver@nationalhighways.co.uk>; Andrew.Clarke@midsussex.gov.uk;
servicesupport@midsussex.gov.uk

Cc: Planning SE <planningse@nationalhighways.co.uk>; Spatial Planning
<SpatialPlanning@nationalhighways.co.uk>; transportplanning <transportplanning@dft.gov.uk>

Subject: National Highways Response 20/3/25 NH-24-05406; DM/23/3251 & DM/24/1434 - Bolney Valley, London Road, Bolney (Holding Recommendation)

For the attention of: Mr Andrew Clarke

Planning Application No: DM/23/3251 & DM/24/1434

Site: Bolney Valley London Road Bolney West Sussex

Proposal: DM/23/3251 Discharge of conditions 3,5,6,7,8 and 9 in relation to
DM/23/1769 pursuant to DM/22/2881

DM/24/1434 Discharge condition 9 in regards to DM/23/1769

National Highways Ref: NH/24/05406 relates to DM/23/3251

We await being formally consulted on DM/24/1434

Dear Mr Clarke

My colleague, Elizabeth Cleaver emailed you on 20 December 2023 setting out our position with regards the above related applications.

The outstanding matters as of 20 December were:

1 **Condition 8** (proposed access arrangements) was recommended by National Highways. This will require the applicant to enter into a Section 278 agreement with us including gaining our agreement to the scheme details.

You will note that the

- consent is dated 4/10/2023
- condition requires the works to be completed within 12 months of the consent
- applicant began S278 engagement with us but then stopped and has not been in touch with us for many months

Therefore, the applicant is in breach of their conditions, and we look to Mid Sussex to take appropriate action to enforce Condition 8.

PERMISSION

REFERENCE: DM/23/1769

DESCRIPTION: VARIATION OF CONDITIONS 4, 5, 6, 7, 10, 11 AND 15 OF APPLICATION DM/22/2881 TO ALLOW FOR SUFFICIENT TIME FOR INFORMATION TO BE PREPARED.

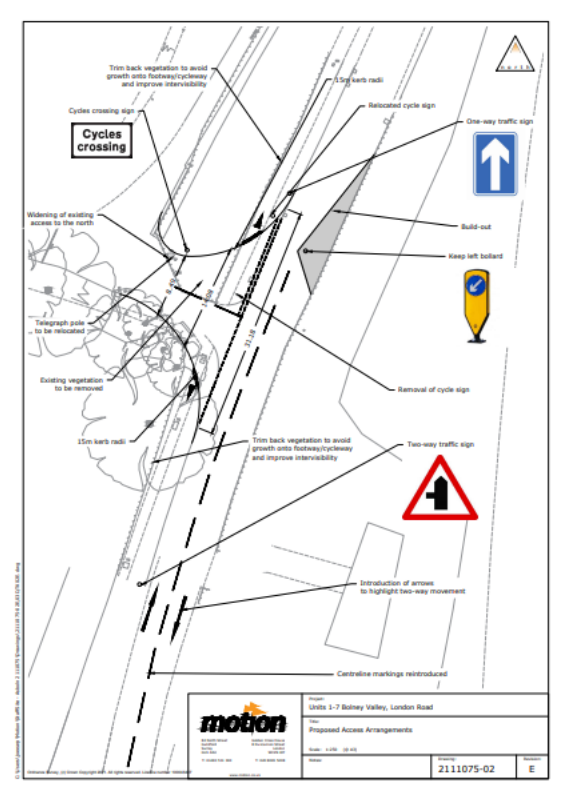
LOCATION: BOLNEY VALLEY, LONDON ROAD, BOLNEY, WEST SUSSEX

DECISION DATE: 4 OCT 2023

CASE OFFICER: ANDREW CLARKE - ANDREW.CLARKE@MIDSUSSEX.GOV.UK

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8. The scheme of highways works forming the vehicular access shown on the Motion drawing No. 2111075-02 REV E 'Proposed Access Arrangements' and drawing No. 2111075-03 REV E 'Visibility Splays' (or scheme to the same effect that may be agreed in writing by the local planning authority who shall consult National Highways) shall be completed and opened for use to all traffic within 12 months of the date of planning consent.

Reason: To ensure that the A23(T) continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.



2 Condition 9 Despite our requirement to be consulted on application DM/24/1434 that appears to also be dealing with the required CTMP, we have no record of being consulted. Nor can we see online any change to the previously submitted CTMP to address our 20 December requirements.

We would again request that the Council formally consult us on this application and that also the Council engages with the applicant to seek the required revised CTMP.

In the meantime, please take this email as an extension to our previous Holding Recommendations not to discharge Conditions 8 or 9, and this will expire on 19 September 2025. It can be replaced at any time if progress is made on the current outstanding matters.

We look forward to hearing from you with regards the required actions

If any party has any queries regarding this response, please contact us via planningse@nationalhighways.co.uk.

Regards

Kevin Bown BSc(Hons) MPhil CMS MRTPI Spatial Planner

Spatial Planning Team, South East Region Operations Directorate

National Highways | Bridge House | 1 Walnut Tree Close | Guildford | GU1 4LZ

Tel: 0300 470 1046 (patches through via Teams) **Mob:** 07833 441649

Web: www.nationalhighways.co.uk

From: Elizabeth Cleaver <Elizabeth.Cleaver@nationalhighways.co.uk>

Sent: 20 December 2024 12:50

To: Andrew.Clarke@midsussex.gov.uk; servicesupport@midsussex.gov.uk

Cc: Planning SE <planningse@nationalhighways.co.uk>; Spatial Planning <SpatialPlanning@nationalhighways.co.uk>; transportplanning <transportplanning@dft.gov.uk>

Subject: National Highways Response NH-24-05406; DM/23/3251 - Bolney Valley, London Road, Bolney (Holding Recommendation)

For the attention of: Mr Andrew Clarke

Planning Application No: DM/23/3251

Site: Bolney Valley London Road Bolney West Sussex

Proposal: Discharge of conditions 3,5,6,7,8 and 9 in relation to DM/23/1769 pursuant to DM/22/2881

National Highways Ref: NH/24/05406

Dear Mr Clarke

National Highways was initially consulted on the application referenced above on 5 March 2024 and responded on 25 March. At that time we recommended that the planning authority does not discharge conditions 5, 6, 7, 8 or 9 for a period of 3 months (until 25 June 2024) to allow the applicant time to address the outstanding issues raised within our email. Subsequently, on 25 June, we recommended that the period for non approval be extended to 25 December as no further information had been provided.

As our recommended holding period is due to expire next week, I have reviewed this case. I note that

- Conditions 5 (soft landscaping details) and 6 (landscaping management plan) were discharged on 30/4/2024.
- Condition 3 (noise management plan) is now the subject of a separate application, reference DM/24/2035. National Highways does not wish to comment on this condition.

- Condition 8 (proposed access arrangements) was recommended by National Highways. This will require the applicant to enter into a Section 278 agreement with us including gaining our agreement to the scheme details. As this has not yet happened, this condition cannot be discharged.
- Condition 9 (construction traffic management plan) is now the subject of a separate application, reference DM/24/1434. This condition was recommended by National Highways and requires the local planning authority to consult us. However, we cannot find a record of being consulted to date. Please can we be formally consulted? We will require clarification on the positioning of the proposed gate and how quickly a road sweeper can be called to site.

Please can you clarify the status of this current application? Is the applicant intending to submit further details in relation to conditions 7 and 8 under this application (DM/23/3251)?

For clarity, National Highways position on application reference DM/23/3251 is that Conditions 7, 8 and 9 should not be discharged at this time. We recommend that the planning authority refrains from discharging Conditions 7, 8 and 9 for an additional period of 3 months (until 20 March 2025) to allow the applicant time to address the outstanding issues to the satisfaction of National Highways. We also request that your authority formally consult us on planning application DM/24/1434.

If you have any queries regarding this response, please contact us at PlanningSE@nationalhighways.co.uk

Kind regards

Elizabeth Cleaver (she/her/hers) Assistant Spatial Planner
Operations

National Highways | Bridge House | 1 Walnut Tree Close | Guildford | Surrey | GU1 4LZ

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