

Anna Tidey

From: [REDACTED]
Sent: 18 May 2026 15:58
To: Anna Tidey
Cc: [REDACTED]
Subject: RE: WSCC Highways Response To Application Number DM/26/0663 at 1A Lodgelands Ardingly Haywards Heath West Sussex RH17 6SD
Attachments: EVED-V01-R1 EVO Data Sheet.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Anna,

Graham is out the office for a few days, but I have spoken WITH Mr Fielden who confirms he will use a rolec single charging point as attached.

I also confirm the EVCP on the drawing stands for Electric Vehicle Charging Point, as circled green on the drawing. It is worth noting that under Building regulations it is now a requirement under AD-S to provide charging points for electric vehicles.

Kind regards

From: Anna Tidey [mailto:anna.tidey@midsussex.gov.uk]
Sent: 18 May 2026 13:18

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

Dear Graham

I have returned to work today, following a week of leave. Please see the comments that have been made by Jodie Wilkes at WSCC Highways regarding the proposed EV charging provision. Consequently, I have reviewed the wording of Condition 10 on DM/24/2999. This states:

*10. No part of the development shall be first occupied until Electric Vehicle Charging spaces have been provided **in accordance with plans and details** submitted to and approved by the Local Planning Authority.*

Reason: To provide EVC charging points to support the use of electric vehicles in accordance with national sustainable transport policies and to comply with Policies DP21, DP26, DP29 and DP39 of the Mid Sussex District Plan.

I note the comments that you made with regards to the EV charging provision in your email of 30.04.2026, see attached. Notwithstanding this in order to address the requirements and the wording of the planning condition I shall be grateful if you can confirm the positions for the units are as indicated on the submitted Ground Floor Lighting Layout Plan (highlighted in green on the extract of that plan below)



PROPOSED GROUND FLOOR LIGHTING LAYOUT

In addition, and in order to discharge Condition 10 of DM/24/2999, I shall also be grateful if you can provide me with the details of the intended EV Chargers, ie, the product name and related brochure details.

I do not intend to reconsult Jodie with this additional information. Hopefully collating and providing me with this additional information will not delay the decision significantly.

Please contact me if you wish to discuss the matter.

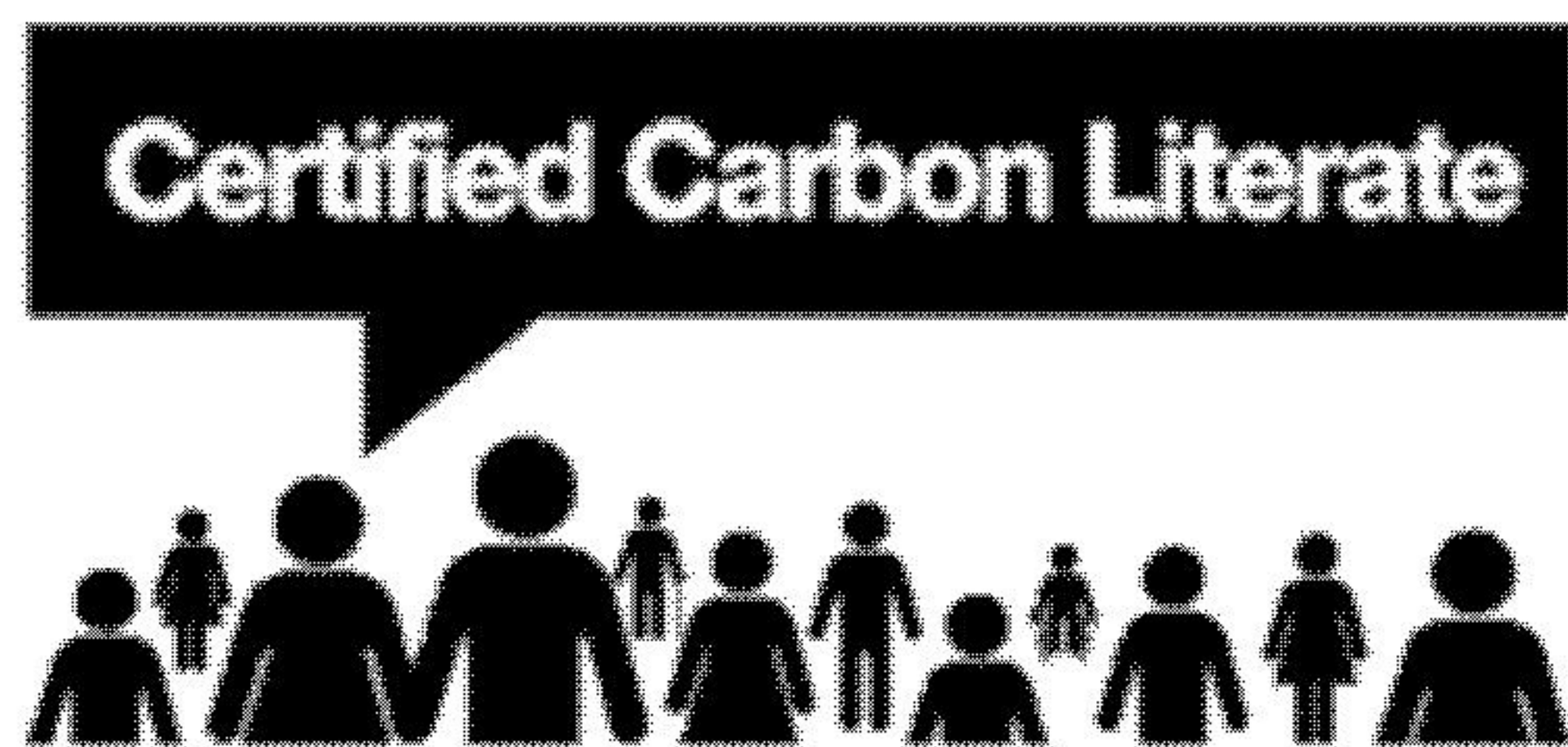
Regards

Anna

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Sent: 12 May 2026 14:09

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

[REDACTED]

Hi Anna,

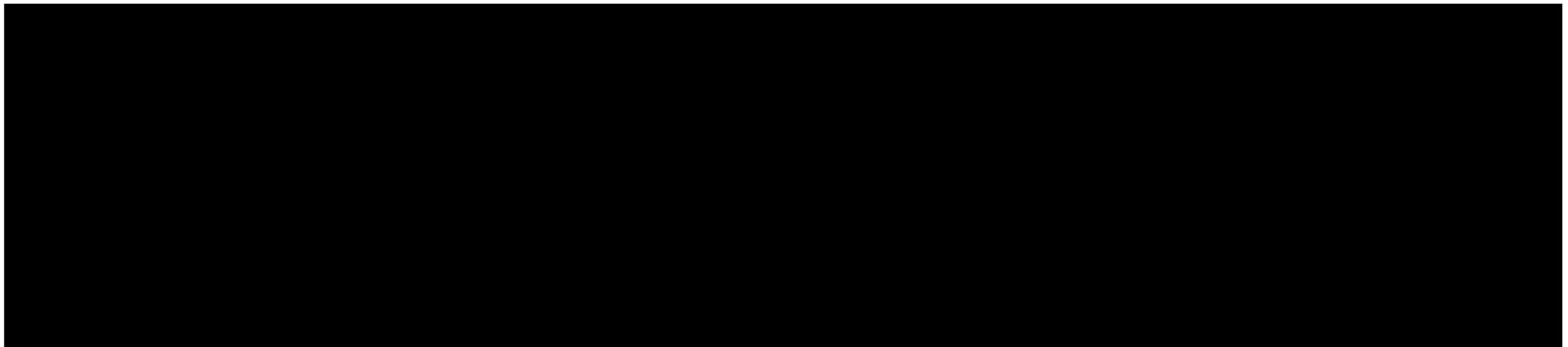
So sorry to bother you.

I am just getting around to looking at these plans now and I cannot seem to find any details of the EV Charging units. In my experience a document is usually provided which outlines the make/model and output rates etc of the chargers as well as a plan with their location. Is this what you would be expecting?

I note that the proposed Ground Floor Lighting plan appears to show a box to the front of each property with the abbreviations EVCP- I know little about lighting so apologies if this is something else, but this would appear to indicate the location of the charge points and if that is the case, there appears to be no concern with the positioning.

Sorry if I am missing something obvious here- I have had a flick through and cannot see any obvious plans or documents relating to the chargers. As this is one of the LPA conditions, would you also be expecting specifics?

Kind regards



From: Jodie Wilkes

Sent: 29 April 2026 19:03

To: 'anna.tidey@midsussex.gov.uk' <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

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

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.

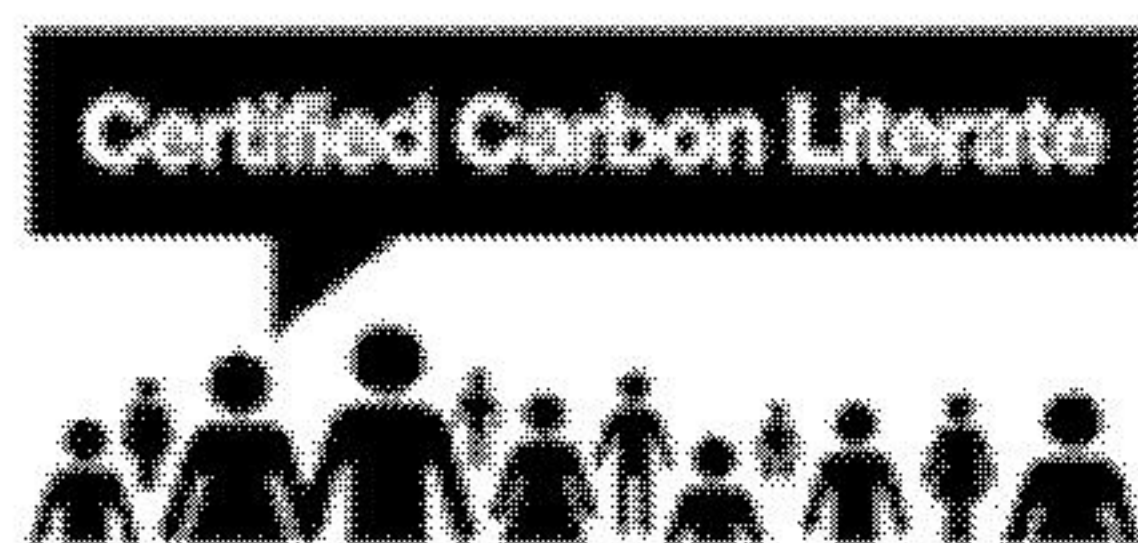
Kind Regards

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



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

Sent: 29 April 2026 12:42

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.

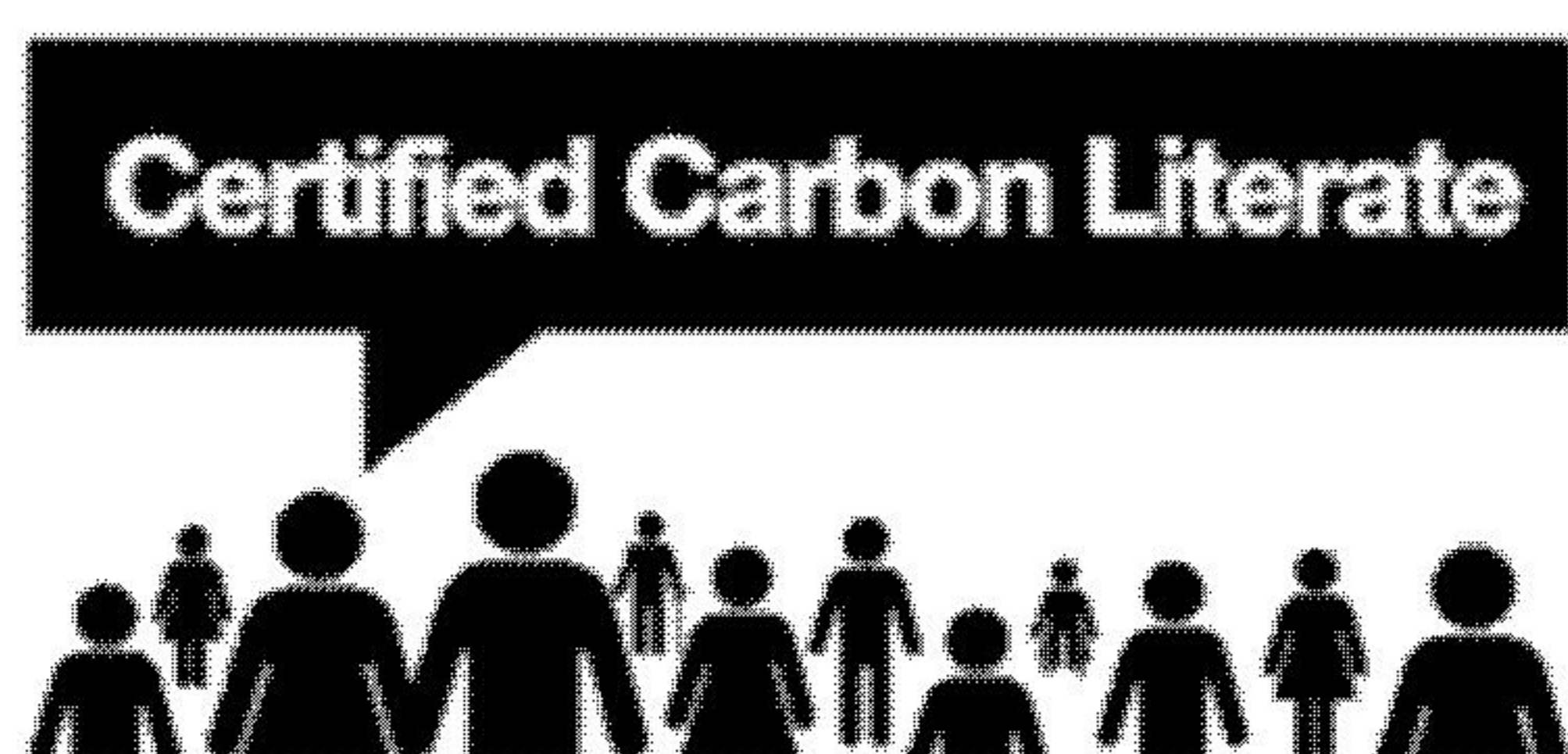
Regards

Anna

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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

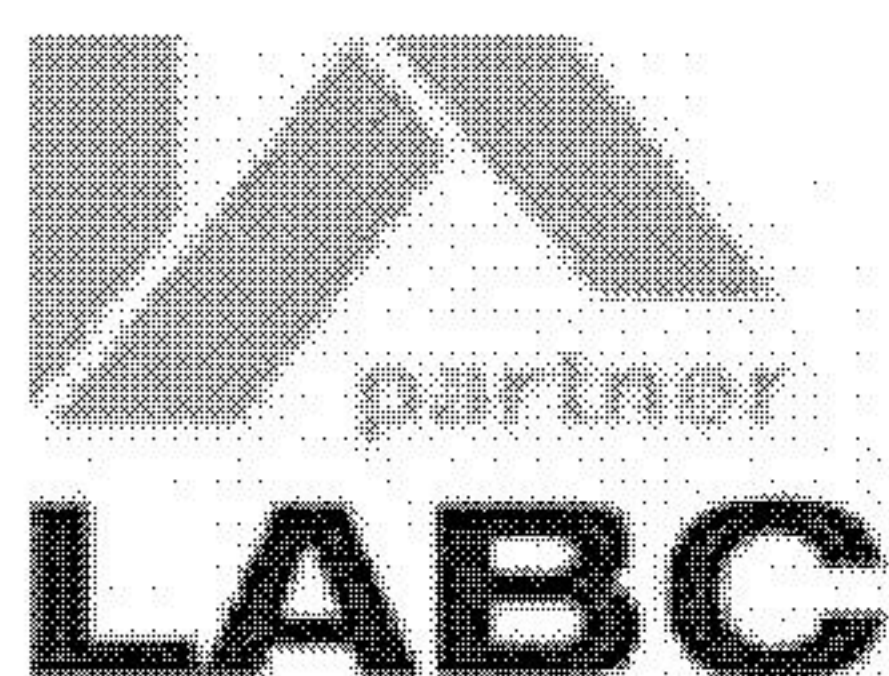
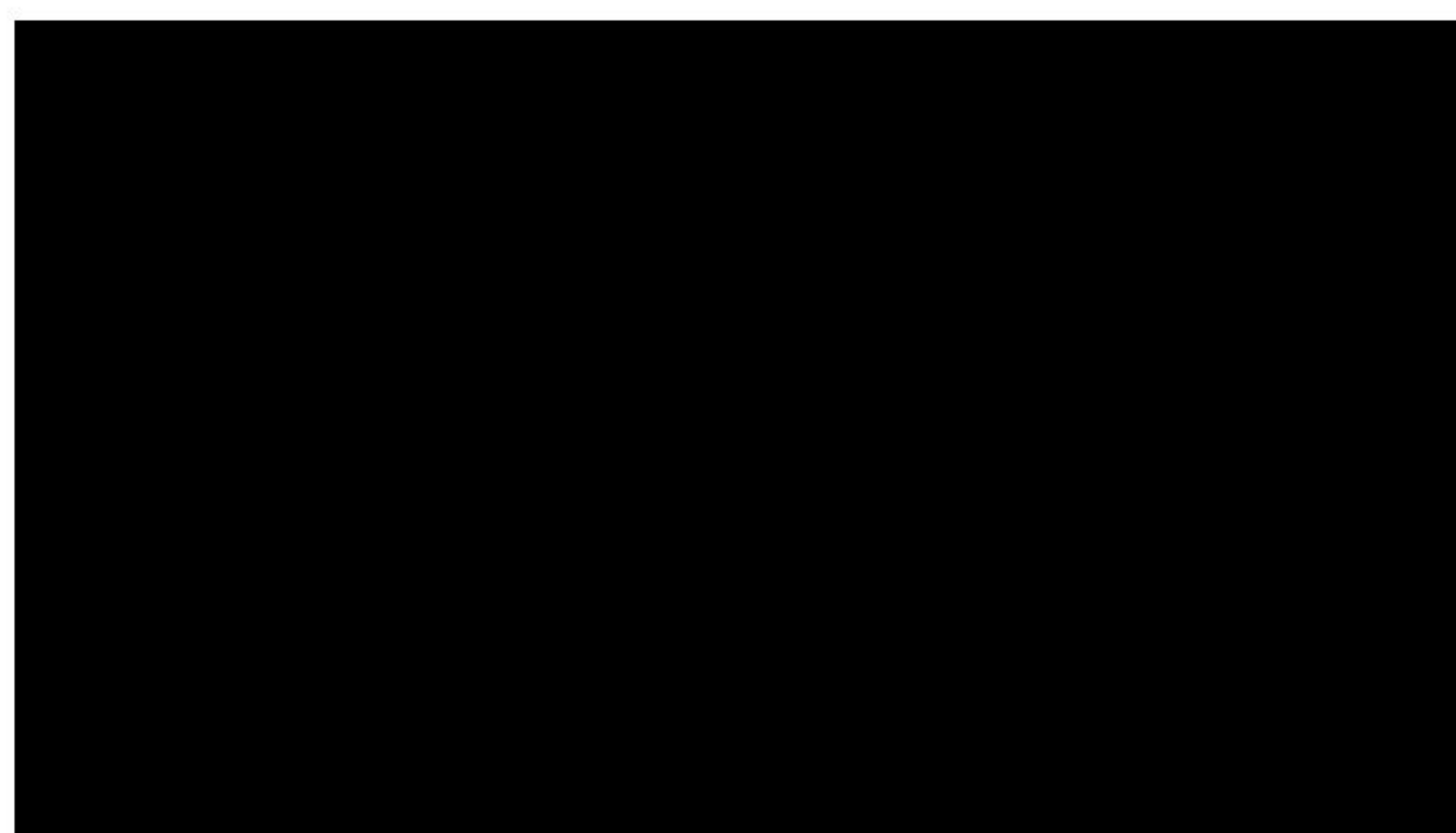
Good Morning Anna

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



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

Sent: 08 April 2026 11:02

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.

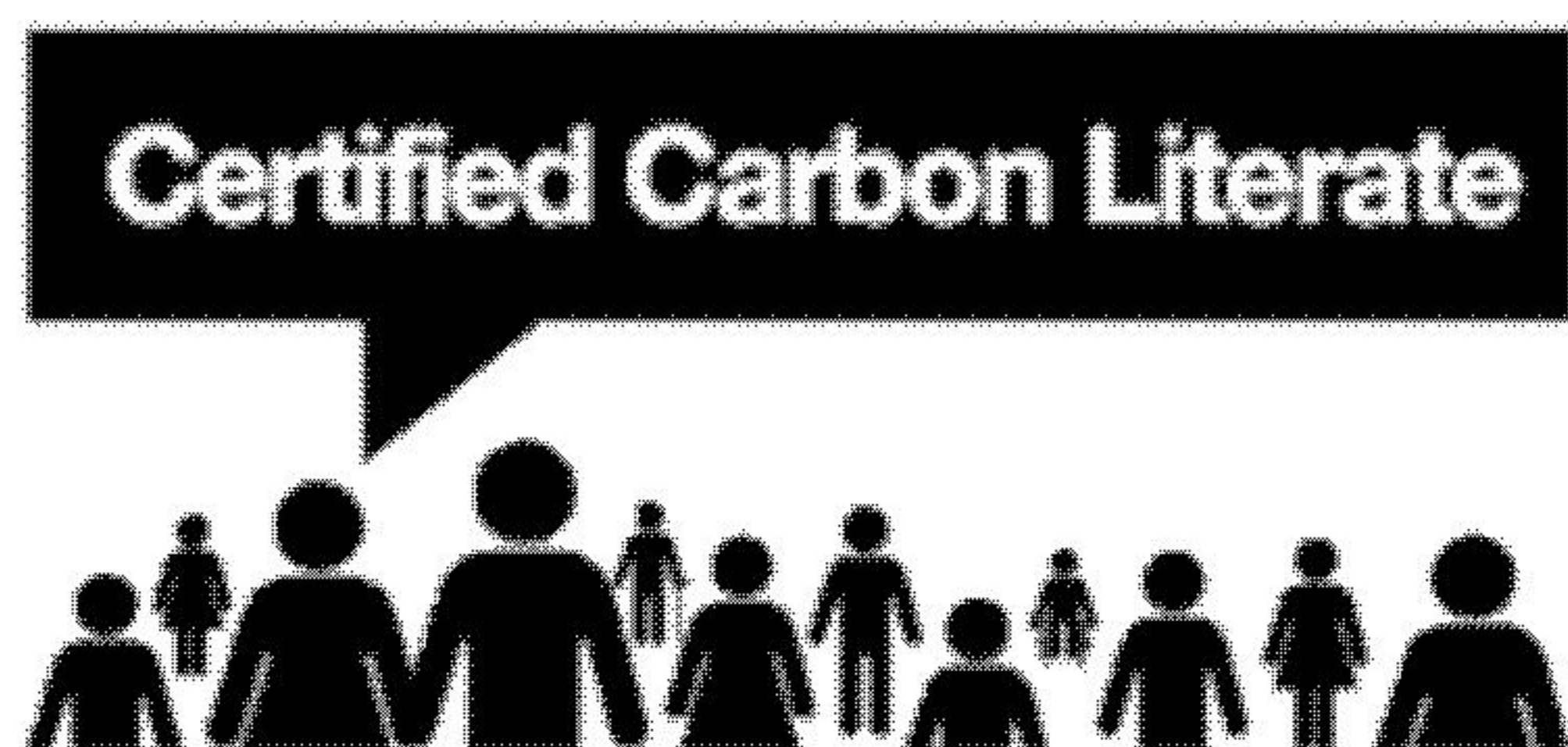
Regards

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