

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Katherine Williams
FROM:	Highways, WSCC
DATE:	24/04/2026
LOCATION:	Havelock Farm, Wakehurst Place, Selsfield Road, Ardingly, RH17 6TN
SUBJECT:	DM/26/0802 Change of use and refurbishment of the existing buildings at Havelock Farm and associated works
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed change of use and refurbishment of existing buildings at Havelock Farm and associated works. The site is located off Selsfield Road, a B-classified road subject to national speed limit in this location.

The proposals seek to convert existing buildings to provide consolidated office space for the Wakehurst Place staff. Much of the proposed use appears to be for the use by existing staff, providing additional improved office space in one location – existing office space is currently spread out across multiple locations as stated in the submitted Design & Access Statement. Consequently, the LHA does not anticipate that the proposed development would give rise to a material intensification of movements to or from the wider Wakehurst Place site. Access and parking arrangements will remain as existing, and appear suitable to serve the anticipated needs of the development.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services