

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 09 June 2026 14:37:09 UTC+01:00
To: "Joseph Swift" <joseph.swift@midsussex.gov.uk>
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 09/06/2026 2:37 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).
Case Officer:	Joseph Swift

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Customer Details

Address:	48 Munnion Road Ardingly
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	There has been no wholistic overview regarding this development. The Showground holds, and has held "Events" throughout the year, which have resulted in disruption , disturbance and generally affected many Residents of Ardingly. Noise Air and Light pollution are common. The Mid Sussex District Plan, 2021-2039 has sections regarding

all these (amongst others), stating that Health and Wellbeing are highly relevant factors which must be satisfied in any new development.

As this development borders the main access road (Red Gate) and is within the Showground complex, effects on residents would be adverse.

Taking the latest information from the Mid- Sussex District Plan, 2021-2039, the new Inspector asked that the "Grampian Conditions" be put in place BEFORE any developments are occupied. This relates to "INFRASTRUCTURE" and specifically, to adequate water supply (Page 60) and Sewage disposal (Page 61.)

Throughout the Plan, Infrastructure is heavily emphasized. CRITICALLY, the existing Sewage Treatment facility on the south of the Village is at its maximum capacity.

"Key Issues" state "The sewerage system has limited capacity across the district" and "operates mainly under gravity in Mid Sussex".

Already there have been instances of overflow of raw sewage down College Road when during heavy rainfall, huge amounts flowed down the road and into Monks Meadow (16/11/22).

This site is prone to heavy run off with surface water gushing down across the Children's Playground, Tennis Courts and to Fairford Close.

A drain cover near Oaklands opposite Butchers Shaw Wood has leached foul water for many years.

As recently as Friday 22. May, 2026, there was another effluent discharge from a drain South of Ardings Close, where the effluent flowed down Lindfield Road.

Page 62. is highly relevant with this Development and states "Developments should connect to the sewerage system at the nearest point OF ADEQUATE CAPACITY SO THE RISK OF FOUL WATER FLOODING IS NOT INCREASED"

If this is not met, then it is down to the Developer to put all necessary upgrades in place BEFORE building commences.

Page 62 and P63 should be read in full as they are highly relevant.

The proposals for surface water and risk of run off causing potential flooding have been highlighted by WSCC and accordingly, find that current provisions are not adequate and have objected.

There are statements to the effect that any new development should not have any adverse effects on existing residents or dwellings.

As it stands, this development WOULD adversely impact not only any new occupants, but existing residents.

Kind regards