

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Andrew Horrell
FROM:	Highways, WSCC
DATE:	09/12/2025
LOCATION:	Land North Of Jeremys Cottage, Jeremys Lane, Bolney, RH17 5QE
SUBJECT:	DM/25/2569 Proposed erection of two new dwellings and associated landscaping.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/A

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

This application seeks the erection of two residential dwellings and associated landscaping. The site is located on Jeremys Lane, an unclassified road subject to national speed limit in this location.

The site is served by an existing vehicle access point on Jeremys Lane, and no alterations are proposed to this existing access arrangement. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on Jeremys Lane. In addition, the proposed development is not anticipated to give rise to a significant material intensification of movements on the local highway network.

Both dwellings will be provided with garages and amply sized driveways, which both exhibit suitable space to meet WSCC Parking Standards for a development of this size and location. On-site turning also appears achievable, allowing cars to exit the site in a forward gear. The garages can be utilised for the secure storage of bicycles.

The site is situated in a rural location approximately 1.3km north of Bolney Village. Whilst the nearby Petrol Filling Station is noted, Jeremys Lane is unlit and lacks formal footways, which may encourage the use of the private car for trips further afield. Cycling is a viable option for more experienced cyclists.

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.

If the LPA are minded to approve the application, the following condition should be applied:

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Kyran Schneider
West Sussex County Council – Planning Services