

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 02 March 2026 21:42:34 UTC+00:00
To: "Peter Davies" <peter.davies@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/2880

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 02/03/2026 9:42 PM.

Application Summary

Address:	13 Beaconsfield Close Burgess Hill West Sussex RH15 9AT
Proposal:	Retention of existing warehouse and creation within it of 3 new dwellings. (Amended Floor Plans received 09.02.2026)
Case Officer:	Peter Davies

[Click for further information](#)

Customer Details

Address:	17 Stockwell Court London Road Burgess Hill
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	I am writing to formally object to the planning application for the three proposed properties. As a resident of Stockwell Court, I believe the proposal is unsuitable for the following reasons: 1. Inadequate Access and Highway Safety The proposed access route is a narrow lane, barely the width of a supermarket delivery van, which runs directly past the windows of existing residences. - Logistical Impossibility: Standard delivery lorries and refuse vehicles will not be able to navigate the route to the proposed
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properties when the Stockwell Court car park is in use. Existing manhole covers and drains on the route are already in a poor condition due to the existing traffic. The application fails to demonstrate how heavy goods vehicles (HGVs) during the building phase can safely access the site without risking structural damage to the existing flat block or their amenities

- Refuse Collection: It is unclear how refuse trucks would service the new properties without obstructing the primary access for all existing residents as it would block almost everyone parking space in the Stockwell Court.

2. Impact on Residential Amenity

- Noise and Vibration: Existing residents already experience structural vibration from traffic on London Road. Building lorries and vans daily travelling through a narrow, proximal access lane will significantly exacerbate this, potentially causing distress and property damage.

- Work-from-Home Disruptions: The sustained noise and dust during the construction phase will create an intolerable environment for the many residents who work from home, rendering their living spaces unusable during business hours and on Saturdays.

3. Parking and Congestion (Overdevelopment)

The area is already at peak capacity. Stockwell Court car park requires 24-hour access for 19 flat owners and local businesses; double-parking already takes place.

- Contractor Impact: The site lacks any designated area for contractor logistics, plant machinery, or material storage. Consequently, construction activity will inevitably obstruct the sole access route to our car park, preventing residents from entering or exiting their designated bays and resulting in the frequent, unauthorized use of private, deeded parking spaces.

- Visitor Pressure: With only four visitor spaces currently serving 19 flats and two businesses, the addition of three new homes will create an unsustainable deficit. The "overflow" will lead to increased local congestion and conflict over private parking rights.

Conclusion

The proposed development represents an overdevelopment of a constrained site. The access constraints are insurmountable for vehicles larger than a van, and the project would cause significant harm to the privacy, quiet enjoyment, and parking security of existing residents. I urge the planning committee to refuse this application.

Kind regards