

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Steve King
FROM:	WSSC – Highways Authority
DATE:	3 rd September 2026
LOCATION:	Land Parcel At Bolney Road Ansty West Sussex
SUBJECT:	DM/26/0454 Proposed erection of 34 new homes with access from Marwick Close, vehicle and cycle parking, landscaping, drainage, and associated infrastructure and highway works. Amended plans received 25/06/2026 showing revised layout, reduction in the number of units to 33 and new footway on A272. (Updated Road Safety Audit and Designers Response and plans received 03/08/2026).
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

Background

WSSC in its role of Local Highway Authority (LHA) has been consulted on the proposals for highway safety, capacity and access. The application proposes 33 new dwellings with pedestrian access improvements on the A272. The LHA provided a response in March 2026 and this response is comparable but with some further commentary on the pedestrian access points raised by the LHA. Much of what was advised on the 20th July 2026 would still stand in terms of comments. The only remaining area was the Stage 1 Road Safety Audit (RSA) being completed to include the revisions to the off-site highway works, this has now been submitted.

Stage 1 Road Safety Audit (RSA)

The latest highway works have been subject to a Stage 1 RSA and the LHA has reviewed and signed off the documentation. Any issues raised by the Auditor have been satisfactorily addressed by the Designer.

Conclusion

Having regard for the previous comments and the submitted RSA the LHA would be satisfied there would not be a 'Severe' impact in line with TR6 paragraph 4 of the latest National Planning Policy Framework (NPPF) subject to the following conditions:

Access (Access to be provided prior to first occupation)

No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled 'PROPOSED SEPARATE PEDESTRIAN ACCESS VIA A272 BOLNEY' and numbered ITB210464-GA-0 Rev E.

Reason: In the interests of road safety.

Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- the prevention of deliveries at the site during school drop-off and pick-up time (generally 0800-0900 and 1430-1530),
- Access arrangements from the public highway, including temporary accesses and alterations to existing accesses.
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

INFORMATIVE

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Highway Agreements Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Jamie Brown
West Sussex County Council – Planning Services