

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 10 December 2024 19:25:04 UTC+00:00
To: "Steven King" <steven.king@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/24/2932

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 10/12/2024 7:25 PM.

Application Summary

Address:	Contego Safety Wearmaster House Malthouse Lane Hurstpierpoint Hassocks West Sussex BN6 9LA
Proposal:	Proposed variation of condition 17 relating to planning application DM/21/1118 to allow 24 hours access to the site for 365 days a year with no exceptions
Case Officer:	Steven King

[Click for further information](#)

Customer Details

Address: East Lodge Malthouse Lane Hassocks

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Malthouse Lane was never designed to be a 24 hour thoroughfare to company premises. It is a back road to a few houses and farms. In this case the farm changed to a company venture that keeps expanding its commercial entities, Mid Sussex Council has not seen fit to upgrade Malthouse Lane even though it allows change of use for such premises. The general state of repair of Malthouse Lane results in numerous

vehicles being rendered immobile due to the pothole and the flooding of the roadway surface. (I am sure a quick check with the highways department will show the number of emergency engineering works that have been needed on the Lane to make it safe). By allowing vehicles of all sizes to frequent the lane 24 hours it is foreseeable that there will be an increase of immobile vehicles, damaged by the road infrastructure in the hours of darkness. This will present an increase in life threatening events as the Lane is blocked by such vehicles and the vehicle recovery process all compounded by the events happening in hours of darkness, with no street lighting on a classified unnumbered (C road) highway with the national speed limit applying (60mph).

Allowing this application to progress will endanger more road users and pedestrians.

C roads are designed for linking primary routes to villages and/or housing estates. They are not designed for the transport needs of large companies or the infrastructure needs of battery energy storage systems, which is what is now being requested.

The restriction placed in the original planning application implied that there was an acceptance of the limited capability of the highway to service the needs of these commercial operations. To now try to change this is an abuse of process which as well as being perverse increases the inconvenience and risk to the residents and users of Malthouse Lane. The planning process is there for a reason and is not something to be abused as would appear to be the case with this application.

I note that Contego Safety supports this planning application in a submission as a consultee, you would expect them to (as I am sure they have a financial interest) but they do not live on Malthouse Lane, which is used by excessive traffic already which is far in excess of what the Lane was designed for.

There is already excessive noise, pollution and vehicle movement which are dangers to the residents, there is no street lighting, there is no pavement, walking home especially in the winter months is a dangerous activity. To allow industrial traffic to do this at all hours increases this danger not only the residents of Malthouse Lane but also the large number of people who traverse the Lane, running, walking, horse riding and dog exercising.

The impact of traffic on the wellbeing of residents during the day is bad enough but to then create noise disturbance, the inability to pull out of your drive safely (due to speeding traffic) and the swerving traffic as drivers will not see the potholes until the last minute without natural light (during hours of darkness), is dangerous. Any benefit is far outweighed by the negatives to the local community and beyond.

The application has not given a commercial need to alter the times of access. This seems a speculative application and one would assume that giving such access will then be accompanied by noise and other pollution by the persons who have accessed the site in the hours of darkness as this property is a business premise with the majority of its infrastructure exposed to the elements. You assume attending the business in the night is to undertake the business operation.

Mid Sussex Council recently responded to a proposal by Vistry Group to build a number of houses in the Malthouse Lane corridor and stated a number of similar reasons as to the unsuitability of Malthouse Lane for extra traffic.

Should this application be allowed, it should have further restrictions placed on it forbidding any commercial activity, repair and servicing of the infrastructure to minimise the disruption to local residents.

Kind regards