

Katherine Williams

From: [REDACTED]
Sent: 04 October 2026 20:28
To: Katherine Williams
Subject: DM/26/2238 Proposed conversion of a barn into four residential dwelling houses.

Comments related to the Notice of Application for Determination as to whether Prior Approval of the Authority is Required for the Proposed conversion of a barn into four residential dwelling houses. Location Alders Farm Brighton Road Hurstpierpoint Hassocks West Sussex.

We back on to Alders Farm and before making comments to this Application we feel it is important to note the following points:

Alders Farm have already been refused planning to change the Barn into a single-story dwelling.

Alders farm is a farm in name only – having a few pigs in our opinion does not make a working farm

Many cars with casual visitors travel to the site on a daily basis

For the years we have lived in our house Alders Farm has put in numerous planning applications many of which have been successful but the only change that has happened as far as we can see, has been to remove a temporary living accommodation building to be replaced by a Caravan.

We believe the farm is set up as an industrial site – our evidence is based on the numerous temporary buildings that adorn the sit ranging from large metal containers to garden sheds, to temporary buildings on wheels. The view of the farm on Google earth clearly shows these buildings.

WE RECOMMEND YOU VIEW ALDERS FARM ON GOOGLE EARTH BEFORE YOU COME TO ANY DECISION

Several non-farming businesses use the site, including several garden maintenance companies using the site as far as we are concerned as a dumping ground, a scaffolding company, one building has the name The Hot Tub on the side and finally many are used for storge which includes items like metal beer barrels

The site also includes numerous vehicles many of which appear to be un road worthy. There are many assorted vehicles that regularly attend or leave the site – very few if any of these appear to be related to farming.

(We thought these activities required special licences.)

Alders Farm does little to maintain the public footpath that goes through the site

Alders Farm does not own the track that goes to the farm

From the Document we received there are 4 areas we can comment on:

Transport and highways impacts of the development

From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on Brighton Road. An inspection of collision data supplied to WSCC by Sussex Police over a period the past five years reveals there have been no recorded collisions within the vicinity of the site access. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

This section was taken from the highways response. Our response is this:

This clearly demonstrates the lack of concern the highways department take to planning issues that impact on other people. If they were to ask residents they would be aware that there have been several close calls involving both vehicles and animals as the track joins Brighton Road they appear to have no idea that the opening is on a bend and the speed limit is 60mph

We always ask in our submissions that the Highways division actually do some work by getting out and seeing the evidence first hand and asking residents for their opinions rather than doing a paper exercise. If they did, they would already realise that the number of vehicles visiting and leaving the site causes several issues as the track opens onto the B117 at a bend where visibility is limited. Some of these vehicles are large lorries. If 4 residential houses are built this will add to the already congested aspect of the track. There have been several near misses involving cars and animals but because these are not reported it is assumed they didn't take place. We are sure we would all welcome the opportunity to talk to [REDACTED] West Sussex County Council – Planning Services who we assume wrote the report

Contamination risks of the site

Whilst the site forms part of agricultural land, there is no evidence to suggest the presence of significant contamination. However, as development may involve groundworks associated with the installation of services and other construction activities, there remains the potential for previously unidentified contamination to be encountered. Environmental Health therefore raises no objection to the proposal, subject to the inclusion of an unexpected contamination condition.

This section was taken from the Environmental Health

The report was written by Oliver Benson we can only ask if he has ever visited the site it would appear from his comments he has not. Our neighbours who have lived in their house for many years even before the present owners acquired Alders Farm and they say that there is evidence of the site being a dumping ground. Now with all the enhanced activities taking place we believe the risk is even greater. We are concerned that the many fires that are lit are burning inappropriate material as well. Once again we would welcome the opportunity to talk to Oliver Benson.

Noise impacts of the development

We already experience great deal of use not linked to farming activities, noise from the constant traffic is a key factor here as is the use of large excavators and noise associated with the other people using the site loading and unloading their goods. With the potential of 4 additional houses the level of noise will only increase.

Flooding risks

There is a stream that enters a culvert at the corner of our land. After heavy rain the stream builds up and if the culvert is not cleared which has happened then there is a back flow onto our land. Clearly 4 additional houses will increase the risk of our land being flooded.

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