

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Andrew Watt
FROM:	Highways, WSCC
DATE:	06/07/2026
LOCATION:	Land Adjacent To Nightingales, The Street, Bolney
SUBJECT:	DM/26/1477 Erection of single dwellinghouse, associated car parking and landscaping.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed erection of a single dwelling, associated car parking and landscaping. The site is located on The Street, which is privately maintained in this location – consequently the comments provided here should be considered as advice only.

Access to the maintained highway network is at the existing access point with The Street. The Street then becomes privately maintained, with a private access track linking to the application site. As the proposals only seek one residential dwelling, the LHA does not anticipate that the proposed development would give rise to a significant material intensification of use of the existing access point on The Street.

Provision for two off-street car parking spaces is proposed. The WSCC Car Parking Demand Calculator indicates that a dwelling of this size and location would require three car parking spaces. As such, overspill parking may have to be accommodated on-street as a result. Whilst no highway safety concerns would be raised in this regard, the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

The site is located within Bolney Village, which provides some local services and amenities. A limited bus services does run from Bolney, providing links to larger urban areas. Though given the site location, residents may rely on the private car for trips further afield. Cycling is viable in the local vicinity, and provision for secure cycle storage has been demonstrated in the plans.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services