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Sent: 07 October 2026 09:58:14 UTC+01:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/26/2238

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 07/10/2026 9:58 AM from . Parish Council on behalf of Parish Consultation.

Application Summary

Reference:	DM/26/2238
Address:	Alders Farm Brighton Road Hurstpierpoint Hassocks West Sussex BN6 9EE
Proposal:	Proposed conversion of a barn into four residential dwelling houses
Case Officer:	Katherine Williams

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Comments Details

The Committee recommends refusal of this application. The site lies outside the settlement boundary in an isolated location, and the proposal has failed to demonstrate compliance with the relevant policy requirements for residential development in the countryside. The Committee also has significant concerns regarding the suitability of the site for residential use, its accessibility, and the practicalities of servicing the development.

Comments:

- The site lies outside the settlement boundary and is in an isolated location. The Committee does not consider the proposal to satisfy the exceptions set out within Policy H011, as it does not represent a development of architectural excellence and is not considered essential accommodation for rural workers.
- The proposal represents an overdevelopment of the existing barn and would result in a poor standard of development.
- The site is poorly connected to the village and local services.
- The Committee questions whether the existing barn is structurally suitable for conversion to four residential dwellings.

- Concerns regarding access rights, as the access track serving Alders Farm is not owned by the applicant. It is therefore unclear whether the proposed dwellings would have the necessary legal rights of access.
 - The Committee has concerns regarding potential contamination of the site and notes reports of regular burning activities in the vicinity, resulting in smoke and odour issues that may affect residential amenity.
 - No parking provision appears to have been allocated for the proposed dwellings.
 - The site is unsustainable, with future occupants heavily reliant on private vehicles for all day-to-day journeys.
 - The proximity of the A23 raises concerns regarding noise impacts.
 - Highway safety concerns exist due to limited visibility onto a fast-moving 60mph road.
 - No details have been provided regarding foul drainage arrangements. In the absence of a mains sewer connection, the Committee would expect details of any septic tank or alternative drainage solution to be provided.
 - The site does not appear suitable for residential accommodation in its current condition and would require substantial clearance and remediation before residential use could reasonably be considered.
 - The committee strongly recommend that an officer visits the site.
 - For the reasons set out above, the Committee considers the proposal to be contrary to the principles of sustainable development, and recommends refusal.
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Kind regards