

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 23 August 2025 13:41:53 UTC+01:00
To: "Tracie Axford" <tracie.axford@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/2104

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 23/08/2025 1:41 PM.

Application Summary

Address:	50 Hurst Road Hassocks West Sussex BN6 9NL
Proposal:	Retrospective application for the erection of a new front boundary wall and entry gate
Case Officer:	Tracie Axford

[Click for further information](#)

Customer Details

Address:	56 Hurst Rd Hassocks
----------	----------------------

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I am writing to strongly object to the retrospective planning application for the new front brick boundary wall along the road frontage at 50 Hurst Road which has already been built without planning permission. The owner is also currently seeking permission to develop the property under application DM/25/1869 where the proposed elevation shown in drawing number A.051 titled "Proposed Site" includes new gates, but no change to what was the existing low wall and tall hedge. There is also no mention of the new 2m high brick wall in the design access statement for that application. The property developer "Wooj Property Ltd"

submitted false information which excluded the new 2m high brick wall which has now been built.

Hurst Road is a rural road linking two rural villages in a rural area and is outside of any built up area boundaries. The site falls under an area covered by the policy DP12:"Protection and Enhancement of Countryside".

Policy DP12: "Protection and Enhancement of Countryside" states that all development in the countryside, defined as the area outside of built-up area boundaries, must seek to maintain or enhance the intrinsic beauty and tranquillity of the countryside and "To support and enhance the attractiveness of Mid Sussex as a visitor destination"

It is the Planning department's responsibility to protect the character of the area from property developers whose aim is just to flip a property and move on without consideration of the people and wildlife who live there.

The policy also states:

"The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District,

and:

- it is necessary for the purposes of agriculture;

or

- it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan."

Replacing a well-established, attractive tall hedge with a 2m high brick wall is in no way maintaining or enhancing the quality of the rural and landscape character of the district.

The wall is out of scale with the size of the property and does not match the design or materials of the building.

It is very plain and forms a continuous 2m high solid structure of nearly 25m long (including proposed high gates) which is very imposing over the pedestrian pavement.

It replaces an attractive tall hedge which was in keeping with the rural character of the area and contributed to biodiversity.

If more properties along Hurst Road replaced their front hedge with high walls, this would totally spoil the rural character of the area and lead to a loss of biodiversity. It is the planning department's responsibility to uphold the rural character of the area and prevent it from becoming an urbanised landscape.

There is also no lighting information included in the design of the wall so it has to be assumed that no lights will be added after the fact. Any approval should be conditional on no lighting being added in future to ensure there is no light pollution.

The "Trees and Hedges" section of the application form for this application states that the hedge will not need to be removed or pruned to carry out the proposal. In fact, the hedge has been pruned heavily to make way for the wall. I suspect the hedge will die due to the new wall blocking out sunlight.

In the planning application DM/25/1869, drawing A.050 dated 24/09/23 titled "Existing Site" shows the low wall as it was previously. The wall was identical to that of the adjacent property 46 Hurst Road. However, in the new submission DM/25/2104, drawing A.100 titled "As Existing", the wall is falsely shown as much higher than it was. This seems like a sly attempt by the developer "Wooj Property Ltd" to mislead the planning department who I hope will not have the wool pulled over their eyes so easily. I hope the planning department takes an extremely dim view of this type of behaviour and reject the application outright.

I urge the planning department to reject this application and only give approval for the planning application DM/25/1869 on condition that the front wall be restored to its original height (as shown in planning application DM/25/1869, drawing A.050 dated 24/09/23 titled "Existing Site") and the hedge be restored or replanted with a suitable native species.

Kind regards