

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 05 December 2025 13:40:34 UTC+00:00
To: "Hamish Evans" <hamish.evans@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0814

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 05/12/2025 1:40 PM.

Application Summary

Address:	Danworth Farm Cuckfield Road Hurstpierpoint West Sussex BN6 9GL.
Proposal:	New mixed use barn for agricultural equipment storage and general storage for use by existing tenants, office and warehouse.
Case Officer:	Hamish Evans

[Click for further information](#)

Customer Details

Address:	South Danworth Cottage Danworth Lane Hassocks
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	We are relatively new neighbours to Danworth Farm and our experience of interacting with the farm owners to date has been extremely positive. We also acknowledge that modern farming is a financially difficult way of life to sustain without reasonable diversification and respect the need for farmers to do so. Therefore it is with some regret that I write to object to the proposal as submitted.

Firstly the proposal made is in conflict with the MSDC District

Plan-reg19-2031, Section 10 Countryside, clause DPC-1 Protection and Enhancement of the Countryside and clause DPC-2 Preventing Coalescence, especially if / when the stated intention to develop Land to the West of Burgess Hill, Section 15, clause DPSC1, is implemented, itself to any reasonable opinion all but closing the Local Gap between Burgess Hill (BH) and Hurstpierpoint (HPP).

Assuming that DPSC1 is realised and thereby the Local Gap between BH and HPP is reduced to a minimum on Cuckfield road then this Barn would be a significant development within that Local Gap clearly in contradiction to DPC-1 and DPC-2 which then calls for the quality and landscape character of the countryside area to be maintained and any development not to have an urbanising effect between settlements preventing coalescence. Both these clauses are compromised if the scale of the Barn proposed (although its dimensions are unspecified within the documentation available?) at its proposed location is implemented positioned immediately adjacent Danworth Farmhouse, between Danworth Cottages (next door), Longfield Cottages and nearby Danworth Brook Farm buildings all of which date from at least the 1800's and cluster to provide a traditional rural aesthetic for the area. Additionally, being located immediately adjacent Danworth Lane, a quiet narrow rural single track lane completely erodes the sense of countryside character for all of those that use the lane for that very reason, mostly local access traffic, joggers, dog-walkers, cyclists and those on horseback.

Notwithstanding the above, the application does not seek approval for a Change of Use of land involved which is currently an arable field (greenfield) from which a modest crop of organic hay is harvested annually and thereby I assume currently meeting Agricultural Land Classification Grade 3 or above. This application changes that use to Class B8 so should this not be the subject of a separate approval request or at least stated within the documentation in circulation for review and approval?

The Barn purports to be an application for Class B8 storage and we can see the need based upon the way machinery and materials are currently stored around the site. However this need has arisen largely because the original farm buildings have been repurposed as commercial premises over time. Moreover the current Plans submitted include for an additional 13 no. car park spaces when there is more than ample carparking capacity elsewhere on the overall site and a storage barn should not need carparking if used as intended to store materials. Whilst the spaces are a significant element of the application they have not been included in the application description. It can only be surmised then that this application is the latest of a longer term strategy to further develop and grow the original farm estate from its sole agricultural function into a substantial commercial /

industrial site, working against the principles of MSDC DP, clauses DPC1 and DPC2.

If the Barn is deemed not to be in breach of MSDC DP then if sited where proposed it has the greatest possible impact upon almost every aspect of the environment as other commentators have already noted. These are:

1. More carparking spaces can only mean more vehicles in and out of the site daily with all the incumbent disturbance and disruption that these bring including reduction in local air quality, especially for the adjacent dwelling, Danworth Farmhouse.
2. The site's latest approved changes now implemented have led to more lighting deployed around the perimeter of the site, including 24H7 fittings polluting the rural aspect, character and outlook, this proposal extends the site further and can only worsen this form of environmental pollution.
3. The noise disturbance both during construction and later operation especially from the additional car parking proposed will severely impact the small local music business undertaken within Danworth Farmhouse which relies heavily on a minimal noise environment to make professional standard recordings.
4. The light disturbance to the occupants of Danworth Farmhouse with the proximity of barn and parking proposed can only disrupt the rural quality of living they currently enjoy.
5. The loss of arable land will have an impact on the local farmer who relies on the annual hay crop to feed his livestock without having to 'import' it in. It also shrinks further the availability of such land for food generation should a future national emergency require this.
6. The Barn dimensions are not stated, not least the height, maybe this is normal at this planning stage but is somewhat extraordinary as this is a critical factor in respect of the impact on the rural outlook for the area as the barn will protrude above any hedging planted around the site to facilitate the environmental offset requirements. This hedging too will be maintained minimising any offset requirements surmised.
7. The Barn and hard-scaping so as to allow access to it and for the additional carparking will introduce a significant rainwater run-off from the site which can only flow onto Danworth Lane verge and down into what I believe to be Herrings Stream. The area where the lane and stream cross is already a regular flood zone, frequently making the Lane impassable, with frequency and intensity only worsening as climate change evolves. The site adjustments proposed can only aggravate this further, noting too that the carparking run off will be badly contaminated with vehicle related discharge to the detriment of the local waterways and the stream which teem with life and support a great range of flora, birds and insects.
8. On this latter point, whilst undertaking some drainage work to South Danworth Cottage last year we encountered what was an unknown creature occupying my then open drain. Investigation identified this as a Great Crested Newt for which I have

photographic evidence with meta data to support. This is a protected species and clearly has habitat in the locality of Danworth Lane, Herring Stream and it surrounds. I am aware that an environmental impact report has been completed to support this application and may consider this fully. However it is incumbent upon the Planning Authority to be certain that any development does not threaten the habitat of this protected species.

Finally; we can see a current need for storage for the farm, we also agree that farms should be able to reasonably diversify to survive. We can also see from Google Earth imaging that the farm had a large barn to the north and west of the site as late as 2018 before this was then presumably demolished. That site remains clear of any repurposed use and appears of more than adequate area for the Barn proposed. To satisfy the need for the farm's B8 storage would it not be a much more elegant, much less intrusive solution from almost every aspect of such a development, if the proposed Barn were to be erected on the site of the now demolished building. This would be in effect 'brown-site' development or perhaps building reinstatement, as such much more readily accepted all and all but negate most of the objections raised?

Kind regards