

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Hamish Evans
FROM:	Highways, WSCC
DATE:	14/11/2025
LOCATION:	Earthingleigh, College Road, Ardingly, RH17 6SA
SUBJECT:	DM/25/2888 Discharge of condition nos. 7, 8 and 11 relating to planning application DM/25/0816.
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 to discharge Conditions 7, 8 and 11 relating to planning application DM/25/0816 (*Variation of Condition 2 - Approved Plans and Condition 9 - Sustainability, pursuant to DM/22/0752 (as amended by NMA DM/25/0992)*). WSCC in its role as Local Highway Authority (LHA) was a consultee for application DM/25/0816, raising no highway safety or capacity concerns.

Condition 7 – Vehicular Access

"No part of the development shall first be occupied until such time as the vehicular access has been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority."

The applicant has submitted plans (11109_114 Rev. P5 and 11109_2200 Rev. P1) which demonstrate access design, visibility splays and swept path tracking for a refuse vehicle and fire appliance. The LHA are satisfied with the details provided in regards to Condition 7.

Condition 8 – Visibility Splays

"The use of the access shall not commence until visibility splays of 2.4 metres x 47 metres have been provided at the proposed site vehicular access onto College Road in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. The splays shall be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed."

The applicant has submitted a plan (11109_114 Rev. P5) demonstrating visibility splays of 2.4m x 60m in both directions. The LHA are satisfied with the details provided in regards to Condition 8.

Condition 11 – Hard and Soft Landscaping

No highways comments.

Kyran Schneider
West Sussex County Council – Planning Services