



Planning, Sustainability and Ecology Statement

Erection of a Residential Dwelling to the
Rear of 2 Keymer Road, Keymer

Land Rear of 2 Keymer Road
Hassocks, West Sussex, BN6 8HA

Planning, Sustainability and Ecology Statement
on Behalf of Michelle Coe

September 2025

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1. Introduction

1.1 This Planning Statement is written on behalf of Michelle Coe in support of the submission of a full planning application for the erection of a detached, 2-storey dwelling on land within the rear garden of 2 Keymer Road, Hassocks. The application is made in accordance with the Planning and Compulsory Purchase Act 2004.

1.2 This Statement considers the site and surrounding area, planning history, the scheme itself, relevant planning policy and provides an appraisal of the scheme in light of these considerations. It concludes that the proposal is a carefully considered scheme that meets guidance contained in the Development Plan and the National Planning Policy Framework.

1.3 In addition to this Planning Statement, the following reports have been prepared in support of this application:

REPORT	CONSULTANT
Design and Access Statement	Ecotecture
Arboricultural Survey, Impact Assessment & Method Statement	Duckworths Arboriculture Ltd
Transport Technical Note	Paul Basham Associates
Preliminary Ecology Appraisal	Ecology Partnership

1.4 The following plans and drawings have been submitted for approval:

- *Existing Site Plan – Drawing Number 775/111*
- *Existing Location and Block Plan – Drawing Number 775/101*
- *Proposed Site Plan – Drawing Number 775/302 Rev D*
- *Proposed Site and Block Plan – Drawing Number 775/301 Rev B*
- *Proposed Ground Floor Plan – Drawing Number 775/311 Rev D*
- *Proposed First Floor and Roof Plan – Drawing Number 775/312 Rev D*
- *Proposed Elevations – Drawing Number 775/321 Rev D*
- *Proposed Sectional Elevations – Drawing Number 775/321 Rev D*

- *Internal Perspectives – Drawing Number 775/351 Rev A*
- *Topographical Survey – Drawing Number 23023_01 – Rev A*
- *Tree Protection Plan – TPP 06169 / 2023*
- *Tree Constraints Plans – TCP 06169 / 2023*

1.5 The following plans are submitted for information only to demonstrate potential Permitted Development additions and alterations

- *Proposed Site and Location Plan – Drawing Number 775/301 Rev E*
- *Proposed Plans – Drawing Number 775/310*
- *Proposed Elevations – Drawing Numbers 775/321; 775/331; 775/332; and 775/333*

2. The Site History, Access and Surroundings

- 2.1 The Application Site is within the Hassocks Built-Up Area Boundary (*BUAB*).
- 2.2 The Site lies outside of the South Downs National Park (*SDNP*) and outside of any Conservation Area (*CA*).
- 2.3 Hassocks is a '*Category 2*' Settlement in the *MSDP* and defined as a '*Larger village*'. It is located south of Burgess Hill, east of Hurstpierpoint and west of Ditchling.
- 2.4 There is an existing 4 bedrooomed detached house on the Site, fronting Keymer Road, along with a single garage and parking for up to 4 vehicles.
- 2.5 As outlined in the accompanying Transport Technical Note, the Application Site is accessed via Keymer Road, which facilitates travel east/west. The Road is flanked by footways on both sides and cycle lanes are also present for a short distance under the railway bridge, which is located directly to the west of the site.
- 2.6 The existing garage, situated to the north of the site, is the only building to be impacted by the works and will be demolished. The garage structure has been built into the surrounding earth bank, comprised of brick-built walls and a flat bitumen lined roof.
- 2.7 The host dwelling's garden, where the proposed dwelling is to be located (south- west), is large and faces south, with its western boundary adjacent to a Public Right of Way (*PRoW*) and track with vehicle access. There is also a narrow pedestrian lane to the south, giving private access to adjacent rear gardens, which is overgrown with vegetation and appears little used. Both the *PRoW* and lane are unaffected by the Application scheme.
- 2.8 The substantial garden area at the rear of No 2 Keymer Road has no important trees or habitat features.
- 2.9 As shown in the accompanying Topographical Survey, the land rises significantly from road level (north of the site) to the existing dwelling. However, the garden area and proposed site of the dwelling itself is fairly flat. The Site is well screened in wider views by the treed embankment to the west and a 1.8m high wooden panelled fence enclosing the Application site/garden.
- 2.10 The character of this side of Keymer Road can be said to consist of mixed smaller plots and houses to the south and residential flats to north. Indeed, where there are larger dwellings they have substantial out-buildings to the rear gardens in the form of sheds and annexe accommodation. The street scene therefore consists of a wide range of different buildings.

- 2.11 The Application Site is one of the largest plots in the immediate area and therefore lends itself to being an ideal location for an additional small dwelling.
- 2.12 Indeed, as shown in the accompanying Site and Location Plan, this area of Hassocks has a distinct residential character, with the properties generally being two-storeys in height and of varied design.
- 2.13 Adjacent to the Application Site, across from the track and Train Station, is Allocation SSH/6, the Station Goods Yard, which has been put forward in the *MSDC* Small Scale Housing Allocation Development Plan document with the potential for up to 60 homes. This forms part of the *MSDP*. This indicates that this area of Hassocks is appropriate for further residential development, that such development is sustainable, and that the location can be considered as a suitable central site for residential development.
- 2.14 The Site is within a sustainable location, close to the village centre and a number of schools. Other nearby amenities include shops and leisure facilities. The nearest grocery shops, pubs and restaurants are situated along Keymer Road, less than 5 minutes walk away and include a Sainsburys Local.
- 2.15 Hassocks Infant School and the Mid Sussex Heath Care building, the Hassocks Health Centre, are also within walking distance from the site.
- 2.16 The nearest bus stop is within easy walking distance on Keymer Road, sited by the railway bridge, with the Compass Bus Route, Number 33, serving the route and running every hour. Hassocks Train Station is also within easy walking distance from the Application Site, with regular services to London (56 minutes journey time) and Brighton (11 minutes journey time). The proposed residential dwelling is therefore deemed very accessible to nearby local services.
- 2.17 The site is in Flood Zone 1 and has a very low risk of flooding from rivers and the sea.

3. Relevant Planning History

3.1 The recent relevant site Application history is set out in the table below:

Application Number	Description	Decision
09/03283/FUL	Proposed Drive and Hardstanding.	Decision – Approved (15/12/2009).
DM/23/1321	Pre-Application Advice Request – Proposed New Dwelling to the Rear of No 2 Keymer Road.	Verbal Pre-Application Advice Received.
DM/23/3181	Proposed single storey residential dwelling, to the rear of 2 Keymer Road	Decision – Approved (06/03/2024)

3.2 Approved Application 09/03283/FUL created the 4 space shared parking area at the front of the existing dwelling, which occupants of the proposed new 1 bedrooomed dwelling would also use.

3.3 Pre-Application Advice Request DM/23/1321 included a site visit on 29/06/2023 and follow-up verbal advice. The scheme proposed a two-storey, two bedrooomed, dwelling, including a driveway from Keymer Road past the existing dwelling to the proposed dwelling (where the footpath is now located in the current Plans). Verbal advice was received from *MSDC*.

3.4 A subsequent planning application (DM/23/3181) was submitted in December 2023 for the erection of a detached single-storey dwelling located within the rear garden land of 2 Keymer Road.

4. The Proposed Scheme

4.1 This Application seeks Planning Approval for the erection of a detached 2-bedroom, two-storey residential dwelling in the rear garden of No 2 Keymer Road.

4.2 The proposal seeks to replace the previously approved single-storey dwelling to the rear of 2 Keymer Road, as granted under application ref: DM/23/3181. This application proposes a new dwelling, which is to be occupied by the current occupant of No 2 Keymer Road, who wishes to downsize after 20 years living in the property but stay in the local area.

4.3 The proposed scheme would still be of a modest footprint and situated in broadly the same location in the southwestern corner of the site as the previously approved scheme, the change in footprint and orientation is considered to be de minimus, and the only revision is the addition of limited first floor accommodation. Despite the proposed addition of a first-floor element, the proposed dwelling would be of the same height as the building permitted under the extant permission for a single-storey dwelling on site.

4.4 Level access is provided throughout the new dwelling, making it accessible for everyone. The ground floor of the proposed dwelling would consist of a combined kitchen/dining room and living room, a shower room, WC, and a utility room and office. Two bedrooms, an en-suite, and a dressing room are proposed at first floor level. A small, enclosed terrace is proposed at the southeastern corner at first floor level.

4.5 Careful consideration has been given to overlooking from first floor level, particularly from the rear (south) of the proposed dwelling and to the north where the host dwelling is located. There are no windows to the south elevation in order to prevent any overlooking into the neighbouring property, which is located further south, and the proposed terrace is screened by vertical timber slats along the southern elevation and as such does not allow any overlooking or views to the south.

4.6 The neighbouring property to the south is located some distance and across from the PRoW with intervening mature vegetation and trees to further help screen any views towards the proposed property. At first floor level there are three windows to the west elevation, however, there are no neighbouring buildings to the west of the site. Two windows are proposed to the front (north) elevation, one of these windows would serve a hall, and the other would serve an en-suite, and as such are secondary windows, furthermore, these windows are obscured by the proposed single-storey porch element which extends upwards on this elevation and would effectively screen these windows from view. Two windows are proposed on the east elevation, however due to the oblique angles and distances between the proposed

dwelling and the nearest neighbouring dwelling to the east it is not thought that any overlooking would occur from these windows.

- 4.7 The proposed dwelling curtilage, including the garden area, is also generous and adequate for a 2-bedroomed, dwelling. The host dwelling will also have a generous dwelling curtilage.
- 4.8 The proposed dwelling would be smaller in terms of its scale in relation to the existing nearby buildings and would continue to have a subservient relationship with the existing dwelling. The proposed dwelling is set back from Keymer Road, and given its low ridge height and the monopitch design of the roof, the proposed dwelling would not be prominent in the streetscene.
- 4.9 Given the scale and siting of the proposed dwelling in the south western part of the rear garden, the mature vegetation to the west the proposed dwelling would not be overly visible from the existing PROW.
- 4.10 The proposals in this scheme follow Passivhaus principles of ensuring that it will be well insulated and glazed and able to cope with an increasingly varied climate. The Design and Access Statement submitted with the application provides more detail on the design of the proposed dwelling and the materials proposed.
- 4.11 The property will be situated within a generous sized, south-facing garden, providing a discreet and well-suited site for a modest, low-energy dwelling.
- 4.12 The design of the scheme has been inspired by some of the exemplar local Eco-homes which have been developed in the *SDNP* and *MSDC* area and echo the objectives set out in both the *MSDC* and *SDNP* Design Guides.
- 4.13 The proposed car parking and access provisions would remain as per those arrangements permitted in the previous application. The existing garage, situated to the north of the site, is the only building to be impacted by the works and will be demolished in order to make way for an entrance area, with a bin store, and footpath to the west of the site, leading past the existing dwelling to the proposed new building.
- 4.14 The revised scheme would still propose shared parking with No 2 Keymer Road for up to 4 vehicles at the front of the site. As outlined in the Transport Technical Note, this parking provision meets '*West Sussex County Council (WSCC) parking standards*' and it also demonstrates how the parking needs of both the existing development and the proposed development have been taken into account. Notwithstanding the above, it should also be noted that there is a wide range of alternative parking available near to the site, including at Hassocks Train Station. Therefore, the provision of 4 parking spaces is more than adequate given the proposed small dwelling and its sustainable location.

- 4.15 The parking element of the scheme also includes alterations to the existing parking arrangements, making them deeper and correctly sized. The retaining wall at the front of the site will be moved south in order to allow for the proposed parking spaces to be at least 4.8m in length, in accordance with WSCC standards.
- 4.16 As illustrated in the accompanying Proposed Site and Location Plan, the proposals include a defined curtilage for the proposed new residential dwelling, which includes a private garden and footpath leading up to the building.
- 4.17 The proposed dwelling meets the minimum nationally described space standards for internal floor space and storage space.

5. Planning Policy Context

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, where the *LDP* contains relevant policies, an Application for planning permission should be determined in accordance with the *LDP*, in this case the *MSDP*, unless material considerations indicate otherwise.

5.2 This Plan led approach is confirmed in the *NPPF (2024)*, which also provides guidance on the weight that should be afforded to adopted Local Plans. The relevant sections of the *NPPF* for this Application include Section 5 on '*Delivering a sufficient supply of homes*', Section 9 on '*Promoting sustainable transport*', Section 11 on '*Making effective use of land*' and Section 12 on '*Achieving well-designed places*'.

5.3 The relevant *LDP* for the purposes of this Application is the *MSDP*, with Policies *DP3*, *DP5*, *DP6*, *DP13* and *DP26* being the most relevant.

5.4 The most relevant *HNP* Policies are *Policy 9* on '*Character and Design*' and *Policy 14* on '*Residential Development Within and Adjoining the Built-Up Area Boundary of Hassocks*'.

5.5 As already indicated, this Application proposal must also be considered against national planning guidance, including the *NPPF*, where such guidance is material to the consideration of the Application. This sets out the Government's planning policy objectives and is a material consideration in planning decision making.

5.6 An important aspect of the *NPPF* is the presumption in favour of sustainable development, including the principle of approving development proposals that comply with a *LDP* (the *MSDP*), without delay. It is noted that Paragraph 11d of the *NPPF* advises that when the local planning authority cannot demonstrate a five-year supply of deliverable housing sites, planning permission should be granted unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing development or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole.

5.7 Footnote 8 of the *NPPF* confirms that out of date policies would include housing policies where the Council does not have a 5-year supply. As the Council cannot demonstrate a 5-year housing land supply the relevant development plan policies are considered to be out of date, and these policies can only be afforded weight according to their degree of consistency with the *NPPF*.

5.8 *MSDP* Policy *DP3* on '*Village and Neighbourhood Centre development*' outlines how '*development, including for mixed uses, will be permitted providing it:*

- *helps maintain and develop the range of shops and services to enable the village centre to meet local needs’;*

And also if it:

- *‘is appropriate in scale and function to its location including the character and amenities of the surrounding area’ and ‘is in accordance with the relevant Neighbourhood Plan’.*

5.9 This revised proposal complies with this Policy given that it is close to a wide range of local shops, which would be supported by an additional dwelling, and it is also appropriate in scale and function to its location.

5.10 It should be noted that additionally, and from a *MSDC* perspective, there is a strong planning case to be made for the granting of additional residential accommodation in the District area. Particularly as the District cannot demonstrate a 5 Year Housing Land Supply (5YHLS).

5.11 Furthermore, *MSDP* Policy *DP5* also outlines how the South East of England, and in particular Sussex, has a *‘shortfall of housing’*, *‘caused in particular by the inability of Brighton & Hove, and some of the other coastal authorities, to meet their own needs’*. Furthermore, it states that *‘The level of unmet need is high and the Council is taking steps...to address the issue’*. This proposal, although only for a single dwelling, contributes towards this housing need.

5.12 *MSDP* Policy *DP6* on *‘Settlement Hierarchy’* includes a *‘Strategic Objective’* to *‘promote well located and designed development that reflects the District’s distinctive towns and villages, retains their separate identity and character and prevents coalescence’*. This proposal complies with this Policy given that it’s design is in keeping with the local mixed street scene, as already outlined in this Statement.

5.13 *MSDP* Policy *DP26* on *‘Character and Design’* outlines how *‘Mid Sussex has a high quality built and natural environment and this requires the design of new development to respect the character of towns and villages as well as the character of buildings’*. The proposals within this Application involve a sympathetic design in keeping with the local character and area of Hassocks and with the surrounding natural landscape, ensuring policy compliance.

5.14 The *‘Strategic Objectives’* of Policy *DP26* include the following:

‘To promote well located and designed development that reflects the District’s distinctive towns and villages, retains their separate identity and character and prevents coalescence’

As well as:

'To protect valued characteristics of the built environment for their historical and visual qualities'

And to:

'To support sustainable communities which are safe, healthy and inclusive'

And finally:

'To create environments that are accessible to all members of the community'.

As has already been outlined, given that the proposed small dwelling's location is to the rear of No 2, the site would be visually enclosed locally by the existing built form surrounding the site and by the trees and vegetation positioned predominantly along the railway track to the west. As such, this proposal would have a limited effect on the wider built form and character of the Keymer Road area so is *'well located and designed'* (south-west corner of the plot), *'protects valued characteristics of the built environment'* (given it is 1 bedoomed and 1 storey), ensures a *'sustainable community'* (host dwelling kept and unaffected by proposals) and helps create an environment which is *'accessible'* (level access provided throughout the dwelling).

5.15 *HNP Policy 9 on 'Character and Design' states that 'Development proposals' will be supported where 'their character and design takes account of the following design principles as appropriate to the nature, scale and location of the particular proposal', including that it is of 'high quality design and layout', 'respects the character and scale of the surrounding buildings and landscape' and 'Creates safe, accessible and well connected environments'.* For the reasons outlined above in relation to DP26, this revised proposal is compliant with Policy 9.

5.16 *HNP Policy 14 on 'Residential Development Within and Adjoining the Built-Up Area Boundary of Hassocks', outlines how 'Development proposals for residential development on unidentified sites within the defined built-up area of Hassocks will be supported where proposals:*

- 1. Are of an appropriate nature and scale; and*
- 2. Positively respond to the character and function of the area'.*

As outlined above, in the section on *DP26*, this revised proposal is of an *'appropriate nature and scale'* and in keeping with *'the character and function of the area'* and therefore complies with this Policy.

5.17 The *HNP* goes on to outline how Census data from 2011 reveals that there is a *'broad range'* in the size of households in the village. *'Some 30% are 1 person; 38% are 2 persons; 14% are 3 persons; 14% are 4 persons; and 5% are 5 persons or more'*, the *HNP* outlines. As outlined earlier in this Statement,

HPC ‘wish to support new residential development to provide a mix of housing types’, and, significantly, that:

‘Support will therefore be offered to developments which seek to contribute to the demand for 1 and 2 bedrooms dwellings. This will serve to ensure that the needs of all sizes of households are likely to be met in future developments’.

5.18 Overall, the proposal fully complies with the vision set out in the *HNP ‘To ensure Hassocks, Keymer and Clayton continue to develop sustainably as a vibrant Parish within a countryside setting’*.

6. Sustainability Assessment

- 6.1 This scheme features a sustainable building proposal which re-uses existing residential land.
- 6.2 As already outlined in this Statement, the proposals in this scheme adhere to Passivhaus principles of ensuring that it will be well insulated and glazed and able to cope with an increasingly varied climate.
- 6.3 The new dwelling will also feature water saving fittings and low energy lighting. Further details can be found in the accompanying Design and Access Statement.
- 6.4 Wherever possible, building materials will be specified from a sustainable source and all timber on site will be sourced from FSC Accredited suppliers.
- 6.5 The proposal provides sufficient on-site parking for vehicles and bikes and also has a wide range of nearby sustainable travel options available, including by bus and train.
- 6.6 The proposal would also make a more efficient use of a large residential site.

7. Ecology Assessment

7.1 The proposals in this scheme would not have a detrimental impact on the surrounding ecological assets and there are no significant ecological implications.

7.2 As outlined in the Preliminary Ecological Appraisal, in the '*Impact Assessment and Mitigation*' section, there is '*No Significant*' impact on '*Priority Habitats*', '*Commuting and foraging bats*', '*Nesting birds*', '*badgers*' and '*hedgehogs*' and it concludes that '*The development is unlikely to have any significant effects on designated sites, priority habitats or protected species in the local area, as long as the recommendations are followed*'.

7.3 As also outlined in the Preliminary Ecological Appraisal, the scheme includes the '*creation of species-rich hedgerows within suitable areas of the site, which will provide important food resources for formative wildlife*'. Species that may be planted include '*hazel (Corylus avellana)*', '*holly (Ilex aquifolium)*', '*elder (Sambucus nigra)*', '*alder buckthorn (Frangula alnus)*' and '*guelder rose (Viburnum opulus)*'.

7.4 The Appraisal concludes that '*The buildings present on site (not including a garden shed – since removed) were considered to offer negligible potential to support roosting bats, due to lack of potential roost features and evidence*' and that, '*As such no further survey work is recommended*'.

7.5 The Site contains trees which '*are not mature enough to support roosting bats, so the suitability of the site for roosting bats is negligible, as such no further survey work is recommended*', the Appraisal concludes.

7.6 No evidence of '*badger setts was present on site*', the Appraisal concludes, and the '*site supports no suitable habitat for dormice, reptiles, GCN, water voles or otters*'.

7.7 The Applicant will follow the recommendation outlined in the Appraisal that that the '*adjacent strip of lowland mixed deciduous woodland is protected during works from impacts such as dust and any potential pollution event*'.

7.8 The Applicant has also followed the recommendation that a '*sensitive lighting scheme*' is incorporated into the proposals, in order to protect adjacent woodland habitats from additional impacts of artificial lighting.

8. Scheme Appraisal and Conclusions

8.1 This Planning, Sustainability and Ecology Statement has been prepared in respect of a Full Planning Application for a 2 bedroomed, 2-storey residential dwelling in the rear garden of No 2 Keymer Road, which will be retained.

8.2 The proposal seeks to replace the single storey dwelling which has been granted planning permission on the site under application ref: DM/23/3181. In most respects the proposal would be similar to the previously permitted scheme, with the same access and parking arrangements, and the proposed dwelling being of a similar footprint, height and position on the site, the main revision is the inclusion of a modest first floor element to provide limited first floor accommodation. However, it should be noted that the proposal would be of the same ridge height as the permitted single-storey dwelling.

8.3 The applicant has submitted this proposal as she wishes to have an additional bedroom at the property. Whilst this could potentially be undertaken under permitted development rights once the permitted single-storey dwelling has been completed, the applicant has considered that a first-floor element would be preferable as it would and would result in less of a visual impact than what could be undertaken under permitted development rights. The current extant permission is a fallback which is a valid consideration. Plans have been submitted which demonstrate the type and scale of works that could potentially be undertaken under permitted development rights, and these show that the result is a poorer outcome, resulting in a dwelling of soloist bulk and scale.

8.4 Given that the proposal is for the addition of a first floor element, careful consideration has been given to the potential for overlooking to neighbouring sites and the potential impact on the existing neighbouring amenity. All proposed windows at first floor level have been carefully positioned at oblique angles and with additional screening to ensure that no adverse impacts or overlooking arise as a result of the proposed first floor.

8.5 The proposed dwelling would be sited in the south west part of rear garden with mature vegetation to the west and south, which would help to further screen the proposed dwelling from view. As such it is not thought that the proposal would cause any harmful overshadowing or loss of daylight to the neighbouring properties.

8.6 Furthermore, given the proposed dwelling's location to the rear of No 2, the site would be visually enclosed locally by the existing built form surrounding the site and by the trees and vegetation positioned predominantly along the railway track to the west. As such, this proposal would have a limited effect on the wider built form and character of the Keymer Road area.

- 8.7 The proposed new dwelling would not be easily visible from any public vantage points, such as the adjacent *PRoW*, due to the existing screening from mature vegetation.
- 8.8 This is a sustainable proposal given that it involves the use of an existing residential curtilage to provide one additional small home.
- 8.9 The Application Site is also one of the largest plots on its side of the road in the immediate area and therefore lends itself to being an ideal location for an additional small dwelling.
- 8.10 The proposal's scale has been minimised, with the mass and form located away from the street scene, and it features a design which is deemed to be appropriate for the area.
- 8.11 Furthermore, given its low energy and low carbon approach, particularly its use of sustainable materials, we believe that this proposal meets the overarching *NPPF* objective, set out in Paragraph 7, of contributing to the '*achievement of sustainable development*'.
- 8.12 The proposed dwelling has been designed to a high standard and the Eco-home inspired style and design is modern yet simple whilst not appearing out of keeping with the current main dwelling on the site, No 2 Keymer Road.
- 8.13 The proposed development fits in well within the existing mixed residential character and appearance of Keymer Road.
- 8.14 The proposed dwelling is also accessible, with level access provided throughout the new dwelling.
- 8.15 The materials and design of the proposed dwelling are unobtrusive, whilst the level of development under these proposals is considered appropriate under current local planning policy and would not have any significant impact on the surrounding environment or the amenity of the surrounding residents.
- 8.16 There would be no noticeable increase in traffic movements, noise or activity on the Application site, including the use of the existing access point, given that this is a proposal for a 1 bedoomed dwelling.
- 8.17 *MSDP Policy DP26 on 'Character and Design' outlines how 'Mid Sussex has a high quality built and natural environment and this requires the design of new development to respect the character of towns and villages as well as the character of buildings'.* The proposals within this Application involve a sympathetic design in keeping with the local character and area of Hassocks and with the surrounding natural landscape, ensuring policy compliance.
- 8.18 *As outlined in the *HNP, HPC* 'wish to support new residential development to provide a mix of housing types. Support will therefore be offered to*

developments which seek to contribute to the demand for 1 and 2 bedrooms dwellings'.

- 8.19 In addition to the above, the proposed dwelling would retain the character of the local area, with the mixed smaller plots and houses to the south and residential flats to north. Indeed, where there are larger dwellings they have substantial out-buildings to the rear gardens in the form of sheds and annexe accommodation. This scheme, therefore, fits in with local character and constitutes a small dwelling in a highly sustainable location, which should be supported.
- 8.20 The development is considered to be in accordance with the three dimensions of sustainable development (economic, social and environmental) as defined by the *NPPF* given that it is helping to support local housing need and involves the re-use of residential land.
- 8.21 This proposal complies with Section 38(6) of the Planning and Compulsory Purchase Act 2004, requiring that, where the *LDP* contains relevant policies, an Application for planning permission should be determined in accordance with the *LDP*, unless material considerations indicate otherwise.
- 8.22 In view of the above, we conclude that the development proposed in this Planning Application is consistent with the aims and detailed requirements of the *NPPF*, the Local Plan and other national and local planning policies and should be given Planning Permission by *MSDC*.