



LEWIS & CO

PLANNING STATEMENT

SITE ADDRESS: THE PADDOCK, LONDON ROAD,
HASOCKS, BN6 9NA

ON BEHALF OF COLIN BRACE



Client: Colin Brace

Site Location: SITE ADDRESS: THE PADDOCK, LONDON ROAD, HASSOCKS, BN6 9NA

Job History:

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1.0 INTRODUCTION AND SUMMARY

- 1.1 This Statement has been prepared on behalf of Colin Brace (the applicant) and relates to an application for the redevelopment of existing house to provide for 3 detached chalet height dwellings. The site location is The Paddock, London Road, Hassocks.
- 1.2 The application follows on from an earlier grant of planning permission (DM/21/2148) to extend the existing house and then subdivide and sperate it into two detached houses. Pre-commencement conditions associated with the planning permission were approved in 2024, and the development was commenced in December 2024 through the digging/laying of a drainage trench and pipe. No further works have been carried out, but the permission remains “extant” as a result of the drainage works.
- 1.3 The current application now seeks consent for the redevelopment of the site to create 3 detached houses. The existing house will be reconfigured, and then the other two houses will be located to the north and south of the existing house.

Proposed Development (existing house to reconfigured, with two new-build units either side):





1.4 This Statement demonstrates that the proposed scheme is well designed, makes a positive contribution to housing land supply (at a time when the local planning authority cannot demonstrate a 5 year supply of housing land) and is sustainably located within reasonable walking distanced of bus and train travel facilities and Hassocks village centre.

1.5 This Statement should be read in conjunction with the other documents that comprise the full planning application:

- 3D Render of Proposed Scheme
- Sustainability Statement
- Flood Risk Assessment by Meridian Civil Engineering Consultancy
- Heritage Statement by Chris Butler Archaeological Services Ltd
- Biodiversity Net Gain report by EAS Ltd
- Biodiversity Net Gain calculator by EAS Ltd
- Arboricultural Justification Statement by Colin Brace (note that this based on an earlier report by David Archer Associates that is also included with the application for information purposes)
- 2016 Arboricultural Report from David Archer
- Ecology and Biodiversity Statement provided by Colin Brace
- Flint Architecture drawings:
 - o PL001 A: Site Location and Block Plan
 - o PL002: Existing Ground Floor Plan
 - o PL003: Existing First Floor Plan
 - o PL004: Existing Front and Rear Elevations
 - o PL005: Existing Side Elevations
 - o PL010: Proposed Site Plan
 - o PL011: Proposed Ground Floor Plan (whole site)
 - o PL012: Proposed First Floor Plan (whole site)
 - o PL100: Proposed Floor Plans (new-build south house)
 - o PL101: Proposed Floor Plans (reconfigured middle house)
 - o PL102: Proposed Floor Plans (new-build north house)
 - o PL200: Proposed Front and Rear Elevations (south house)
 - o PL201: Proposed Side Elevations (south house)
 - o PL202: Proposed Front and Rear Elevations (middle house)
 - o PL203: Proposed Side Elevations (middle house)
 - o PL204: Proposed Front and Rear Elevations (north house)



- PL205: Proposed Side Elevations (north house)
- PL030: Proposed Front and Rear Site Elevations (whole site)



2.0 APPLICATION SITE & SURROUNDING AREA

- 2.1 The Paddock is a detached dwelling on the east side of London Road. The house is not a listed building nor will the redevelopment of the site affect the setting of any listed building. The site is not located within any conservation area or national park.



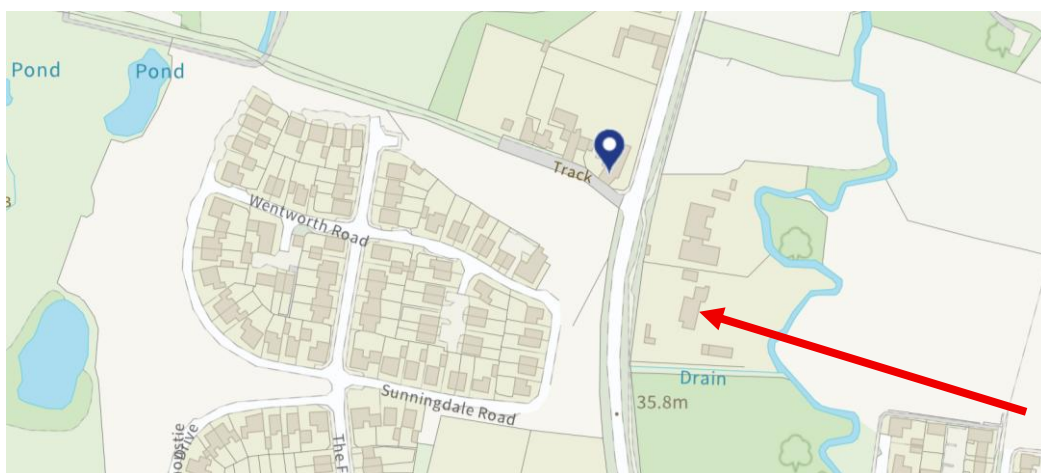
Site (highlighted with yellow arrow) and surrounding context

- 2.1. For the current Development Plan (the Mid Sussex District Local Plan) the application site is located outside the built up area boundary, and forms part of the “local gap” between Hassocks and Burgess Hill to the north. The site is sandwiched between a housing allocation to the west – which is now completed (see photograph above) and a housing allocation to the east that has the benefit of planning permission (see approved site plan overleaf). The site clearly forms part of a generally sustainable location with regard to housing development



Approved housing scheme to east of site, with application site highlighted with red arrow

- 2.2. The site is not located within a Conservation Area or within the setting of any listed buildings. The nearest listed building is located to the north west of the site, and its setting would not be materially affected by development of The Paddock (see map extract below, with The Paddock Highlighted with red arrow, and listed building shown with a blue marker):





3.0 PLANNING HISTORY

- 3.1 There have been a series of planning permissions granted on the site over the last few years, the most relevant of which is permission reference DM/21/2148 – which remains extant.
- 3.2 Permission DM/21/2148 approved the subdivision and remodelling of the existing house and erection of a new dwelling. Planning permission was granted on 23 December 2021, and pre-commencement conditions were approved under planning references DM/24/1461 and DM/24/1119 in June and November 2024. Commencement works began on 16 December, with confirmation supplied to the Council by way of email of the same date:

From: Colin Brace <[REDACTED]>
Sent: 16 December 2024 13:13
To: [REDACTED]@midsussex.gov.uk
Subject: DM/21/2148 - The Paddock, London Road
Attachments: The Paddock - drainage trench.jpg

DM/21/2148 - SUBDIVISION AND REMODELLING OF EXISTING DWELLING AND CONSTRUCTION OF A NEW DWELLING.

Dear Hamish

I write to you in respect of the above planning consent and further to the recent discharge of the pre-commencement conditions. I would just like to confirm that we have commenced work to implement this consent which among other things includes the laying of the underground drainage pipe within the trench and have attached a photograph to illustrate these works.

I trust the above is acceptable and if possible I would appreciate confirmation of receipt of this email in due course.

Kind regards

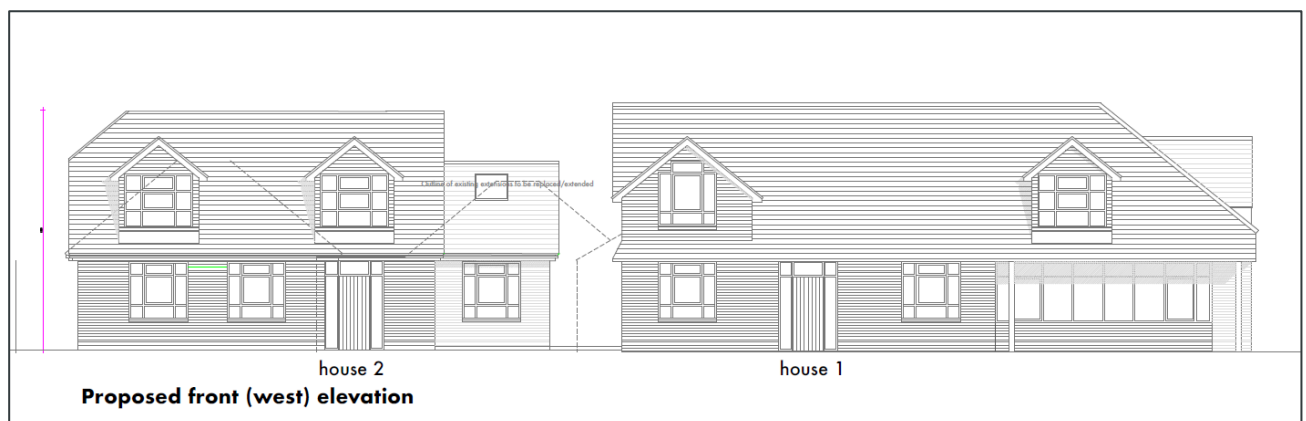
Colin Brace
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Photograph attachment to email

Houses approved under DM/21/2148:





Approved Site Plan for DM/21/2148 (house to the north is the new-build house, and house to the south is the reconfigured existing house) :





4.0 PROPOSED DEVELOPMENT

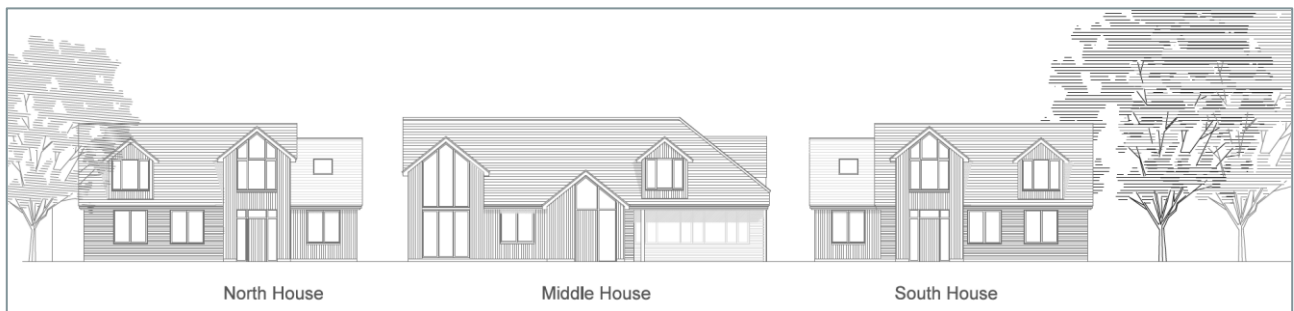
- 4.1 Planning permission is sought for the reconfiguration of the existing house and erection of 2 additional houses – one to the north and one to the south of the existing house. In effect, this is the same development as approved under DM/21/2148 (see Section 3 of this Statement) with the addition of an extra dwelling to the south.



Proposed Site Plan



Proposed Development



Proposed Front Elevation

4.2 The three houses will comprise:

North House: 3 bedrooms on first floor, study/bedroom on ground floor

Middle House: 3 bedrooms on first floor, extra bedroom on ground floor

South House: 4 bedrooms on first floor, study/bedroom on ground floor



4.3 With regard to national space standards (which are “minimum” standards), the three houses measure:

North House: 327m² (National Standard is 130m² for a 4 bedroom house)

Middle House: 295m² (National Standard is 130m² for a 4 bedroom house)

South House: 302m² (National Standard is 134m² for a 5 bedroom house)

4.4 Each house will have 3 car parking spaces (the same as for the two houses approved under DM/21/2148), with bins and bikes stores to the rear of each house. Houses will be able to bring bins to the front of the site on bin collection day so that houses can be serviced from London Road.



5.0 RELEVANT PLANNING POLICIES

- 5.1 The adopted Local Development Plan comprises the Mid Sussex District Plan 2014-2024 (adopted 2018) and the Hassocks Neighbourhood Plan (adopted 2002). The National Planning Policy Framework (December 2024) is also relevant to the application. Relevant development plan policies are summarised below. Note also that the District Plan Review is progressing, and this matter is referred to (where relevant) in Section 6 of this Statement.
- 5.2 Compliance with planning policy is demonstrated in Section 6 of this Statement.

Mid Sussex District Plan

Policy DP4: Housing: Sets out the Council's strategy to provide the new homes the District needs to support growth until 2031. A The Council cannot currently demonstrate a five year supply of housing land

Policy DP6: Settlement Hierarchy: This policy sets the settlement hierarchy for development, and provides the following guidance regarding the growth of settlements:

The growth of settlements will be supported where this meets identified local housing, employment and community needs. Outside defined built-up area boundaries, the expansion of settlements will be supported where:

1. The site is allocated in the District Plan, a Neighbourhood Plan or subsequent Development Plan Document or where the proposed development is for fewer than 10 dwellings; and
2. The site is contiguous with an existing built up area of the settlement; and
3. The development is demonstrated to be sustainable, including by reference to the settlement hierarchy.



Policy DP12: Seeks to restrict development within countryside areas unless supported by other planning policies (note that with regard to this policy, policy DP6 is relevant (see page 14 of this Statement, as well as the Council's housing supply position).

Policy DP13: Seeks to prevent coalescence between towns and villages (note that the application site is located within the "local gap" between Hassocks and Burgess Hill.

Policy DP21: Transport: encourages alternative means of transport to the private car, looks to avoid traffic congestion, requires development to provide adequate parking and protect the safety of road users.

Policy DP26: Character and design: Expects all new development to be well-designed and reflect the distinctive character of settlements while being sensitive to the countryside. Schemes are expected, inter alia, to: create a sense of place while respecting local character; protect open spaces, trees and gardens that contribute to local character; protect the amenities of nearby residents; incorporate well integrated parking; and optimise the potential of the site to accommodate development.

Policy DP28: Accessibility: Confirms that new dwellings should meet and maintain high standards of accessibility.

Policy DP29: Noise, Air and Light Pollution: Allows for development where it does not cause unacceptable levels of air pollution.

Policy DP30: Housing mix: States housing schemes are expected to provide a dwelling mix that reflects current and future needs. The supporting text of the policy identifies that a significant proportion of future household growth (30%) will require family sized units. Of this 30% half will require smaller family sized homes with two or three bedrooms.



Hassocks Neighbourhood Plan 2020

Policy 8: Air Quality Management: States development will be supported where it does not have an adverse impact upon air quality in an Air Quality Management Area.

Policy 9: Character and Design: Requires development to be of an appropriate design, layout and scale for its location.

National Planning Policy Framework (December 2024)

5.3 The National Planning Policy Framework is a material consideration in the determination of planning applications. The NPPF introduces the presumption in favour of sustainable development, and confirms that where a council cannot demonstrate a five years supply of housing land, then proposals for new housing should be approved unless there are significant and demonstrable negative impacts that outweigh the benefits of new housing.

5.5 With regard to these matters please note:

- The proposed development is sustainable in that it will be built to sustainable standards and benefits from a sustainable local with reasonable walking distance of Hassocks Railway station and Hassocks Village Centre (which provides for schools, shops and employment opportunities). Furthermore, bus services extend past the site, and the road is also popular with cyclists.
- Evidence that the location is sustainable is enhanced by the approval of large scale housing immediately to the east and west of the site – which would not have been allowed in unsustainable locations.
- The proposed development accords with local plan policy DP6 (development adjacent to built up areas), and makes a positive contribution to housing land supply at a time when the Council cannot demonstrate a five year supply of housing.
- The scheme should therefore be approved in line with the presumption in favour of sustainable development.



6.0 PLANNING ASSESSMENT

6.1 The key material planning considerations relevant to this proposal are:

- The Principle of Development
- Design and Visual Impact
- Impact on Amenity
- Ecology and Landscaping
- Heritage
- Transport and Active Travel
- Flood Risk and Drainage
- Sustainability

Principle of Development

6.2 The application comprises sustainably located development on previously developed land and so is acceptable in principle. Note that garden land on houses located outside the built up area is defined as previously developed land in the Glossary to the National Planning Policy Framework. This is because only garden land inside built up areas is excluded from the NPPF definition (see highlighted text below):

***Previously developed land:** Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed.*

***Previously developed land excludes:** land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management*



procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

This matter was also considered in the case of *Dartford Borough Council v Secretary of State for Communities and Local Government* [2017] EWCA Civ 141 – where it was confirmed that the NPPF exclusion only related to garden land inside built up areas.

- 6.3 With regard to the site’s sustainable location, it should be acknowledged that large scale housing has been approved or developed immediately to the east and west of the site. Furthermore, please note that The site is a category 2 settlement, which is the second most sustainable settlement category for Mid Sussex. A category 2 settlement is considered to be a larger village acting as a Local Service Centre providing key services. Category 2 settlements serve the wider hinterland and benefit from a good range of services and facilities.
- 6.4 The application site is within walking distance of the facilities in Hassocks, via a pavement which runs alongside London Road. The site is 0.8 miles from Hassocks Station, and 0.8 miles from Keymer Road which provides everyday services such as shops, eateries and professional services. There are also bus stops along London Road, approximately 150m to the north and south of the application site, connecting the site with surrounding larger towns such as Burgess Hill.
- 6.5 Additional weight (the “tilted balance”) should be applied to the principle of development because the Council is currently unable to demonstrate a five year supply of housing land (National Planning Policy Framework, paragraph 11). However, for the current application, the main considerations are the site’s planning history and the weight that was attached to the site’s relationship with the built up area when the Council determined the earlier application for two houses on the site (DM/21/2148).
- 6.6 When considering application DM/21/2148 the Council had an up-to-date five year supply of housing land, and so that application was determined without



regard to the tilted balance. At the time of that planning application, the case officer noted that with housing developments approved to both the east and west of the application site (see images on pages 6 and 7 of this Statement for detail), there was a clear intention to extend the built up area boundary of Hassocks, and that the resultant boundary would effectively be contiguous with the application site. At this point, development would be in accordance with policy DP6 (see page 14 of this Statement). The relevant extract from the delegated report for the application is shown below:

Taking the above into account, it is considered that whilst there is a conflict with the Development Plan, the weight to be afforded to this conflict is significantly reduced because of the particular considerations outlined above. Namely the fact that large residential developments have been approved immediately to the east and west of the site and the intention to extend the built up area of Hassocks so that the application site will be contiguous with the resulting built up area boundary. Such a proposal would then accord with DP6.

It is therefore considered that despite the conflict with policies DP6, DP12 and DP15 of the Mid Sussex District Plan and policies 1 and 14 of the Hassocks Neighbourhood Plan, the unique circumstances that pertain to this case are of such weight that an objection to the principle of the application should not be raised in this case.

- 6.7 The current District Plan is undergoing review, and the draft Proposals Map for the emerging plan shows the extended built up area boundaries that the case officer was referring to in his delegated report. As can be seen, the application site (highlighted with red arrow) is now contiguous with the built up area boundary (red dashed line):





6.8 Further to the above, it should be noted that with regard to policy DP6, the issue is whether a site is contiguous with the built up area, and not the built up area boundary. This was a matter confirmed in a planning appeal for housing in Hickstead (DM/17/3382), where the Inspector confirmed at paragraph 7 of the appeal decision letter:

“Turning to point 2 of Policy DP6 of the MSDP, the appellant argues that Hickstead itself is a settlement and the site is contiguous with it and thus, it is in compliance with this particular point. The appeal site is currently used for staff parking and the storage of vehicles used in association with the adjoining business that hires out lifting equipment. At the Hearing it was also stated that a local car rental business also parks vehicles at the site. To the north and south of the site are other businesses and dwellings arranged in a largely linear manner along London Road. To the rear of the site are further dwellings, and a commercial site named ‘Trumps’ which has been granted permission at appeal to be demolished and replaced by three dwellings. Given the development that surrounds the site, I am satisfied that it forms part of a settlement and is contiguous with it.”

6.9 The proposed development will preserve the Local Gap between Hassocks and Burgess Hill. Permission already exists for the remodelling of the existing house and the location of a second house to the north (i.e a house that is located “closer to Burgess Hill”). The additional house that is proposed under the current application is located to the south of the existing house, and so will in no way erode the gap between the existing Hassocks and Burgess Hill.

6.10 Consequently it can be seen that:

- The application site comprises previously developed land (see NPPF).
- The application site benefits from a sustainable location relative to transport and other village services (as evidenced by large housing development to the east and west of the site).
- The site is effectively contiguous with sites either developed or to be developed for housing (and so is continuous to the built up area – planning policy DP6 and aforementioned appeal decision).



- The site is contiguous with the built up area boundary that is being proposed through the District Plan review.
- The site already benefits from planning permission for additional housing units on the site.
- The scheme provides for a mix of dwellings (see 4.2 of this Statement), though it should be noted that as the scheme is for just 3 dwellings it is not realistic to have a more varied mix – especially as there is also a need for the scheme to exhibit a cohesive design (as described in greater detail in the next sub section below).

6.11 Under such circumstances, the principle of development is acceptable.

Design and Visual Impact

6.12 The scheme is designed to a high standard and shows highly articulated dwellings with height limited to effectively 1.5 storeys (chalet style dwellings):





- 6.13 The dwellings are set back a considerable distance from the road, and will share a single access point onto London Road. This will enable landscaping along the site's London Road frontage to be retained and provide for significant natural screening. Notwithstanding this, it can be seen that the houses will be the same height as previously approved, will provide for highlight articulated elevations, and will also compliment each other in appearance.
- 6.14 The scheme proposes well designed dwellings, of limited height, set back from the road and with scope for generous levels of boundary planting. For these reasons the scheme will have an acceptable visual impact and so complies with District Plan policy DP26 and Neighbourhood Plan policy 9.

Impact on Amenity

Neighbouring Amenities

- 6.15 The only adjacent neighbour is the property to the North – Evergreen. In determining planning application DM/21/2148 the Council agreed that the proposed development would not have any harmful impact on this property. This is confirmed in the delegated report for the application, where it is stated:

The proposed dwelling does not include any side facing first-floor windows and the proposed dwelling is of a modest height. There is significant boundary treatment to the north of the site which consists of some 1.8 metres high closed board fencing and hedgerows. The proposal includes hedging and closed board fencing to the southern boundary details of which can be secured a suitably worded landscaping condition. The siting, scale and extent of the proposed dwelling is similar to the neighbouring properties and the proposed dwelling will be set back from the boundaries of the site. Taking into account the above the proposal would not result in unacceptable harm to neighbouring amenities and complies with policy 9 of the Hassocks Neighbourhood Plan.

- 6.16 The current application does not change the above assessment. The northernmost house is located in the same position as described above, whilst the additional “third” unit is located to the south – where there are no neighbours.



Amenities for Future Occupiers

- 6.17 The proposed houses will provide for a very high standard of accommodation for future occupiers. All houses exceed minimum National Standards for housing, and all units will benefit from very long rear gardens. Privacy levels will reflect those typically found in suburban areas.

Ecology and Landscaping

- 6.18 The proposals are required to deliver a biodiversity net gain of at least 10% under mandatory requirements introduced by the Environment Act 2021. Statute provides the ability for this to be delivered onsite or offsite, through the Biodiversity Gain Plan condition and therefore all developments required to deliver biodiversity net gain are capable of doing so, with the details confirmed at discharge of condition stage.
- 6.19 The site has been surveyed by EAS Ltd, and this has informed their biodiversity net gain report that accompanies the application. The report confirms that to achieve biodiversity net gain, off-site credits will have to be purchased.
- 6.20 Further to the above, the applicants have produced an Ecology and Biodiversity Statement that accompanies the application. The statement cross-references the EAS Ltd report (see paragraph 6.17 above) and also confirms that on-site ecological enhancements will include:
- Installation of integrated bat and bird boxes within new dwellings
 - Use of native and pollinator-friendly planting within garden areas
 - Sustainable garden management to maintain ecological value
- 6.21 With regard to trees, the applicant's Arboricultural Justification Statement confirms that no category A or B trees will be felled to facilitate development. Note that the categorisation of the trees comes from an earlier David Archer Associates assessment (from 2016) which covered a wider site area. This assessment is included with the current application for ease of reference.



Heritage

- 6.22 The site is not located within a conservation area and does not contain any listed buildings. As confirmed in Section 2 of this Statement, the nearest listed building is located to the north west, and its setting will not be impacted by the modest level of development being proposed.
- 6.23 The site is located in an area where archaeological reporting is necessary. Note that for the earlier approval, a written scheme of investigation/watching brief was approved by the Council (condition approval DM/24/1119), and a similar methodology is to be applied to the current application proposals. A revised written scheme of investigation is included with the current application.

Transport and Active Travel

- 6.24 In consultation on the earlier approval for two houses on the site, the County Council raised no objections to the scheme, and advised that each house would be ideally served by three car parking spaces. This is confirmed in the delegated report for the application, where it is stated:

Policy DP21 of the Mid Sussex District Plan in part states:

"The scheme provides adequate car parking for the proposed development taking into account the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport; and with the relevant Neighbourhood Plan where applicable;

The scheme protects the safety of road users and pedestrians."

The Local Highways Authority have been consulted on the proposed works and they have raised to objection to the additional use of the existing access stating that *"On balance it would be considered difficult to substantiate that the proposed will result in an intensification in use of the site access point in vehicular terms."*

In terms of off-street parking the West Sussex County Council September 2020 Parking Guidance outlines that for a dwelling of this size in this location three parking spaces should be provided. The Highways Authority have reviewed the proposal and found it acceptable in Highway terms, subject to the provision of electronic vehicle charging points and cycle parking provision on the site. Such details can be addressed by appropriately worded planning conditions and informatives. With these in place the proposal will accord with Policy DP21 of the District Plan.



- 6.25 The current application accords with the above considerations, with each of the houses benefiting from 3 car parking spaces (which will include elective vehicle charging points), and with cycle parking located to the rear of each house.

Flood Risk and Drainage

- 6.26 The application is supported by a Flood Risk Assessment and Sustainable Drainage Strategy undertaken by Meridian Civil Engineering Consultancy.

Sustainability

- 6.27 The approach to sustainability is set out within the Sustainability report.

7.0 CONCLUSIONS

- 7.1 The application proposes the redevelopment of a site containing one dwelling house to provide a total of three houses. This will entail retention/configuration of the existing house, and the erection of two new houses (one to the north and one to the south of the retained house).
- 7.2 The proposal offers clear benefits:
- New housing in a sustainable location.
 - New housing on a site that already benefits from planning permission for additional housing.
 - New housing on a site that is contiguous with the built up area.
 - New housing on a site that is contiguous with the emerging built up area boundary for Hassocks.
 - A well designed scheme showing highly articulated dwellings set back from the road frontage.
 - Retention of category A and category B trees.
 - Suitable levels of car parking and cycle parking.



- High quality dwellings that will provide for a high standard of accommodation.

7.3 The proposed development is therefore considered acceptable in principle, and satisfies all material planning considerations as set out in this statement. In the light of this, the Council are requested to grant planning permission without undue delay.

Lewis and Co Planning

February 2026