

From: planninginfo@midsussex.gov.uk
Sent: 06 August 2026 15:52
To: Joseph Swift
Subject: Mid Sussex DC - Online Register - Comments for Planning Application DM/26/1186

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 06/08/2026 3:52 PM.

Application Summary

Address:	Land West Of Selsfield Road Ardingly West Sussex
Proposal:	Reserved Matters application for consideration of consider all outstanding matters (layout, scale, landscaping and appearance) in respect of outline planning permission DM/22/1575 (and the subsequent variation of conditions 2 and 11 through permission DM/23/3250). (Amended plans received 14/07/2026)
Case Officer:	Joseph Swift

[Click for further information](#)

Customer Details

Address:	
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: I object for the following reasons:-

Alignment with Local Planning and Community Neighbourhood Plan.

This application makes no reference to the ratified and adopted Ardingly Neighbourhood Plan and how the development is expected to fit into these policies and the overall plan. Specifically, the plan allows for the provision of 37 dwellings up until 2031. These dwellings were DELIVERED on Monk's Meadow in 2014/15. This new development is therefore in contravention of the Neighbourhood Plan.

There are other policies in place regarding traffic, local amenities, the landscape setting of Ardingly etc that have not been referred to or taken consideration of.

***It must be noted that Ardingly is within the Ashdown forest conservation area where building must be kept to an absolute minimum .

The developers need to take this into consideration and frame their application accordingly.

Hard Landscaping

There are a number of features of the hard landscaping that are not in keeping with the rural nature of the site itself and the surrounding countryside, it looks too urban Too much concrete. The use of gravel in the front gardens does not blend into the rural setting it should be replaced with grass, to blend into the rural settings.

Noise Assessment

The developers have under estimated the noise that this proposed development site will experience.

It is not just traffic from the Selsfield road which is not the main source as mentioned by the developers .There will be significant noise from show ground traffic on its perimeter road when events are being prepared and when events are running.

Well documented evidence of serious noise pollution is in the possession of Ardingly Parish Council and MSDC which has been caused by numerous events at the Showground from well beyond the proximity of this site.

Events occur frequently, which involve large amounts of traffic and pollution, from vehicles both attending and taking part in events including motorbike festivals, monster truck festivals, high performance cars, battle re-enactments and helicopter rides, Boy Scout events. Apart from the considerable noise, there is also light and air pollution through drone laser shows, music events, fireworks, strobes and more.

The development also borders the village recreation ground where cricket and football matches are played and used for various sporting events. As the site is so close, there is a high risk of cricket balls and footballs landing on site and players will want to retrieve the balls, no thought has been given to this inevitable occurrence.

Landscape and Visual Appraisal

Ardingly parish council have made valid comments regarding the conservation boundaries which the developers have got wrong.

The recreation ground will be surrounded by housing and spoils the quiet rural setting,

The High Weald Management Plan 2024-9 Objective PQ2 states:

"To protect the unspoilt rural landscape with its intrinsic sense of naturalness, valued views and the extent of green space which foster experiences of rurality and tranquillity."

6.32 the developers States that users of the Recreation ground have low visual susceptibility - I challenge this statement. Many people use the area for access to the school, relaxation, playing with their children and simply to watch sport. The importance of the view towards the West is critical as it changes the rural setting of the Recreation Ground into an urban setting completely surrounded by houses.

Drainage

I am very concerned that insufficient attention has been taken regarding the water runoff from the site on the south end by the kids playground. There are multiple water springs that cover the site , this water flows down past the tennis courts into the tennis carpark and beyond.

Damage to the multi courts is a serious problem.

With the site potentially being covered by roads and buildings the water runoff is going to increase and this has not been discussed as to how this will be dealt with. I believe the Parish council has also raised concerns regarding drainage from the site.

I live in lower Holmans and see this drainage issue year after year, climate change must be taken into account.

Planning should not be granted unless the water utilities can verify that the extra houses can be supplied with water and drainage that will not put the current residents at risks of supply shortage/problems.

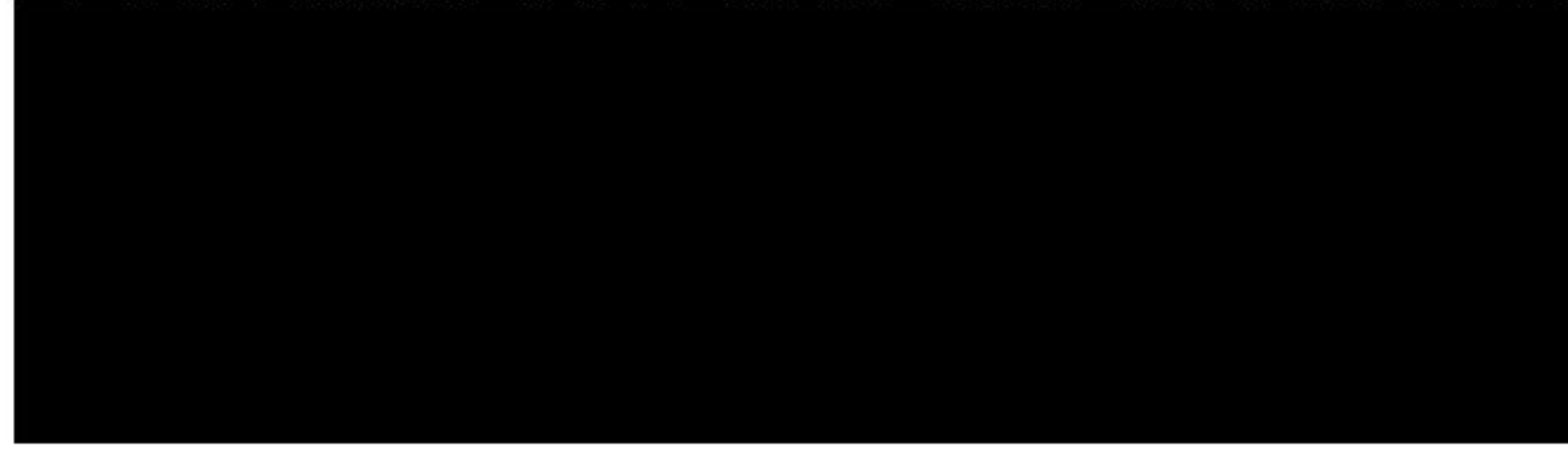
Design

Ardingly does not have any 3 story houses, so this is not in keeping with the rural landscape of the village, the style of the houses are not in keeping with the village style and ambience, the site does not transition into the rural landscape.

The proposed housing mix is heavily weighted towards larger family homes, including a substantial number of four- and five-bedroom dwellings. Several properties also include additional rooms (designated 'games' and 'hobby' rooms) that could readily function as bedrooms, increasing occupancy and more importantly increasing associated vehicle ownership, the development lacks sufficient parking which will heavily impact the village's

significant current parking pressures. The developer must increase parking for the site. The development contains very little provision for smaller homes: there are only four two-bedroom dwellings and no one-bedroom flats. This is inconsistent with identified local housing needs and fails to support younger and older residents wishing to remain within the village, the proposal does not meet the local housing demographic evidence and need.

I strongly object to this application, it is inappropriate for the site for the reasons given.



Kind regards