

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Anna Tidey
FROM:	WSCC – Highways Authority
DATE:	7 April 2026
LOCATION:	1A Lodgelands Ardingly Haywards Heath West Sussex RH17 6SD
SUBJECT:	DM/26/0663 Discharge of planning conditions nos 4, 5, 6, 10, 11, 16 and 17 relating to planning application DM/24/2999.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information

I refer to your consultation in respect of the above planning application and would provide the following comments.

This application seeks to discharge various conditions in relation to planning application DM/24/2999 which sought to erect two dwellings at 1A Lodgelands Ardingly. The conditions relating to highways safety are Condition 5 and Condition 10.

Comments relating to those matters are outlined below.

Condition 5 – Contractors Site set up

The plan provided demonstrates the locations of site welfare, contractors parking, materials storage and skips.

It has not been outlined where and how deliveries are to be serviced. Will deliveries be taken within Lodgelands or will delivery vehicles be entering the site? Lodgelands is a narrow private road which appears to accommodate on street parking at this point. The applicant should consider the types of machinery and vehicles due to be servicing the site during this time and whether sufficient space exists for a manoeuvre into the proposed access point. If deliveries are to be taken internally of the site, larger vehicles may have to perform a reverse manoeuvre either into or from the access. In this case there should be a banksman available to assist.

The applicant should also arrange deliveries to arrive at staggered intervals to prevent vehicles stacking along Longlands or the nearby Publicly Maintained highway which could restrict the flow of vehicle/ pedestrian movements.

Lodgelands is also a PROW (Footpath ARD/19Ar/1) and therefore reversing delivery vehicles should be assisted to ensure this manoeuvre is carried out safely and doesn't pose a risk to vulnerable road users. Visitors to the site should be made aware of the presence of the PROW and that that they need to give way to PROW users.

The applicant is advised that safe and convenient public access is to be available at all times across the full width of the PROW, which may be wider than the available and used route – advice on the legal width can be provided by the WSCC PROW Team.

The path is not to be obstructed by vehicles, plant, scaffolding or the temporary storage of materials and / or chemicals during any works. These will constitute an offence of obstruction under the Highways Act 1980.

Please can the applicant confirm the above points and once this information has been provided, please re-consult.

Condition 10 – Cycle Storage

Secure and covered cycle storage has been shown within the associated garden spaces of both properties. The provisions appear a suitably sized and workable arrangement for future residents.

The Local Highway Authority is satisfied that the condition may be discharged.

Jodie Wilkes

West Sussex County Council – Planning Services