

Land at Marwick Close, Bolney Road, Ansty: Proposed Footway Provision on Southern Side of Bolney Road

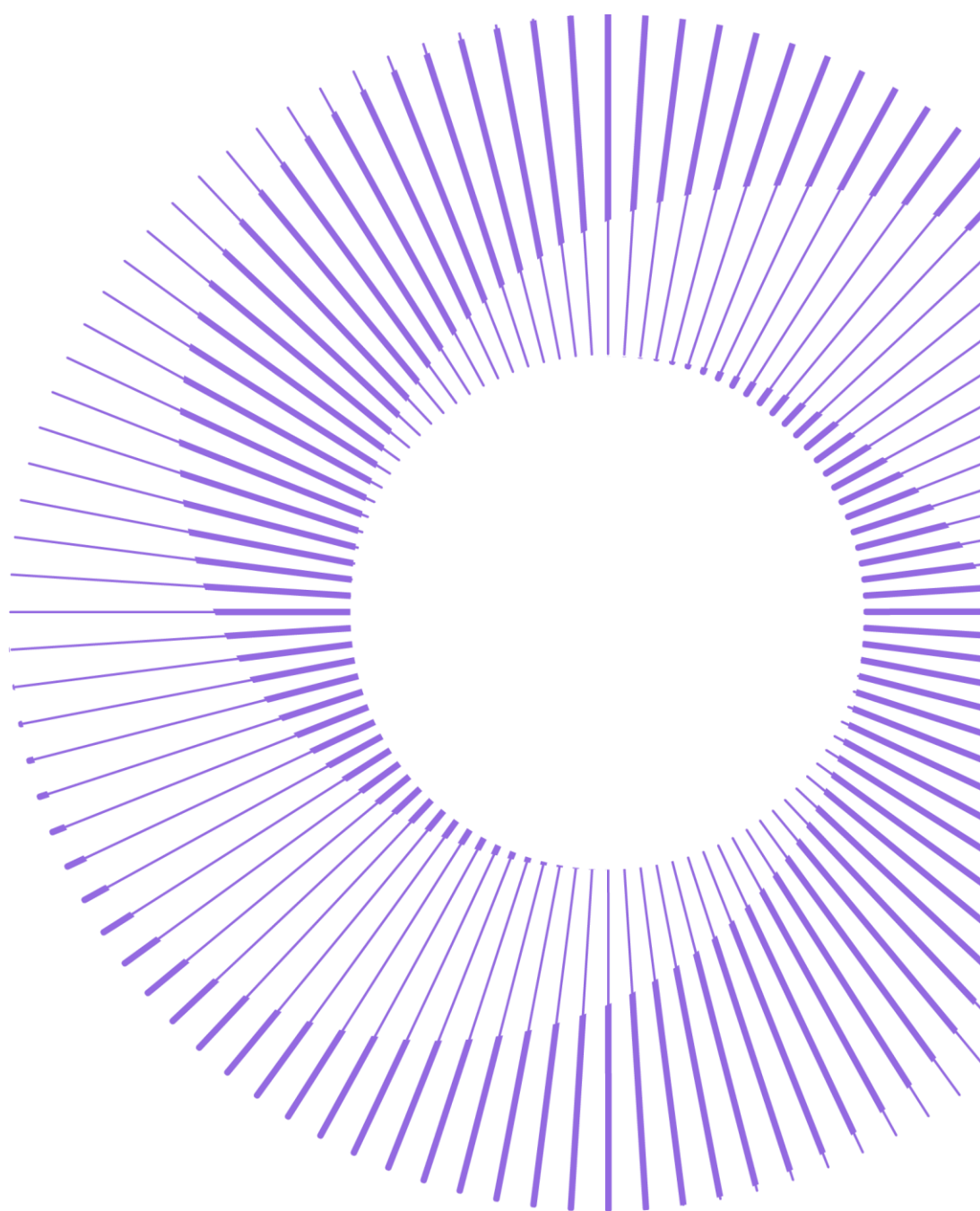
Ref: BT/ITB210464-005 TN

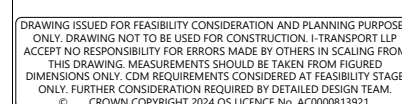
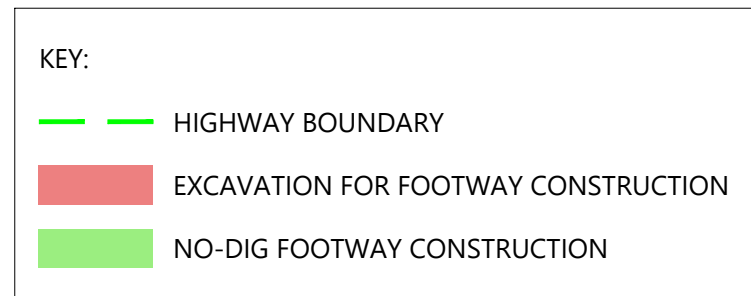
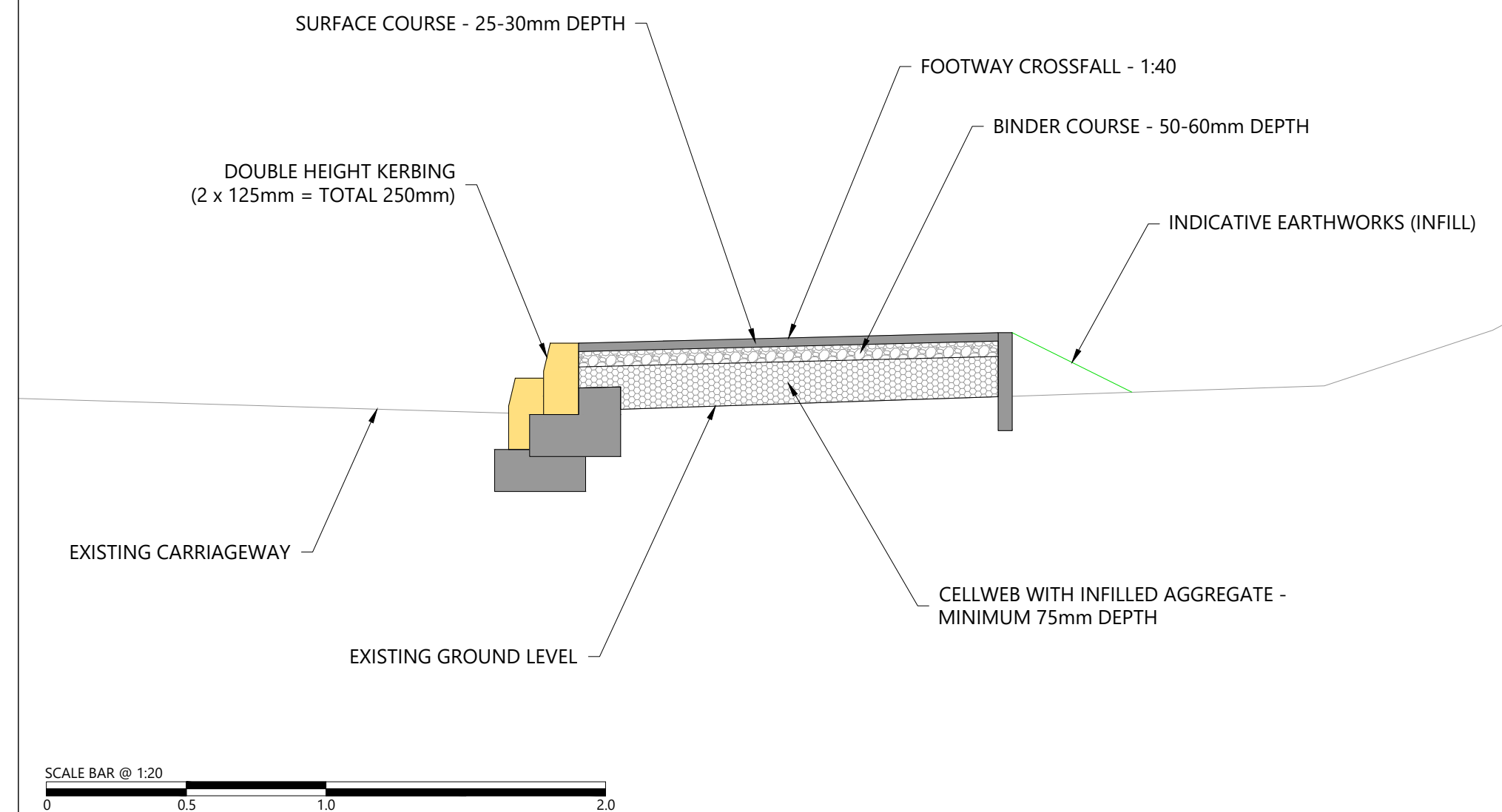
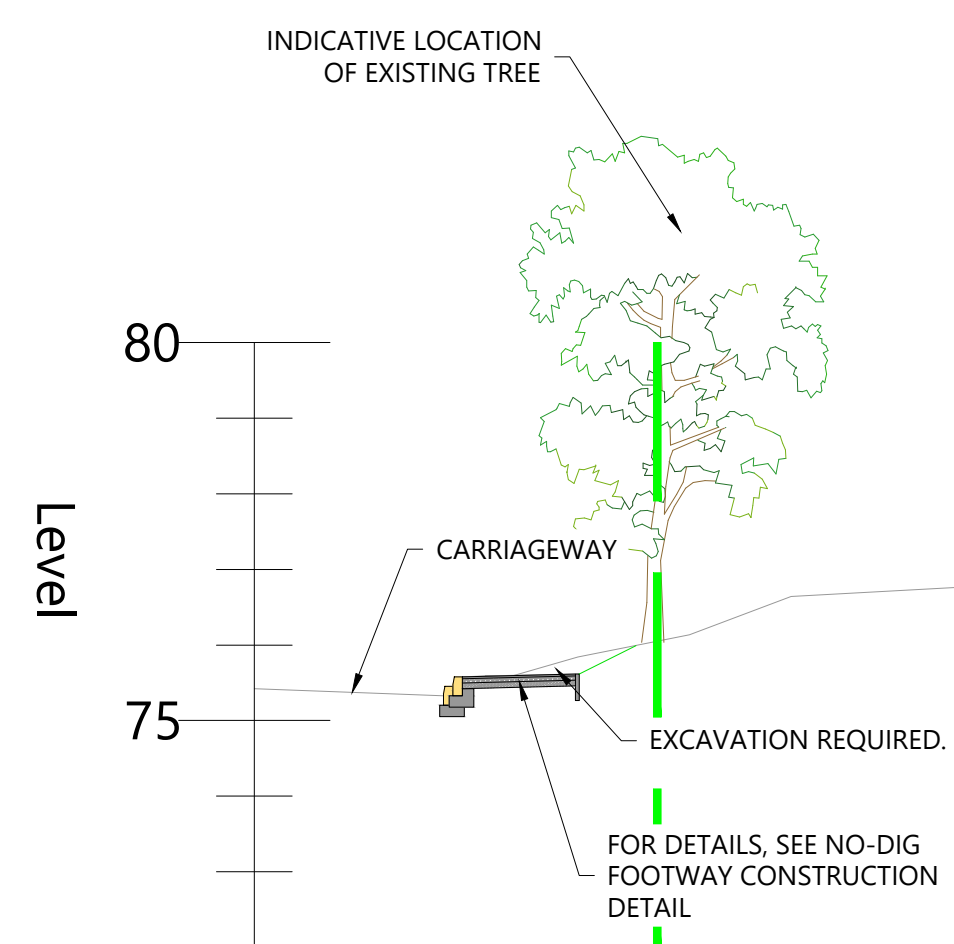
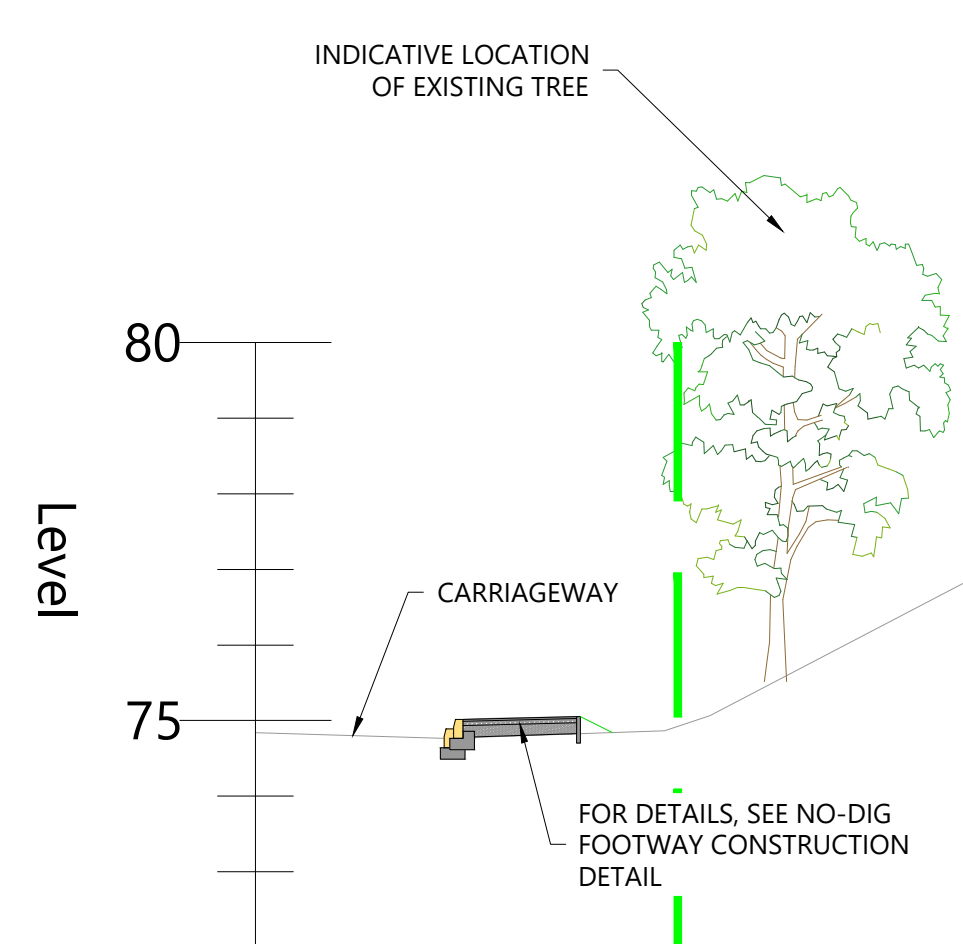
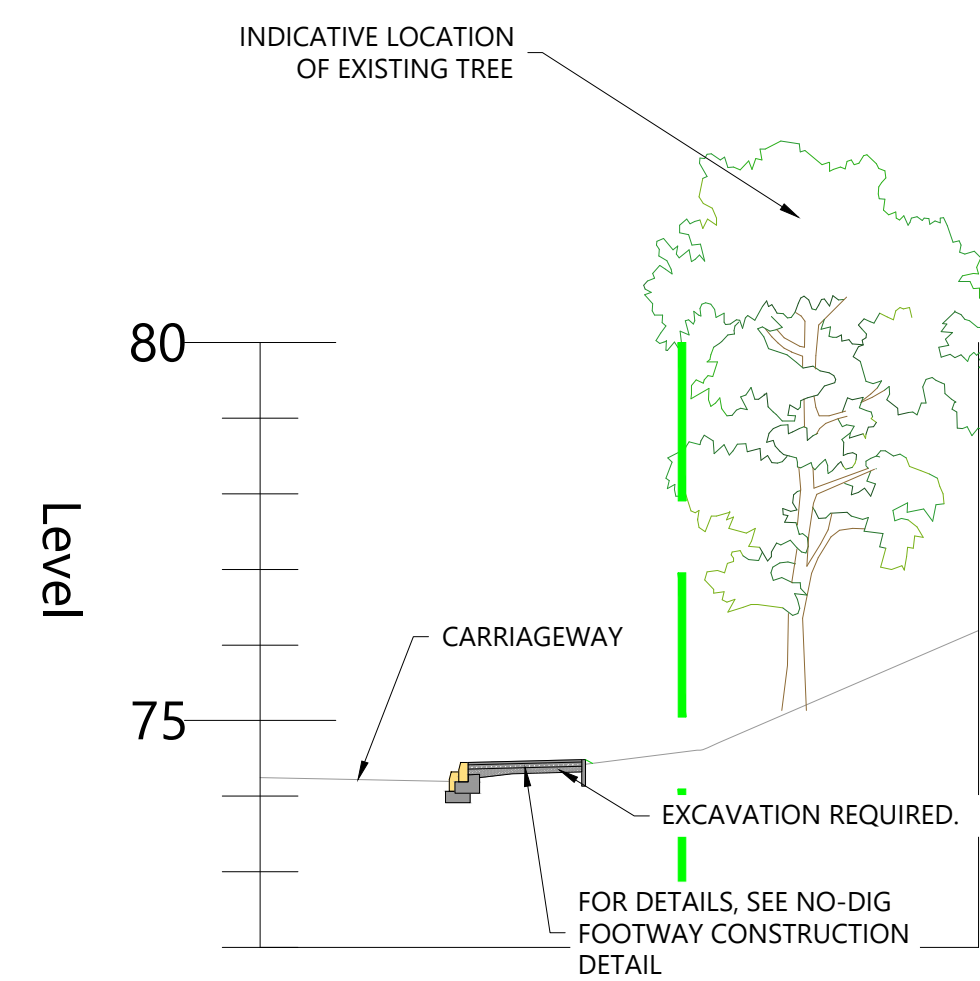
Date: 25 June 2026

1 Proposed Footway Provision

- 1.1 In response to the comments received by Mid Sussex District Council (MSDC) and West Sussex County Council (WSCC) as local highway authority on the proposed residential development comprising 34 dwellings on land to the west of Marwick Close, Ansty (planning application reference: DM/26/0454, it is proposed to provide a footway on the southern side of Bolney Road within the existing highway verge to provide a separate pedestrian access to the site.
- 1.2 Access to the footway will be via a separate pedestrian access which is proposed from the development directly onto Bolney Road along the northern boundary of the site. This will consist of a 2.0m wide footpath and will be at a consistent 1:20 gradient with a handrail and therefore complies with the guidance set out in the DfT's Inclusive Mobility. This arrangement is presented on Drawing **ITB210464-GA-004**.
- 1.3 The footway between the access and the junction with Upton Drive will generally comprise a no-dig 3D cellular confinement system. A 75mm depth cellular base infilled with aggregate is proposed which would sit on top of the existing ground level with a binder course of about 50-60mm and a 25-30mm surface course on top. The precise construction will be determined at the detailed design stage.
- 1.4 In agreement with MSDC and WSCC, the proposed footway will be 1.5m wide. This is sufficient to accommodate a wheelchair user passing a pedestrian. Double height kerbing is proposed along the carriageway edge with a 2.5% crossfall (which will require some cutting into the existing bank) and treated timber edging at the back of the footway. The proposed arrangement is presented in Drawing **ITB210464-GA-008**.
- 1.5 Some excavations will be needed along certain sections, and the anticipated tree removals and impacts are set out in more detail in David Archer Associates Tree Planning Report Addendum, June 2026.
- 1.6 The existing taper on the western side of Upton Drive at the junction with Bolney Road will be replaced by a standard 10m kerb radii in order facilitate the delivery of proposed footway.

- 1.7 The proposed footway will continue across the junction with Upton Drive. Dropped kerbs and tactile paving will be provided to enable pedestrians travelling on Bolney Road to cross the minor arm safely.
- 1.8 To the east of Upton Drive, the proposed footway will vary between 1.8m – 2.0m in width and will generally be at the height of the existing kerbline. Earthworks with a gradient of 1 in 3 will be provided at the rear of the proposed footway to tie back into the existing ground level where required.
- 1.9 The proposed footway would tie in with the existing footway at the commencement of the bus lay-by and will therefore provide a continuous pedestrian link between the site and the existing footway network within Ansty.





						TITLE:		DRAWING: JD				CHECKED: BT		APPROVED: BT			
B 7	19.06.26 17.06.26	JD ID	ARRANGEMENT UPDATED ARRANGEMENTS UPDATED			BT BT	PROPOSED NO-DIG FOOTWAY ON SOUTHERN SIDE OF BOLNEY ROAD				PROJECT No: ITB210464		SCALE @ A1: AS SHOWN		DATE 17.04.26		
REV	DATE	BY	DESCRIPTION			CHK	APP	PROJECT:	CURT:				DRAWING No: ITB210464-GA-008				REV B
STATUS: FOR INFORMATION						LAND AT BOLNEY ROAD, ANSTY						DEVINE HOMES PLC					