

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Joanne Fisher
FROM:	WSCC – Highways Authority
DATE:	24 July 2025
LOCATION:	Hollyrood House Ardingly Road Lindfield Haywards Heath West Sussex RH16 2RA
SUBJECT:	DM/24/2922 Removal of outbuildings and alterations to the existing buildings and hardsurfaces to allow for a change of use from Class C2 (residential institution) use to a Class C3 (dwellinghouse) use to provide 3 no.1-bed flats, 14 no. 2-bed flats, and 2 no. 3-bed two storey dwellings (and retaining Holy Rood Cottage as a 3-bed dwelling), together with 37 no. car parking spaces, private and communal amenity spaces, landscaping, bin and cycle stores. Alterations to existing access points onto and from Ardingly Road and Park Lane. ADDITIONAL INFORMATION received 5/02/2025, 7/02/2025, 18/02/2025, 28/03/2025, 19/06/2025 and 21/07/2025 to address comments from the Highways Authority, West Sussex LLFA, and provide further information in relation to BNG, Newts and Bats.
DATE OF SITE VISIT:	3 January 2025
RECOMMENDATION:	Advice

This is the third WSCC Highways response to the above planning application seeking removal of outbuildings and alterations to the existing buildings and hard surfaces to allow for a change of use from Class C2 use (residential institution) to a Class C3 use (dwellinghouse) to provide 3 no.1-bed flats, 14 no. 2-bed flats, and 2 no. 3-bed two storey dwellings (and retaining Hollyrood Cottage as a 3-bed dwelling), together with 37 No. car parking spaces, private and communal amenity spaces, landscaping, bin and cycle stores plus alterations to existing access points at Ardingly Road and Park Lane.

Response.

Having interrogated the MSDC Planning website, it appears the only new highways-related information placed on there is a copy of the FINAL Stage 1 Road Safety Audit. This had previously been reviewed by the Highway Authority and its contents found acceptable. Therefore, comments contained in the Highway Authority's previous response dated 12 May 2025 are still appropriate.

Should the planning case officer consider that there is further information/comment required from the Highway Authority, then they should contact the author as soon as possible.

Response ends.

Tim Townsend
West Sussex County Council – Planning Services