

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Joseph Swift
FROM:	WSSC – Highways Authority
DATE:	3 August 2026
LOCATION:	Land West Of Selsfield Road Ardingly West Sussex
SUBJECT:	DM/26/1186 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).
RECOMMENDATION:	No Objection

WSSC Highways have previously commented on this proposal. Whilst no overall objections were raised, several detailed comments were made in respects of the layout.

Taking the comments made previously, the following additional comments would be made.

Materials in shared surface areas – Good practice indicates that contrasting materials should be used to highlight shared surfaces where all users are using the same space. There appears to be no updated Hard Landscaping plan although the Coloured Site Layout plan (drawing AH314-PL.04 rev A) implies that blockwork is to be used throughout; it is acknowledged that this plan also has no key. In-principle, this point seems to have been addressed.

Plot 11 – Car parking appears to remain unchanged. Ultimately all the spaces involved are associated with plot 11. The use of these spaces will need to be managed by the respective occupier.

Mix of visitor and allocated parking opposite plots 3 and 4 – This remains unchanged. It will be for the developer and any future management company to clearly mark out these spaces so it's clear to potential users.

As previously, noted there are no particular issues with the layout presented. If minded to approve, the following conditions are recommended.

Access Road

No part of the development shall be first occupied until the road(s), footways, and casual parking areas serving the development have been constructed and surfaced in accordance with the approved plans and details.

Reason: To secure satisfactory standards of access for the proposed development.

Car parking space

No dwelling shall be first occupied until the car parking serving the respective dwelling has been constructed in accordance with the approved site plan. Once provided the spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking

No dwelling shall be first occupied until covered and secure cycle parking spaces serving the respective dwelling have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies

Ian Gledhill

West Sussex County Council – Planning Services