

Joseph Swift

From: [REDACTED]
Sent: 04 June 2026 16:57
To: planninginfo; Joseph Swift
Subject: Land West of Selsfield Road, Ardingly, West Sussex DM/26/1186

[REDACTED]

Dear Sirs

We write in relation to Notification of Planning Application DM/26/1186. We are Ardingly residents, living at Tinkers Croft, Street Lane in Ardingly. Please ensure our details are redacted before adding this email to the portal.

We have a number of objections and concerns in relation to this Reserved Matters application.

The Energy and Sustainability Statement / The Ardent Travel Plan Statement Misrepresenting the Position

- *Public transport* - the comments made in relation to public transport are, at best, disingenuous. Reference is made to the nearest railway station in Balcombe being a 22 minute cycle ride away. In our many years of living in Ardingly we have never seen anyone cycle to Balcombe station. The road is dangerously narrow, congested and full of pot holes with vertiginous hills. The car park at Balcombe is already way over capacity, and cars frequently park all over the surrounding roads. With yet more development coming around Borde Hill the situation will worsen further.
- *Sustainability* - the report also references the site benefitting from a number of local facilities. In fact, there is one shop, a cafe and a bakery. There is no Doctor, no dentist, no chemist and no post office, despite what is said in the Ardent Travel Plan Statement. The site is not sustainable. There is one bus every two hours. The roads are not "lightly trafficked". They are extremely congested and there are frequent accidents, particularly on the High street where cars can only travel on one side of the road due to parked cars. Various of the comments made are simply wrong. We refer to paragraph 1.10 of the Travel Plan Statement wherein reference is made to Eastbourne, and paragraph 2.11 of the same Statement, wherein reference is made to a non-existent post office.
- The report was clearly a pro forma with tweaks added by an individual with no local knowledge. The Planning Officers at Mid Sussex do, however, have the benefit of such local knowledge. Indeed, however the various reports seek to dress it up, Ardingly is not a sustainable location for further development of this scale.
- A car is a necessity for anyone who is working and the impact of an additional 70 plus cars on the already over-crowded roads will be yet more delays and pollution. We note that c.150 parking

spaces are planned in this development, and it is a struggle to see how this fits with transport policy DP21 which includes a number of requirements to encourage non-car usage, to mitigate adverse cumulative traffic impacts and enhance road/pedestrian safety. This development will do precisely the opposite.

- *Air quality* - a condition should be imposed whereby air quality monitoring on the B2028 in Ardingly High Street before, during, and after construction should be undertaken and, if need be, acted upon.

Movement Strategy / Access:

- The application documents suggest that vehicular access will be from Selsfield road, but an additional condition should be imposed to stipulate that all construction traffic should approach the site from the north via Selsfield road. Street Lane and the High Street are narrow and congested. There is both a pre-school and a primary school on Street Lane, yet lorries and trucks often approach the village from Balcombe via the reservoir following their satellite navigation systems. Site traffic should be carefully managed as Ardingly high street simply cannot accommodate more traffic.
- Improvements should also be made to parking provision as many dog walkers park in what will become the entrance to the development, and Ardingly village is already highly congested.
- There should be set times for permitted construction in order to protect residents on Selsfield Road and the High Street from constant noise.

Urban Design Principles

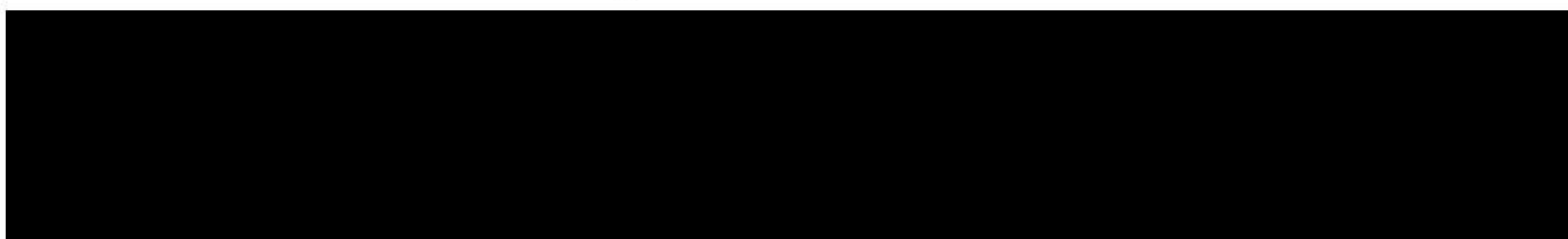
- The Design Statement of Antler Homes dates April 202 has *key design criteria* which talk of built form being strategically placed to shield rear gardens from sound emitted from Selsfield road and the Showground in times of use. However, one would hope that full sound proofing will be put into every house as the noise emanating from musical events and car racing will seriously affect these properties. The suggestion in the energy and sustainability statement that the impact of breakout noise on the surrounding environment can be reduced and absorbed through an effective planting programme is again one clearly made by an author with no local knowledge or experience. It is notable that the Acoustic South-East report did not monitor noise levels from the Showground during either car racing or a musical event.
- Given that the impact of development on the character and appearance of the Ardingly Conservation Area was a material consideration when the matter originally went before the

Planning Inspector in 2022, the definition and extent of landscaping which is to be undertaken is critical. The aim should be to reduce the impact of development on the Conservation Area in and around Street Lane, and on the broader, rural AONB, especially to the west and south west of Ardingly. The Planning Inspector stated that any development on the site required a robust landscape strategy to ensure that landscape and visual effects are minimised having regard to the prominence and openness of the site within the surrounding AONB landscape and the proximity of the Ardingly conservation area, both of which he concluded would be adversely affected by development of the site.

- That landscape strategy must therefore logically cover both the site itself and the retained land to its west, and the expectation is that the Council should impose planning conditions that give effect to these concerns. The same points hold good in relation to the views into the development from the recreation ground and the northern end of the village.
- We endorse WSCC's drainage objections set out in their letter dated 29 May, and are concerned about the reliance on pumping stations. There appears to be a substantial risk of pollution affecting both drainage and sewerage systems, and this is particularly concerning given their proximity to the village playground.

Please could the above points be taken into consideration when looking at this Reserved Matters application, and appropriate conditions imposed.

Yours faithfully

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