

07th April 2026

Our Ref: 102-054

Planning Department
Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS



Letter sent via electronic means only.

Dear Sir/Madam,

Development Proposal

Reserved matters application for the approval of appearance, landscaping, layout and scale at land r/o Friars Oak pursuant to Outline Planning Permission DM/19/1897, comprising of a residential development of 130 dwellings and associated access together with change of use of part of the land to country open space, following the provision of a new pedestrian tunnel under the railway. (Additional biodiversity report and energy strategy report received 31 January and 1 February.)

Site Address

Land To The Rear Of Friars Oak, London Road, Hassocks, West Sussex, BN6 9NA

On behalf of our client, Taylor Wimpey South Thames, rg+p have been instructed to submit a Non-Material Amendment under s96a of the Town and Country Planning Act 1990 (as amended) to the above development proposal at the site address of Land to the Rear of Friars Oak, London Road, Hassocks, West Sussex, BN6 9NA.

This application seeks a Non-Material Amendment to Reserved Matters Approval DM/21/2628 (approved on 21 March 2022), as amended by application DM/23/1928 (approved on 22 December 2023). The Reserved Matters relate to the appearance and layout of a residential scheme approved under outline planning permission DM/19/1897.

This supporting letter sets out the relevant planning history relating to the site prior to setting out the non-material amendments which are sought.

Please find enclosed the following drawings and supporting documentation against which the application should be determined:

- Completed Planning Application Forms
- Payment of the relevant application fee, calculated at £400.00
- Drawings:
 - 102-054LIV AR (00)001Z17 Proposed Site Layout
 - 102-054LIV AR (90)001Z5 Plot Specific Service Plan
 - 102-054LIV AR (90)002U Boundary Treatment Site Layout
 - 102-054LIV AR (90)003O Setting Out Site Layout
 - 102-054LIV AR (90)004U Hard Landscape Site Layout
 - 102-054LIV AR (90)006N Materials Site Layout
 - 102-054LIV AR (90)007K Spandrel Panel Site Layout
 - 102-054LIV AR (90)018C Garden Size Site Plan
 - 102-054LIV AR (90)019G Refuse Strategy Site Layout

- 102-054LIV AR (90)020B Phased Execution Plan
- 12212_1901C14_External Works Plan Sheet 2 of 7
- 102-054LIV Friars Oak Material Palette Rev B

The Site and its Surrounding Context

The application site is located within the village and civil parish of Hassocks, in the Mid Sussex District of West Sussex. Covering approximately 10.5 hectares, the site lies on the northern edge of the settlement and consists of four distinct fields separated by established hedgerows.

To the north, the site adjoins predominantly agricultural land, with a garden center and farmstead located nearby. Along the western edge, the A273 is set back from the site by a wooded area and a public house, with Hassocks Golf Club located beyond. The eastern boundary is defined by the main railway line connecting Brighton and London. A public right of way crosses the railway at this point, where a tunnel is currently being provided beneath the railway line. To the south, the site is bordered by existing residential development, with properties along Shepherds Walk directly adjoining the boundary.

Planning History

A planning application (reference DM/15/0626) was submitted to the District Planning Committee on 13 October 2016 for the following development:

“Hybrid planning application comprising outline application for access only for residential development of 130 dwellings consisting of 12no. 1 bed apartments, 27no. 2 bed houses, 47no. 3 bed houses and 44no. 4 bed houses and associated access, together with change of use of part of land to form country open space”

The Committee resolved to approve the application, subject to the completion of a legal agreement to secure affordable housing and necessary infrastructure contributions. However, prior to the formal decision being issued, the application was called in by the Secretary of State. A Public Inquiry followed, during which the Planning Inspector recommended refusal of the application due to safety concerns relating to an unmanned railway crossing and the potential risk it posed to future residents. The Secretary of State agreed with this recommendation and formally refused the application on 1 March 2018.

Subsequently, a revised planning application (reference DM/18/2342) was submitted to the Local Planning Authority on 6 June 2018. This proposal was identical to application DM/15/0626 except for a newly proposed footbridge over the railway line to address the previously identified safety concerns. Although the application was refused by the Planning Committee, it was later allowed on appeal, and planning permission was granted on 1 November 2019.

A separate outline planning application (reference DM/19/1897) was approved on 16 October 2019 for the following development:

“Hybrid application comprising of outline proposal for residential development of 130 dwellings consisting of 12no. 1 bedroom apartments, 27no. 2 bedroom houses, 47no. 3 bedroom houses and 44no. 4 bedroom houses and associated access, together with change of use of part of the land to country open space, following the provision of a new pedestrian tunnel under the railway. All matters reserved apart from access.”

Subsequently, reserved matters consent for the approval of appearance, landscaping, layout and scale at land rear of Friars Oak pursuant to Outline Planning Permission reference DM/19/1897 was approved under reference DM/21/2628 on 21 March 2022. Development has since commenced, with works beginning on 1 October 2023.

On 24 July 2023 a planning application (reference DM/23/1928) was submitted to vary condition 10 of DM/21/2628, to reflect updated plans including the location of a substation. This was approved on 22 December 2023.

Amendments Proposed

This application seeks a Non-Material Amendment to the approved planning application DM/21/2628. Our



client proposes a series of minor changes as previously discussed via email and agreed in principle with the planning officer in charge of this application, including:

- Site layout updates:
 - Adjust parking bays location for plots 99 and 100
 - Adjust visitors parking bays affected by the above
 - Minor amendments to fence line between plot 117 and 116
 - Adjust of paving to secondary accesses
 - Brick wall straighten by plot 117 and 104
 - BCP for plots 114, 128, 119, 118 and 117 adjusted (to improve on collection distances and strategy)
- External materials updates:
 - Update red roof tiles specification
 - Update of red brick specification
 - Update grey roof tiles specification

These changes affect all plots but given the nature of the amendments proposed we consider these to be non-material in nature, as already discussed and agreed with planning officer. There is no impact on the approved description of development and the amendments will not materially impact the external appearance, scale, or overall layout of the approved scheme.

We thank you for your prompt attention and respectfully request that this matter be considered within the suggested timescale of 28 days (as per the planning practice guidance).

Should anything require further clarification, please do not hesitate to contact me.

