

From: Jodie Wilkes <Jodie.Wilkes@westsussex.gov.uk>
Sent: 29 April 2026 19:02:51 UTC+01:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Cc: "SU Local Development" <sulocaldevelopment@westsussex.gov.uk>
Subject: RE: WSCC Highways Response To Application Number DM/26/0663 at 1A
Lodgelands Ardingly Haywards Heath West Sussex RH17 6SD

You don't often get email from jodie.wilkes@westsussex.gov.uk. [Learn why this is important](#)
Hi Anna,

Thank you for forwarding these comments.

Prior to a formal response, can I please offer the following points in response to the information provided by the Agent. Much of my original response was issued as informative detail, and detail not confirmed by the agent.

- Accepted that Lodgelands is a private road and that the highlighted portion is under ownership of the applicant.
The rights of the PROW are still present regardless of land ownership however and the possibility for members of public making use of this route is still a consideration. Therefore, the route should not be restricted during construction. Should there be any further queries regarding PROW rights, the WSCC Area PROW Officer should be contacted. I require no additional information on this matter.
- Accepted that the applicant does not park within the area shaded red on the plan provided.
Both WSCC aerial mapping photography and public aerial view imagery have been observed for this application and regardless of car ownership, vehicles have been observed parking along Lodgelands to the south of the site and within the area opposite the garage block / no.1 Lodgelands. There are no features present to prevent this practise.
My comments therefore sought only to advise the applicant to consider the sizing of delivery vehicles, with the available space. For example- a larger vehicle, arriving from or leaving the site to the north, could require a reverse manoeuvre either into or from the site. This would require the use of the roadway to the south of the access point - where cars have been noted as parking- to perform a reverse manoeuvre. The applicant should therefore be mindful that this space may not always be available. I require no additional information on this matter.
- Materials storage and delivery servicing are separate matters, as noted in my response materials storage has been shown and labelled within the plan provided.
Vehicle servicing is known to often occur on street when larger vehicles are required and where access widths and carriageway widths do not permit the required manoeuvres. The agent has now advised that *all* vehicles will be required to access the site, please could they confirm the use of a banksman. A banksman ensures the safety of workers, delivery drivers, and members of the public when delivery vehicles are traversing the site.

A swept path diagram has not been requested, the applicant/contractor should purely consider vehicle sizes to be appropriate for the site access requirements during construction. Furthermore, it is assumed that hoarding may also be present around the site access during the works which could further restrict manoeuvring space for a larger/longer vehicle and may also restrict the view of oncoming pedestrians along the PROW, further adding weight to the requirement of a banksman to assist with these manoeuvres.

In summary, now that we have confirmation that *all* vehicles will be required to enter the site, can the applicant please agree as originally requested, that a banksman will be present for all

deliveries. There would also be a benefit to ensuring that deliveries will be staggered as this would reduce the possibility for vehicle stacking/waiting on Lodgelands and conflict between their movements.

I hope that this clarifies our request.

Regarding condition 10- EV charging, I am happy to provide comments.

Many thanks

Kind regards

Jodie Wilkes

Please note that I work every other Friday – **This coming Friday I will be out of office.**

Jodie Wilkes | Planning Technician | Information Management | Planning Services
[West Sussex County Council](#)

Location: Ground Floor, Northleigh, Chichester, PO19 1RH

Internal: 24452 | **External:** 03302224452 | **E-mail:** Jodie.Wilkes@westsussex.gov.uk

From: Mark Woodman <Mark.Woodman@westsussex.gov.uk> **On Behalf Of** SU Local Development

Sent: 29 April 2026 13:36

To: Jodie Wilkes <Jodie.Wilkes@westsussex.gov.uk>

Subject: FW: WSCC Highways Response To Application Number DM/26/0663 at 1A Lodgelands Ardingly Haywards Heath West Sussex RH17 6SD

Hi Jodie,

Hope you had a good week off.

Please see below email from Anna Tidey.

I will book this above app for a recon soon.

Kind Regards

[Mark Woodman](#)

Administrator | Highways, Transport and Planning

West Sussex County Council, 1st Floor, Northleigh, Chichester, PO19 1RH

E-mail: mark.woodman@westsussex.gov.uk | Web: www.westsussex.gov.uk

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From: Anna Tidey <anna.tidey@midsussex.gov.uk>

Sent: 29 April 2026 12:42

To: SU Local Development <su.local.development@westsussex.gov.uk>

Cc: Graham Middle <graham.middle@lm-associates.co.uk>; 'Btinternet' <rjfielden1@btinternet.com>
Subject: FW: WSCC Highways Response To Application Number DM/26/0663 at 1A Lodgelands Ardingly
Haywards Heath West Sussex RH17 6SD

****EXTERNAL****

FAO: Jodie Wilkes

Dear Jodie

I refer to your consultation response dated 07.04.2026 with regards to the above Discharge of conditions application, see attached.

I have received the following comments from the applicant's agent (Graham Middle) in response to your request for further information (see his email below, dated 09.04.2026). Please accept my apologies for my delay in forwarding this on to you.

Please can you review Graham Middle's comments and advise me if you have any further comments/can agree to the discharge of Condition 5.

I note that you have not made any comments regarding the EV charging, for Condition 10?

I look forward to hearing from you.

Regards

Anna

Submit your planning application online.
<http://www.planningportal.gov.uk>

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- **SAVE A TREE** Only print this email if absolutely necessary.

From: Graham Middle <graham.middle@lm-associates.co.uk>

Sent: 09 April 2026 10:26

To: Anna Tidey <anna.tidey@midsussex.gov.uk>

Subject: RE: WSCC Highways Response To Application Number DM/26/0663 at 1A Lodgelands Ardingly Haywards Heath West Sussex RH17 6SD

Good Morning Anna

Thank you for your e-mail and copy of the WSCC consultee site set-up comments.

In response I would advise:

- We know the Lodgelands roadway is private as we previously advised.
- We also previously advised our client the applicant owns the section of road included in the hatched red line on the submitted drawing PC03.
- At no time during our client's or our own numerous site visits have vehicles parked on the roadway owned by our client, nor does anyone have our clients agreement to do so.
- The submitted drawing PC03 clearly indicates where materials will be stored centrally on the adjoining site area with a minimum area circa. 16.0 metres x 7.5 metres at the side for goods vehicles to unload. It would appear the consultee cannot understand a drawing and I am not aware discharging of this condition requires either vehicle tracking to be indicated or referred to.

Regards

Graham Middle

Principal

BA (Hons). Dip Arch. RIBA. CIOB. CIH.

L.M. Associates Ltd

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www.lm-associates.co.uk



From: Anna Tidey [<mailto:anna.tidey@midsussex.gov.uk>]

Sent: 08 April 2026 11:02

To: Graham Middle

Subject: WSCC Highways Response To Application Number DM/26/0663 at 1A Lodgelands Ardingly
Haywards Heath West Sussex RH17 6SD

Dear Graham

Please see the attached comments received today from Jodie Wilkes at WSCC Council regarding the discharge of Conditions 5 and 10 of DM/24/2999.

Please see her request for more information for the Contractors Site Set Up (Condition 5).

Thank you.

Regards

Anna

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