

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Joseph Swift
FROM:	WSSC – Highways Authority
DATE:	26 May 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).
RECOMMENDATION:	Advice

Comments are made against,

- Site Layout Plan, drawing number AH314-PL.03 revision E
- Highways Conformity Technical Note, reference 2600980-XX-00-RP-C-0101B, dated May 2026
- Hard Landscape Plan, drawing HBA-825.3-07, no revision

It's recognised that a Travel Plan Statement has been submitted as part of this current Reserved Matters application. For the purposes of this application, the submitted TPS has not been reviewed. The TPS will presumably be required by way of a separate planning condition or obligation on the outline planning consent. A separate discharge process would be applicable for the TPS.

Whilst highway adoption is not a material planning consideration, the WSSC Highway adoption requirements may nevertheless influence the overall site layout. For this site, given the vehicular access is to be gated, the site cannot be offered for adoption. The site has nonetheless been reviewed against appropriate current guidance.

IN terms of the details presented, the site comprises a mix of shared surfaces (where all users share the same highway space) and areas where the footway and carriageway are segregated by way of a kerb. There are no particular issues in terms of where the different treatments are used with it recognised that this will be a lightly trafficked and low speed development. The proposed carriageway widths (of 5.5 metres to 4.8 metres) accords with appropriate design guidance as do the 2 metre footways where available.

From the Hard Landscape Plan, it's apparent that a mixture of tarmac and blockwork are to be used for the carriageways. Ordinarily, WSSC would expect all shared use areas to be constructed in blockwork. The use of blockwork (or at least a contrasting material to those other areas) in shared surface areas is a standard approach with this then clearly highlighting the difference to all users between the function of the areas.

Car parking requirements have been considered against the relevant WSSC Parking Guidance. It's apparent that car parking requirements accord with this guidance. WSSC would further indicate that for a number of properties, the overly long driveways would allow for more parking if needed.

Whilst more of an observation, but the car parking for plot 11 is a little unusual in that it requires a fairly tight manoeuvre between two dwellings. This isn't necessarily a safety related concern, it may still affect the overall usability of these spaces.

The Applicant may also wish to reconsider the provision of allocated and visitor parking within the same lay-by opposite plots 3 and 4. This is raised only as it may be difficult to clearly demarcate car parking for the different uses within the same lay-by.

Details of cycle parking are indicated in the supporting statement. This will mostly be accommodated in garages with separate stores where needed. Details should be secured via condition.

In summary, there are no in-principle concerns with the details shown. There are several detailed matters that the Applicant should consider however.

Ian Gledhill
West Sussex County Council – Planning Services