



LEWIS & CO

PLANNING STATEMENT

LAND REAR OF 42 HURST ROAD, HASSOCKS

ON BEHALF OF
MR COLIN BRACE



Client: MR COLIN BRACE

Site Location: LAND REAR OF 42 HURST ROAD, HAS SOCKS, BN6 9NL

Job History:

Version	Date	Author	Checked	Notes
V1	04/07/2025	J Pearson S Bareham	S Bareham	
V2	25/07/2025	J Pearson S Bareham	Client	
V3	29/08/2025	J Pearson S Bareham		
V4	09/10/2026	J Pearson S Bareham	Client	
FINAL	12/10/2026	J Pearson S Bareham	Client	



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1.0 INTRODUCTION AND SUMMARY

- 1.1 This Statement has been prepared on behalf of Mr Colin Brace (the applicant) and relates to an application for the *subdivision of the existing residential plot to create 2no residential dwellings, alongside retention of existing dwelling* at 42 Hurst Road, Hassocks.
- 1.2 This Statement sets out the planning context and demonstrates why planning permission should be granted for the development proposed, including compliance with specific policies in the local development plan.
- 1.3 The development proposed reflects the pattern of development already approved by the Council under application reference DM/24/1748, but with the outbuilding approved on land at the rear of the plot (previously a pool house) rearranged as a 4-bedroom family dwellinghouse. The current proposals were previously approved under application DM/25/2626, but the decision-making process is subject to a legal challenge.
- 1.4 The proposals will deliver new residential dwellings on an existing residential site, in a location already agreed by the Council to be a sustainable location for new housing. The site is capable of early delivery and will help meet the Council's local housing needs at a time when the Mid Sussex can no longer demonstrate a five-year supply of housing land.
- 1.5 This statement demonstrates that the proposed development is well designed and complements the character and appearance of both the host dwelling/application site, and the surrounding area. The scheme preserves the amenities of neighbouring residents and does not have any harmful impact on highways conditions or trees.
- 1.6 Further information is provided within the submitted drawings by Landivar Architects and supporting documents that include:
 - Arboricultural Report by Arborsense Arboricultural Consultants (plus addendums)
 - Archaeological Heritage Note by Lewis & Co Planning
 - Design and Access Statement by Landivar Architects



- Ecology and Biodiversity Net Gain Report by EAS
- Flood and Surface Water Drainage Note by Lewis & Co Planning

1.7 This Statement addresses the proposed development, site and surrounding area and compliance with relevant local and national planning policies and guidance. As the development would meet relevant planning policy requirements, planning permission should be granted.



2.0 APPLICATION SITE & SURROUNDING AREA

- 2.1. The application site currently comprises a detached dwelling house on the north side of Hurst Road.
- 2.2. The existing dwelling is a large 20th-century detached home within a substantial plot of approximately 4,350m². The dwelling is a three-storey, 8-bedroom property with a net internal area of 379m².
- 2.3. The house occupies a plot that is both wide and deep, and has houses located on either side of its side boundaries to the east and west. There is no uniformity in plot sizes or architectural styles along this section of Hurst Road and the width of the application site significantly exceeds the width of neighbouring plots (in most cases more than twice as wide).
- 2.4. The plot therefore has scope for subdivision without uncharacteristically altering the urban grain of the area. The Council previously supported the principle of new residential location through the approval of the new dwelling under the application DM/24/1748.
- 2.5. Along the boundaries of the site there are mature trees and hedgerows that provide a clear sense of enclosure and limit views between neighbouring plots.

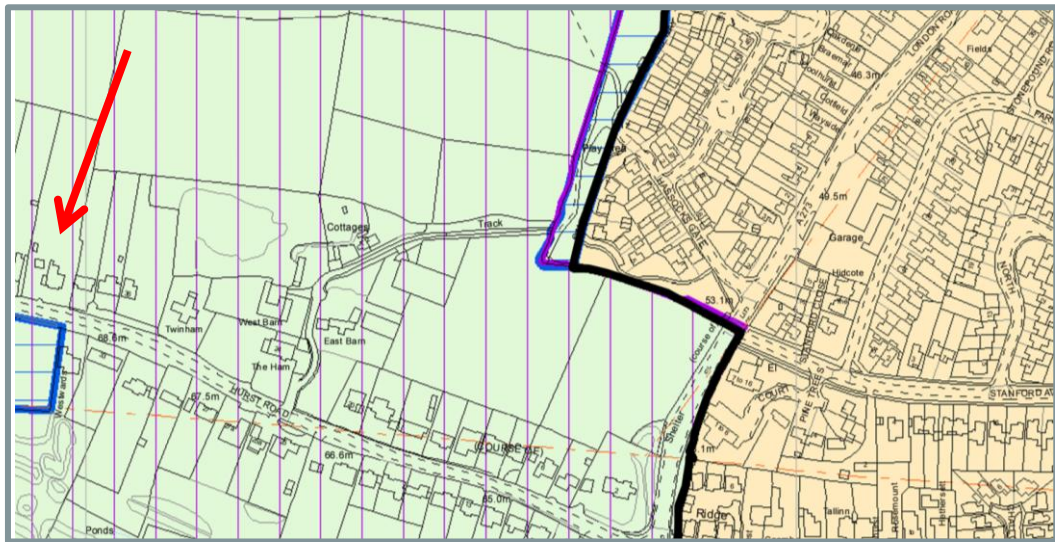


View towards existing dwelling from rear garden

- 2.6. To the rear of the house is a long stepped residential garden, including a terrace, swimming pool and lawned garden.

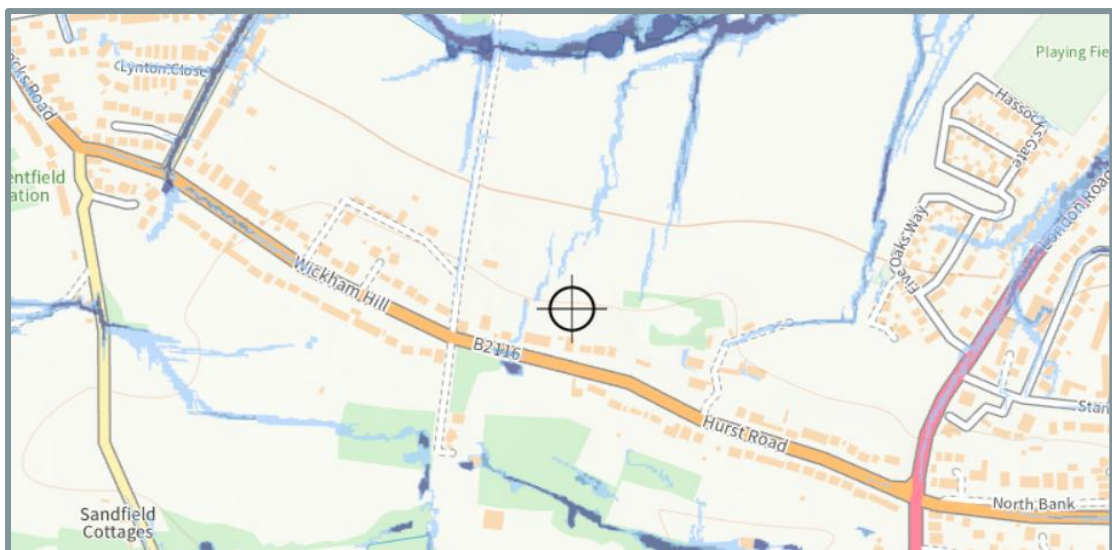


- 2.7. In planning policy terms, the site is located outside the formally defined built-up area boundary, but between the built-up area boundaries of Hassocks and Hurstpierpoint. The area is defined as a “local gap” in the Neighbourhood Plan. Both Hassocks and Hurstpierpoint are Category 2 settlements within the local settlement hierarchy.



Planning Policy Map Extract

- 2.8. The site is within Flood Zone 1 and therefore not at risk of flooding from rivers and sea, and Environment Agency mapping also shows that the site is not in an area of surface water flood risk.



Surface water flood risk mapping



3.0 PLANNING HISTORY

- 3.1 The site has been subject to several recent planning applications which are directly relevant to the consideration of the current proposals.
- 3.2 The most relevant is application reference DM/25/2626 which approved the same development as that proposed under the current application. However, the status of that permission is currently subject to a judicial review (relating to the wording of the officer report to committee).



Proposed Axonometric (indicative) of approved DM/25/2626 application

- 3.3 The principle of new residential development, as well as consideration of the main design parameters have all been found acceptable under the previous planning applications.
- 3.4 Planning permission was granted in April 2025 for the “erection of two storey dwellinghouse with basement, relocation of rear swimming pool and enclosure within new pool house” under application reference DM/24/1748.



Rear Elevation DM/24/1748

- 3.5 The permission followed a householder consent for extensions with a similar massing to the new house scheme. Application DM/23/3044 was granted in February 2024.



Approved householder consent DM/23/3044



- 3.6 The site was previously subject to earlier permissions under DM/15/4354 and DM/12/04324 for the partial change of use of the ground floor to provide a children's nursery alongside side and rear extensions.



4.0 PROPOSED DEVELOPMENT

- 4.1 Planning permission is sought for the *subdivision of the existing residential plot to create two new detached residential dwellings alongside retention of the existing home.*
- 4.2 The new dwelling proposed utilises the approved footprint of the pool house granted permission under previous consents – DM/23/3044 and DM/24/1748 – and is identical to the proposal approved under DM/25/2626.
- 4.3 The application also again seeks consent for both previously approved dwellings. The proposals will therefore deliver a new three-bedroom family dwelling fronting onto Hurst Road and a four-bedroom family dwelling to the rear of the site, in addition to retain the existing dwelling.



Proposed new dwellings

- 4.4 The proposed new dwelling will be part-subterranean with a green roof and will blend into the landscape in a refined manner with only the car port and entrance lobby visible upon arrival.



- 4.5 The existing dwelling and approved dwelling along the Hurst Road frontage would be unchanged from the Hurst Road streetscene compared to DM/24/1748. The additional residential unit will utilise an existing side access track/driveway along the side of the property, which will be extended to the dwelling in the rear of the plot.
- 4.6 As proposed under DM/25/2626, a new 2-metre high close-boarded timber fence is proposed along the western boundary with 44 Hurst Road, alongside new hedgerow planting. The boundary treatment reflects existing permitted development rights and is proposed to address concerns raised by the neighbour, including privacy and lightspill considerations from the use of the existing access track/driveway by the new dwelling at the rear of the site.
- 4.7 All residential units would be designed to meet Building Regulations M4 (2) optional accessibility standards, at a minimum.



5.0 RELEVANT PLANNING POLICIES

- 5.1 The adopted Local Development Plan is formed of the adopted Mid Sussex District Plan 2014 - 2031 (2018), Site Allocations Development Plan Document (2022), Hassocks Neighbourhood Plan (2020) and the National Planning Policy Framework (August 2026). Relevant policies and guidance are summarised below.

Mid Sussex District Plan 2014 – 2031 (2018)

- 5.2 The Local Plan was adopted in March 2018 and covers a Plan period from 2014 - 2031. The Plan seeks to deliver a minimum requirement of 16,390 new homes over this period, including 450 'windfalls'.
- 5.3 Policy DP4 (Housing) sets a minimum housing requirement of 16,390 new homes over the plan period, with the annualised housing requirement increasing from 2024/25 to 1,090 new homes a year.
- 5.4 Policy DP6 (Settlement Hierarchy) supports the growth of settlements provided relevant criteria are met. New developments should be of an appropriate nature and scale and should not cause harm to the character and function of the settlement. Hassocks is defined as a Category 2 settlement.
- 5.5 Policy DP12 (Protection and Enhancement of Countryside) supports developments outside of built-up area boundaries where they maintain (or where possible enhance) the quality of the rural and landscape character of the District.
- 5.6 Policy DP13 (Preventing Coalescence) permits development in local gaps providing such development does not result in coalescence of settlements.
- 5.7 Policy DP15 (New Homes in the Countryside) permits new homes in the countryside where special justification exists, including where the proposed development meets the requirements of Policy DP6 (Settlement Hierarchy).



- 5.8 Policy DP17 (Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC)) sets out the Council's strategic approach to protecting the Ashdown Forest SPA and SAC, through a 400m buffer zone and 7km zone of influence. The application site does not fall within these areas.
- 5.9 Policy DP20 (Securing Infrastructure) secures contributions towards local infrastructure from new development. On-site mitigation and infrastructure provision as well as planning obligations can be used to deliver necessary improvements. Mid Sussex do not currently have an adopted CIL charging scheme.
- 5.10 Policy DP21 (Transport) seeks to deliver development in locations that minimise the need to travel, promote alternative means of transport to the private car, provide adequate car parking for the proposed development and protect the safety of road users and pedestrians. Where practical and viable developments should incorporate electric vehicle charging facilities.
- 5.11 Policy DP26 (Character and Design) provides the Council's strategic design policy that aims to promote high quality design and protect the positive characteristics of existing areas. The policy also seeks to optimise the potential of sites to accommodate development.
- 5.12 Policy DP27 (Dwelling Space Standards) adopts the nationally described space standards for new dwellings as policy.
- 5.13 Policy DP28 (Accessibility) requires that all new developments meet high standards of accessibility.
- 5.14 Policy DP29 (Noise, Air and Light Pollution) seeks to avoid adverse impacts on new developments and their surroundings.
- 5.15 Policy DP30 (Housing Mix) requires a mix of dwelling types and sizes in new residential developments.
- 5.16 Policy DP31 (Affordable Housing) only requires affordable housing contributions on residential developments of 11 dwellings or more.



- 5.17 Policy DP37 (Trees, Woodland and Hedgerows) seeks to retain of trees that support the amenity value of the area. Policy DP38 (Biodiversity) supports the delivery of biodiversity and green infrastructure improvements, including ensuring no net loss of biodiversity.
- 5.18 Policy DP39 (Sustainable Design and Construction) seeks to deliver new developments that minimum energy use through design, use renewable sources of energy, maximise efficient use of resources and meet the challenges of climate change.
- 5.19 Policy DP41 (Flood Risk and Drainage) requires a sequential risk-based approach to flood risk, to ensure that development is safe across its lifetime and does not increase the risk of flooding elsewhere.
- 5.20 Policy DP42 (Water Infrastructure and the Water Environment) requires new developments to meet the optional requirement for water consumption under Building Regulations – Part G.

Hassocks Neighbourhood Plan (2020)

- 5.21 Policy 1 seeks to protect the separate identity of settlements and only supports development within the Local Gap between Hassocks and Hurstpierpoint in limited circumstances. Housing is supported within this area provided that the proposal meets the requirements of District Plan Policy DP6 (Settlement Hierarchy).
- 5.22 Policy 3 gives particular support to proposals that deliver new green infrastructure and planting.
- 5.23 Policy 4 relates to surface water run-off and supports the use of infiltration where technically feasible. Policy 5 promotes energy saving measures, renewable energy generation and electric vehicle charging facilities.
- 5.24 Policy 9 requires that new developments deliver high quality design, that contribute positively to the sense of place and respect the character and scale of the existing built environment.



A Vision for Hassocks – Village Design Statement (2008)

- 5.25 The Village Design Statement seeks to preserve and enhance the character of the village and provide guidance to developers and decision-makers.
- 5.26 The Design Statement identifies the importance of high-quality design. New buildings should *“respect and enhance their surroundings in terms of their height, mass, scale and density”*.

Mid Sussex Design Guide SPD (2020)

- 5.27 The Mid Sussex Design Guide SPD was adopted in November 2020 and provides detailed design guidance that informs the assessment of proposals against Policy DP26 (Character and Design) and others.
- 5.28 Principle DG38 supports a design approach that is borne from place, including using the design and materials used within the locality as a starting point for the architectural design of the building. The principle does not encourage pastiche or modern replicas and encourages re-interpretation of key features.
- 5.29 Principles DG45, DG46, DG47 and DG48 deal with matters affecting residential amenity, including the amenity of neighbours.

Draft Mid Sussex District Plan 2021 - 2034

- 5.30 In addition to these adopted development plan documents, the Council have submitted their draft Mid Sussex District Plan 2021 - 2034 for examination. Examination hearings took place in February and March 2026 and a further round of hearings is now scheduled for November 2026.
- 5.31 The Inspector confirmed in his Post Hearing Letter (document reference IDJB-12) that the overarching spatial strategy within the Plan is sound. Main modifications to address other soundness issues were subject to public consultation in Summer 2026.



5.32 The emerging Plan will continue to progress towards adoption during the consideration of this application.



6.0 PLANNING ASSESSMENT

6.1 The key material planning considerations relevant to this proposal are:

- The Principle of Development
- Design and Sustainability
- Impact on Neighbouring Amenity
- Ecology and Landscaping
- Transport and Active Travel
- Heritage
- Flood Risk and Drainage

Principle of Development

6.2 The principle of new residential development in this location has been established by the previous permission and is supported by Policies DP4 and DP6 of the adopted District Plan, Policies 1 of the Hassocks Neighbourhood Plan as well as Policy S5 of the National Planning Policy Framework (NPPF).

6.3 Policy DP6 of the adopted District Plan permits small-scale growth on the outskirts of existing settlements provided three main policy criteria are met:

- 1) *The site is allocated in the District Plan, a Neighbourhood Plan or subsequent Development Plan Document or where the proposed development is for fewer than 10 dwellings*

The proposed development is for a net increase of two dwellings and therefore meets this criterion. It should be noted that the Committee Report for DM/25/2626 stated that this criterion was not met, this is clearly not factually correct as the development is for fewer than 10 dwellings (net increase of two).



2) *The site is contiguous with an existing built up area of the settlement*

The site is contiguous with the built up area of Hassocks and well related to the existing settlement as a result, with further detail set out below.

3) *The development is demonstrated to be sustainable, including by reference to the settlement hierarchy*

The Council have confirmed that they agree that the site has been demonstrated to be sustainable through previous application processes.

6.4 The application site is an existing residential planning unit and surrounded by residential uses to the east and west. The site is functionally and physically part of Hassocks, albeit outside of the defined built-up area boundary.

6.5 Policy DP6 makes reference to the “*built up area*” rather than the defined “*built up area boundary*”. Appeal decisions within Mid Sussex have found that the policy only requires development to be contiguous with the built-up area of an existing settlement in practical terms to form part of the settlement and be contiguous with it, without this needing to be isolated to the defined built-up area boundary.

6.6 This principle was confirmed in an appeal for a mixed-use development in Hickstead, which does not have a defined built up area boundary (Local Planning Authority Reference DM/17/3382). The Inspector stated at paragraph 7 of his appeal decision:

“Turning to point 2 of Policy DP6 of the MSDP, the appellant argues that Hickstead itself is a settlement and the site is contiguous with it and thus, it is in compliance with this particular point. The appeal site is currently used for staff parking and the storage of vehicles used in association with the adjoining business that hires out lifting equipment. At the Hearing it was also stated that a local car rental business also parks vehicles at the site. To the north and south of the site are other businesses and dwellings arranged in a largely linear manner along London Road. To the rear of the site are further dwellings, and a commercial site named ‘Trumps’ which has been granted permission at appeal



to be demolished and replaced by three dwellings. Given the development that surrounds the site, I am satisfied that it forms part of a settlement and is contiguous with it.”

- 6.7 The same factors apply in relation to the application site. The site itself is outside of the defined built-up area boundary with surrounding development arranged in a largely linear manner along Hurst Road – reflecting similar factors in the referenced appeal above.



Site and relationship with existing settlement

- 6.8 As shown above, the site is part of a continuous linear line of residential uses along Hurst Road and physically and functionally connected with Hassocks, with all main services within the centre of Hassocks in easy reach of the application site. Due to the linear pattern of development, there is no physical separation between the application site and the rest of the settlement. Journeys between the site and the rest of Hassocks are perceived to be part of the same continuous and uninterrupted urban area. In this regard, the formal built-up area boundary relates poorly to the sites actual relationship with the adjoining settlement.
- 6.9 The site is in a sustainable location with pedestrian access to Hassocks village centre to the east, including the railway station and full range of services, within less than 15 minutes' walk. Bus services are also available from Hurst Road within



200m of the site, offering genuine alternatives to private vehicle use. Local schools such as Hassocks Infant School and Downlands Community School are approximately 15 minutes walking distance from the site. Mid Sussex Health Care practice and local services including grocery stores are also available in Hassocks village centre.

- 6.10 In addition to the available access to services in Hassocks, the site is also within reasonable walking distance of Hurstpierpoint – approximately 15 minutes’ walk from the village centre.
- 6.11 For these reasons the site is a sustainable location for new development with good access to local services. The Council have supported the sustainable location of the site as part of planning permission **DM/24/1748**, as well as nearby sites including 36 Hurst Road (**DM/23/2126**).
- 6.12 Since **DM/25/2626** was determined, the Government have also published the latest National Planning Policy Framework (August 2026), including National Development Management Policies. Policy S5 (Principle of Development Outside Settlements) lends further support to the principle of development.
- 6.13 The development meets multiple criteria for development under Policy S5 – including 1 (e), 1 (h) and 1 (j). In order to comply with Policy S5, the development need only fall within one of the categories under S5 (1).
- 6.14 Primarily the site is acceptable in principle under Policy S5 (1) (j). In policy terms, the lack of a five-year supply engages (1) (j) of Policy S5 of the NPPF. This states that planning permission should be approved unless benefits would be “*substantially outweighed*” by the adverse effects of doing so.
- 6.15 While the District Plan 2021 – 2040 examination is awaiting resolution, the Council are required to assess their housing need and supply figures against the latest housing need figures calculated using the Government’s standard method. The Council’s current position is that they cannot demonstrate a five-year supply of housing land when assessed against this figure.
- 6.16 As set out above, the development site is physically well-related to the settlement of Hassocks. In considering application **DM/25/2626**, the Council



found the development was “*sustainably located, very closely located to two settlement boundaries*” and found that the development was in compliance with the Policy DP13 requirement for the development to be “*well located*”. On this basis, the site and proposal is clearly “*well-related to an existing settlement*” as required under Policy S5 (1) (j) (i).

- 6.17 For the same reasons, the residential development proposed is a ‘minor development’ in planning terms, and has been found to be a scale capable of being accommodated taking into account existing infrastructure.
- 6.18 The previous planning applications identified no material adverse effects on neighbours with appropriate mitigation measures proposed to manage any potential impacts. The Council found the design and visual impact of the proposed development to be acceptable in all regards. As a result, there are no materially significant adverse effects of the development that would substantially outweigh the clear benefits. Further details in respect of specific considerations are set out below.
- 6.19 Policy S5 (1) (e) supports limited infilling within groups of houses and the development would clearly consist of this form of development, making more efficient use of a large residential plot to deliver two additional new homes – while delivering comparable building and plot sizes to those found across the surrounding area.
- 6.20 S5 (1) (h) adds support for residential development that is within reasonable walking distance of a well-connected station, physically well-related to the station or the settlements within which the station is located, a scale which can be accommodated taking into account existing (or proposed) infrastructure and not prejudicial to proposals for long-term comprehensive development.
- 6.21 The site is ten minutes’ walking distance from Hassocks railway station, which benefits from between 8 to 12 trains an hour (four in each direction during off-peak hours). The site is therefore reasonable walking distance from a well-connected station according to the definitions within the National Planning Policy Framework.



- 6.22 The site is very well located in relation to Hassocks (as well as Hurstpierpoint), being in comfortable walking, cycling and wheeling distance of the village centre and all relevant shops, services and amenities. The site is physically and functionally connected to the settlement.
- 6.23 Policy S5 is clear that those developments “*should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework*”.
- 6.24 The adopted District Plan (2018) provides for the delivery of a minimum of 16,390 new homes across the district from 2014 – 2031. As part of the District Plan Review the Council have submitted an updated (Regulation 19) draft Plan that would deliver further new homes to meet higher levels of need. As a small site, the application site is not allocated for development in either document and is therefore treated as a ‘windfall development’.
- 6.25 Both Policy DP4 (Housing) and draft housing policy DPH1 (Housing) include a reliance on a significant number of ‘windfall’ sites being delivered over the Plan period. The adopted figure is 450 units but would rise to 759 new homes on windfall sites under the submitted Plan currently under examination. This significant uplift demonstrates the importance of sites such as the application site coming forward for development in sustainable locations.
- 6.26 Windfall sites are therefore an important part of the intended housing strategy and have been planned for on this basis. Policy DP6 (Settlement Hierarchy) expressly supports the appropriate growth of settlements on sites that are sustainable and relate well to existing built-up areas.
- 6.27 Hassocks is a Category 2 settlement with a good range of services and facilities and the village has excellent public transport provision, including Hassocks railway station on the London/Brighton mainline and easily accessible in the centre of the village. The village provides a good location for new housing growth where this is appropriate in scale to the village and does not adversely impact upon the wider rural landscape (including National Park) that surrounds the village.



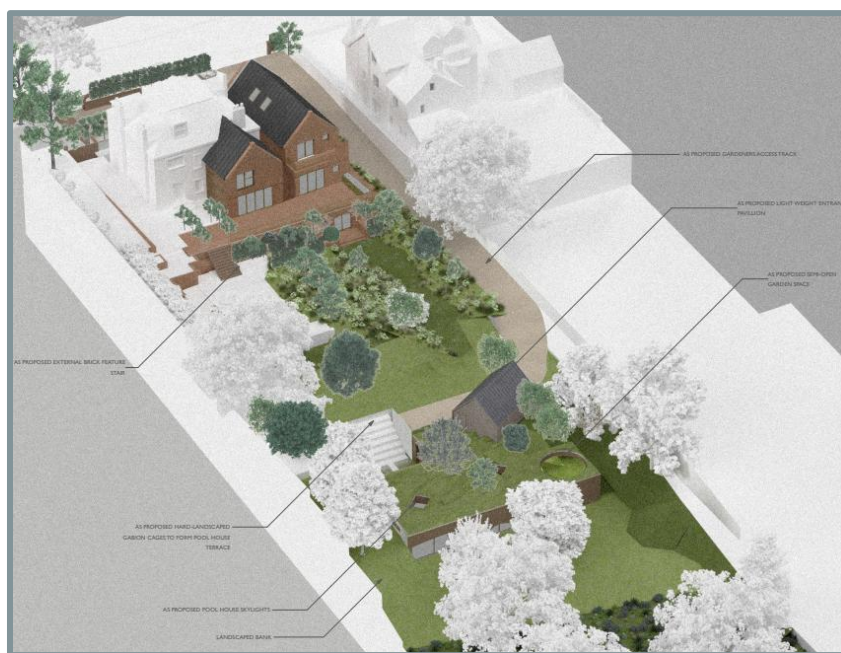
- 6.28 Local and national policies emphasise the importance of maximising development and the efficient use of land when previously developed sites become available for redevelopment. Policy DP26 (Character and Design) of the District Plan requires that each new development “*optimises the potential of the site to accommodate development*” in line with a wider commitment to maximise the efficiency of new development sites in sustainable locations.
- 6.29 On this basis, the site meets social needs by providing high quality new homes, whilst contributing to a range of economic and environmental objectives in both construction and operational phases of the development. These include delivery of a clear biodiversity net gain, the visual enhancement of the site and the growth of the existing settlement to support local services through increase Council tax receipts and local spending.
- 6.30 Up-to-date evidence of local housing needs confirms that local need for larger family sized homes (3 or more bedrooms) now comprise 70 – 80% of all local housing need for market homes (see emerging Policy DPH7).
- 6.31 For the reasons set out above, the development complies with all three criteria of Policy DP6 and is therefore also compliant with Policy DP12 of the adopted District Plan and Policy 1 of the Hassocks Neighbourhood Plan. Compliance with Policy DP6 also ensures that the development complies with Policy DP15 (New Homes in the Countryside).
- 6.32 The proposals therefore constitute sustainable development, in accordance with the definition at paragraphs 15 - 18 of the NPPF.
- 6.33 The proposed development fully accords with the policies and principles of the Mid Sussex District Plan and the Hassocks Neighbourhood Plan. The proposed scheme effectively implements strategic policy objectives by appropriately maximising the development potential of the site.
- 6.34 On this basis the principle of development is strongly supported in policy terms and the proposals will strengthen the Council’s housing land supply (at a time when the Council cannot currently demonstrate a five-year supply), addressing a clear need for new family housing.



6.35 Other material considerations are addressed in detail below.

Design and Visual Impact

- 6.36 The proposals match those previously approved DM/25/2626 (which itself only included minor amendments to the existing and approved designs under DM/23/3044 and DM/24/1748), making effective use the consented buildings to deliver additional housing in a sustainable location.
- 6.37 The site is well suited to a sub-division of this type due to the width and depth of the plot and the presence of multiple access points into the site from Hurst Road. The three resultant residential plots will still reflect the urban grain and plot sizes of the wider area.
- 6.38 The existing dwelling and proposed new dwelling at the front of the site would be identical in appearance to those buildings approved under DM/25/2626.
- 6.39 Similarly, at the rear of the site the visual impact of the development will also be almost identical to previous approvals DM/23/3044 and DM/24/1748 – see below.



Approved design under DM/23/3044



Proposed design

- 6.40 The width and visible footprint of development would be the same as earlier permissions. The new dwelling at the front of the site would be identical to DM/24/1748 and DM/25/2626. There would be a small area of additional excavation that would create a small additional area of internal floorspace within the ground floor/lower ground floor of the rear dwelling, compared to the poolhouse previously approved in the same position under DM/23/3044 and DM/24/1748 – increasing the total internal area from 186m² to 192m² without increasing the external massing.
- 6.41 Due to the infill nature of the project, the proposed development would reflect the established character and linear pattern of development along Hurst Road. The existing building line would be respected, helping to maintain the characteristic setbacks, landscaping and spacious frontages along the street with not material changes to the streetscene compared to the previous approval.
- 6.42 At the rear of the site, the new dwelling responds to the topography of the site, creating a part subterranean new home within the same footprint as the approved pool house. The new home created would be architecturally unique whilst respond to the character of the area in terms of traditional materials and landscape considerations.



- 6.43 The buildings green roof and proposed landscaping strategy will embed the home into its immediate context and minimise the visual impact of the building's mass and form. The proposal will meet the objectives of Policy 3 (Green Infrastructure) of the Hassocks Neighbourhood Plan.
- 6.44 The natural palette of materials reflects the design guidance within Section 2 (Landscape Character) and Principle DG38 (Delivering Architectural Integrity and a Sense of Place) of the Mid Sussex Design Guide SPD. However, in accordance with Principle DG38 of the Mid Sussex Design Guide, the proposal offers a contemporary re-interpretation that takes cues from this existing context.
- 6.45 Sixteen solar PVs are incorporated within the development, including a bio solar roof proposed for the new dwelling at the rear, alongside heat pumps. A detailed energy, water and renewables strategy is set out within the accompanying Design and Access Statement.
- 6.46 The proposed building therefore provides a unique blend of contemporary and traditional building forms, incorporating high quality appropriate materials whilst achieving high standards of sustainability through Passivhaus principles and renewable technologies.
- 6.47 On this basis, the proposals will result in a net visual improvement to the site and surrounding area and provide high-quality modern buildings that will raise the standard of architecture. For these reasons the development complies with Policy DP26 of the District Plan, Policy 39 (Sustainable Construction) and Policy 40 (Renewable Energy) of the District Plan and policies DP3 and CC2 of the NPPF.

Residential Amenity

- 6.48 The proposed homes will be high quality and offer attractive contemporary living spaces that will meet the varied needs of future occupants.
- 6.49 As an objective reference point, each property significantly exceeds national minimum space standards (which are locally applied through emerging Policy



DP27 – Dwelling space standards). This ensures that the internal space can be flexibly adapted to the changing needs of residents and provides welcome sustainability benefits as a result, including increasing opportunities for homeworking and family space.



Proposed Living Space

- 6.50 As set out above, all homes will be delivered to a minimum accessibility standard of M4 (2), exceeding both Building Regulations and planning policy requirements and ensuring a consistent approach to accessibility throughout the development.

Impact on Neighbouring Amenity

- 6.51 The overall impact on neighbours will be the same as that agreed to be acceptable under DM/25/2626 (and not materially or perceptibly different from the approved development under reference DM/24/1748).
- 6.52 The buildings will remain in residential uses and are all detached dwellings, which are compatible with neighbouring uses.
- 6.53 The plots to the front of the site will share similar layouts and will be enclosed by mature landscaping along the site boundaries. The new dwelling at the rear



will be set down at a lower level and below the eyeline from the dwellings to the south.

- 6.54 The proposed development reflects the building footprints and massing already approved for the site and therefore the physical works proposed will not have a material impact on neighbouring residents compared to other permissions. The existing plot is significantly larger than most neighbours and the plot ratios and plot sizes are comparable with the majority of other properties along Hurst Road.
- 6.55 There are no side-facing first floor windows within the new dwellings, except where these look out onto enclosed courtyard areas, eliminating the potential for any overlooking of the neighbouring properties.
- 6.56 Landscaping and planters have been used to screen sideways view from first floor balcony of the new street frontage dwelling.
- 6.57 The previously approved proposals were supported by daylight and sunlight assessments and there has been no change to the approved massing.
- 6.58 On this basis, the proposed development will preserve the amenities of neighbouring residents, and so complies with District Plan Policy DP26 and Neighbourhood Plan Policy 9. Where necessary appropriate design interventions have been taken to avoid the potential for new amenity impacts.

Ecology, Trees and Landscaping

- 6.59 The proposals seek to improve the overall biodiversity value and natural capital of the site, including by reinstating garden areas and soft landscaping in parts of the site where hard landscaping currently dominates.
- 6.60 Existing habitats within the site (as defined by UKHab typologies) are developed land (sealed surface – u1b), unvegetated garden and vegetated garden.
- 6.61 The application is supported by a Biodiversity Net Gain Assessment by EAS. The report shows that the site has a baseline of 0.13 habitat units and the on-site



habitat units post-development (without additional intervention) would be 0.11 units.

- 6.62 The project therefore results in a minor negative change in ecological value (based on the Government's BNG Metric) but proposals such as the inclusion of a green roof and wider landscaping strategy help to reduce the total onsite habitat loss.
- 6.63 In order to achieve the mandatory 10% net gain in biodiversity, the BNG Assessment recommends that the areas of hard cover proposed are reasonably necessary to provide suitable access, parking and an external patio. Offsite units are therefore needed to deliver mandatory biodiversity net gain.
- 6.64 The applicants have identified suitable offsite biodiversity net gain credits from a habitat bank within the local authority area capable of delivering the required net gain in biodiversity. As required under statute, the biodiversity net gain condition will need to be met prior to commencement and full details will be confirmed as part of a discharge of condition application post-consent.
- 6.65 In addition to new onsite habitat creation, the buildings are also designed to co-exist with nature through the incorporation of bat boxes, swift boxes and bee bricks into the physical structure – an additional benefit over and above the habitat units calculated under biodiversity net gain/BNG.
- 6.66 The result is an attractive site incorporating native planting and natural boundary screening between the proposed and existing dwellings. The new dwelling incorporates a biodiverse green roof, subterranean elements and additional landscaping discretely located within the landscape rather than competing with the natural qualities and features of the site.
- 6.67 An Arboricultural Report from Arborsense has been submitted alongside the application, alongside two addendums from **DM/25/2626**. It provides a clear explanation and categorisation of existing trees within the site, the necessary mitigation required to protect retained trees and the works that should be undertaken as part of the development that provide good arboricultural management.



- 6.68 Since the determination of the previous application, the neighbouring Ash tree has also been subject to further assessment following comments from the Council's tree officer. The Arboricultural Survey Report by David Archer Associates (dated August 2026) confirms that the condition of this offsite tree has deteriorated and was 95% defoliated at the time of the survey (August 2026). The report concludes that there is a high likelihood the tree has Ash Dieback and the tree is therefore classified as category U and has a predicted lifespan of less than ten years.
- 6.69 The access driveway will be finished in a hoggin surface, allowing the area to naturally drain and support existing trees. The root protection areas of established trees has been identified and any works within these areas will utilise a no-dig method or implement the specific protection measures identified in the Arboricultural Report.
- 6.70 The larger footprint proposed at upper ground floor level for the new dwelling to the rear lies outside of root protection areas and therefore will have no impact on existing trees.
- 6.71 Several cypress trees are proposed for removal and the tree survey assesses these trees as low quality and structurally poor trees (Categories U and C). The loss of these trees is therefore acceptable in light of the significant native replacement planting proposed throughout the site that will compensate for their loss. Full details are provided within the Arboricultural Report.
- 6.72 With the high-quality trees being retained and the additional planting proposed, the scheme accords with provisions of District Plan policy DP37 and offers a measurable net benefit for biodiversity within the requirements of Policy DP38 (Biodiversity) of the District Plan and statutory requirements for biodiversity net gain. There will be no adverse impacts on existing features or habitats.

Transport and Active Travel

- 6.73 The westernmost vehicular access point to the existing site will be repositioned to create an access from Hurst Road identical to that permitted under earlier



applications, to be shared by the proposed new dwellings. The existing eastern access point will be retained for use by the existing dwelling.



Proposed access points and vehicle tracking

- 6.74 Compared to earlier permissions, the only physical alteration in transport terms is the extension to the existing driveway within the site. The track will have a permeable hoggin surface.
- 6.75 The additional dwelling will benefit from two residential parking spaces within the proposed car port, as well as an additional visitor parking space within the access drive. As a four-bedroom dwelling (within West Sussex parking behaviour zone 2), the additional dwelling would generate a residential parking demand of 2.7 spaces, plus a visitor demand of 0.2 spaces. The provision of three spaces therefore meets/exceeds the anticipated parking demand of 2.9 spaces.
- 6.76 Sustainable modes of travel and active travel provide genuine alternatives to private vehicle use given the site's proximity to both Hassocks and Hurstpierpoint village centres (both Category 2 settlements).
- 6.77 The proposals will also deliver electric vehicle (EV) charging points ensuring that even private vehicle trips to and from the site will become more environmentally sustainable as cars transition away from petrol and diesel.



- 6.78 As confirmed under application DM/24/1748, the crossover and proposed kerb line for the revised access from Hurst Road will not encroach upon the 1m exclusion zone around the existing telegraph pole on the adjacent highway.
- 6.79 All three dwellings will benefit from EV charging facilities, supporting a transition to low carbon private vehicle use.
- 6.80 On this basis the development can be safely delivered and is located in a sustainable location that will help provide genuine alternatives to private vehicle use for some trips. The proposals therefore comply with Policy DP21 (Transport) and the NPPF.

Heritage

- 6.81 The site is not located within or close to any area subject to built heritage designations and will not impact upon other heritage assets given its distance from the nearest such sites, the nearest being on New Way Lane to the west and not visible from the application site.
- 6.82 The application is supported by an Archaeology Note that details the archaeological considerations that will inform the development of the site and the recommended precautionary approach taken on preceding applications.

Flood Risk and Drainage

- 6.83 The application is supported by a note detailing the relevant surface water and foul water drainage considerations that have informed the site proposals.
- 6.84 Detailed drainage design is to be finalised post-permission with full details to be submitted and approved in writing by the Council, as secured under condition 4 of the most recent permission.
- 6.85 It is anticipated that the soil infiltration rates will require an element of onsite attenuation.



- 6.86 The site is wholly within Flood Zone 1 and therefore not at risk of flooding from rivers and sea, and Environment Agency mapping also shows that the site is not in an area of surface water flood risk.



7.0 CONCLUSIONS

- 7.1 The application proposes the subdivision of the existing residential plot and the creation of a new three-bedroom family dwellinghouse to the west of the existing dwelling and a new four-bedroom dwelling to the rear. The proposal would utilise the approved building envelopes granted permission under DM/25/2626 as well as earlier applications.
- 7.2 The proposals would deliver two high quality new homes in a sustainable location on the edge of Hassocks. The delivery of new housing on a windfall site is especially welcome now that the Council can no longer demonstrate a five-year supply of housing land.
- 7.3 The design of the development has been supported by the Council previously and provides highly sustainable new homes that are compatible with the landscape character of the area.
- 7.4 The proposal meets all three requirements under Policy DP6 for new housing in edge of settlement locations and therefore also complies with the requirements of Neighbourhood Plan policies in relation to the Local Gap. The delivery of new housing in 'countryside' locations (in policy terms) is supported by the NPPF where this involves the subdivision of existing dwellings.
- 7.5 In addition to meeting the relevant policy requirements the site is also in a sustainable location with excellent access to local services in Hassocks and in a location where active travel and public transport are genuine alternatives to private vehicle use. The proposals also delivers suitable onsite parking, new electric vehicle charging infrastructure and cycle parking.
- 7.6 For all these reasons, the scheme is an excellent example of sustainable development and accords with adopted planning policy.
- 7.7 In light of the above, Mid Sussex District Council is respectfully requested to grant planning permission for the proposed development without undue delay.

Lewis and Co Planning
October 2026