

Rachel Richardson
Development Management
Mid Sussex District Council
Oaklands, Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

12th December 2025

Dear Sir/Madam,

DM/25/2626 – 42 HURST ROAD, HASSOCKS, BN6 9NL

We write in respect of the above application following the conclusion of the public consultation period.

Position Statements

It is noted that the Council has now adopted of two new planning policy Position Statements in advance of a new District Plan, following their consideration at the Scrutiny Committee for Place and Environment on 26th November 2025 and Council on 10th December 2025. As these documents were not published prior to November 2025 we wanted to address compliance with these as a material consideration in the current application.

The Delivering Sustainable Development in Mid Sussex Position Statement affirms the Council's commitment to support growth in locations where it is sustainable to do so. The application site was found to be a sustainable location for new housing development under application DM/24/1748.

Furthermore, the proposed new dwellings are designed to meet Passivhaus standards and provide a zero-carbon development – demonstrating a high standard of sustainability fully in accordance with Principle 1 (Sustainability) – as well as incorporating a range of biodiversity improvements (Principle 2). The proposals are located outside of the High Weald National Landscape area

and would have no likely significant effects on the Ashdown Forest given its distance from the site (Principle 3), or on any designated heritage assets (Principle 4). The proposals would help meeting Principle 7 (Housing) and would not conflict with Principles 5, 6 or 8.

Public Consultation

All relevant material considerations are addressed in detail within the submitted Planning Statement and will not be repeated here, however there are several matters raised during the public consultation period where we wish to provide additional information within this letter.

Principle of development

As set out in our Planning Statement, the Council cannot currently demonstrate a five-year supply of housing land and the tilted balance under paragraph 11 of the NPPF (2024) applies. The limitations to paragraph 11 under footnote 7 of the NPPF do not apply in this instance.

Impacts of proposed development

The proposed development matches the footprint of development under DM/24/1748. The proposed dwelling at the rear of the plot would be situated in the same position as an approved pool house that would result in the same impacts on landscape, nature, neighbouring amenity and visual amenity.

The additional dwelling at the rear of the site has been designed to be set down within the topography of the site, with the use of a biodiverse green roof and bespoke architectural approach minimising the impact of the development in visual terms. Additionally, the building is set back from the street and there are no public viewpoints nearby as well as benefitting from mature tree cover that obscures views into the site. This architectural approach was found to be acceptable under the previous consent, with the Council finding that the proposals would *“not be prominent from public*

vantage points” and “would maintain the quality of the rural and landscape character”.

The development will not increase the number of vehicular access points onto Hurst Road and the local highways authority have confirmed that the development will not given rise to a material intensification of these accesses.

Concerns around precedent/future applications

Any future application on neighbouring plots would be considered solely on their own merits.

Any future proposals – on this site or others – are a hypothetical concern and cannot reasonably form a material consideration in the determination of this planning application. The existing planning history/context and specific individual characteristics of the 42 Hurst Road site form part of the reasoning why the application proposal is acceptable in planning terms.

42 Hurst Road is notably wider than neighbouring plots as well as being significantly deeper than the majority of its neighbours, allowing the property to be subdivided while still reflecting the existing urban grain in terms of plot size and building footprints/ratios.

Yours sincerely,



Joseph Pearson MRTPI

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