

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 28 January 2026 10:53:46 UTC+00:00
To: "Hamish Evans" <Hamish.Evans@midsussex.gov.uk>
Subject: Evergreen, London Road, Hassocks DM/25/2046

Hi Hamish

Comments on the above planning application.

The application site is an open field located to the eastern side of London Road, on the northern edge of Hassocks. To the opposite side of the road is Friars Oak House, a Grade II listed early 19th century villa, in a neo-classical style. The current proposal is for the construction of four detached houses with two detached garage buildings, with a new vehicular access from London Road, and associated hard and soft landscaping.

Firstly, although we have an Archaeological Assessment, the application is not accompanied by a heritage statement which considers the impact on standing built heritage, most significantly the impact, through setting, on the special interest of Friars Oak House. This is a validation requirement.

Just to the north of Friars Oak House is what appears to be a historic barn (now a residential conversion), with adjacent brick-built ranges of former farm buildings. A brief historical map regression exercise, and examination of the maps within the Archaeological Assessment, suggests that this may be a surviving farmstead previously associated with Friars Oak House; there are also what appear to be a pair of former farm cottages just to the north again. The same historical maps also show that in the late 19th/early 20th century a second smaller range of agricultural buildings was introduced to the opposite side of London Road, within what is now the application site. The position of these buildings suggests that they may have been associated with the Friars Oak farmstead, and comparison with the existing block plan suggests that the surviving building within the northern part of the development site may be one of these structures. These buildings (including possibly the structure within the application site) may have the potential to be considered non designated heritage assets (NDHAs), of architectural and/or historical interest within the local context.

A heritage statement should be provided which considers the impact of the proposal, through setting, on the special interest of Friars Oak House. This should be developed according to the staged approach set out in the relevant Historic England Guidance Note (GPA Note 3: The Setting of Heritage Assets). This statement should also include consideration of the age and level of interest, within the local context, of the former farmstead and cottages to the north of the listed building, including identifying any former connection with Friars Oak House. It should also address the age and nature of the structure within the site, and whether this and the wider site were also previously associated with the listed building.

On receipt of this information, I will be able to provide fully informed comments regarding the impact of the proposal on the setting of Friars Oak House, and (if appropriate) on the potential NDHAs within the former farmstead.

Thanks,

Emily

Please note that this advice is given at Officer level only and is without prejudice to the formal decision of the District Council.

Submit your planning application online.
<http://www.planningportal.gov.uk>

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