



Planning Application DM/25/2026. Subdivision of the existing residential plot to create 2no residential dwellings, alongside retention of existing dwelling.

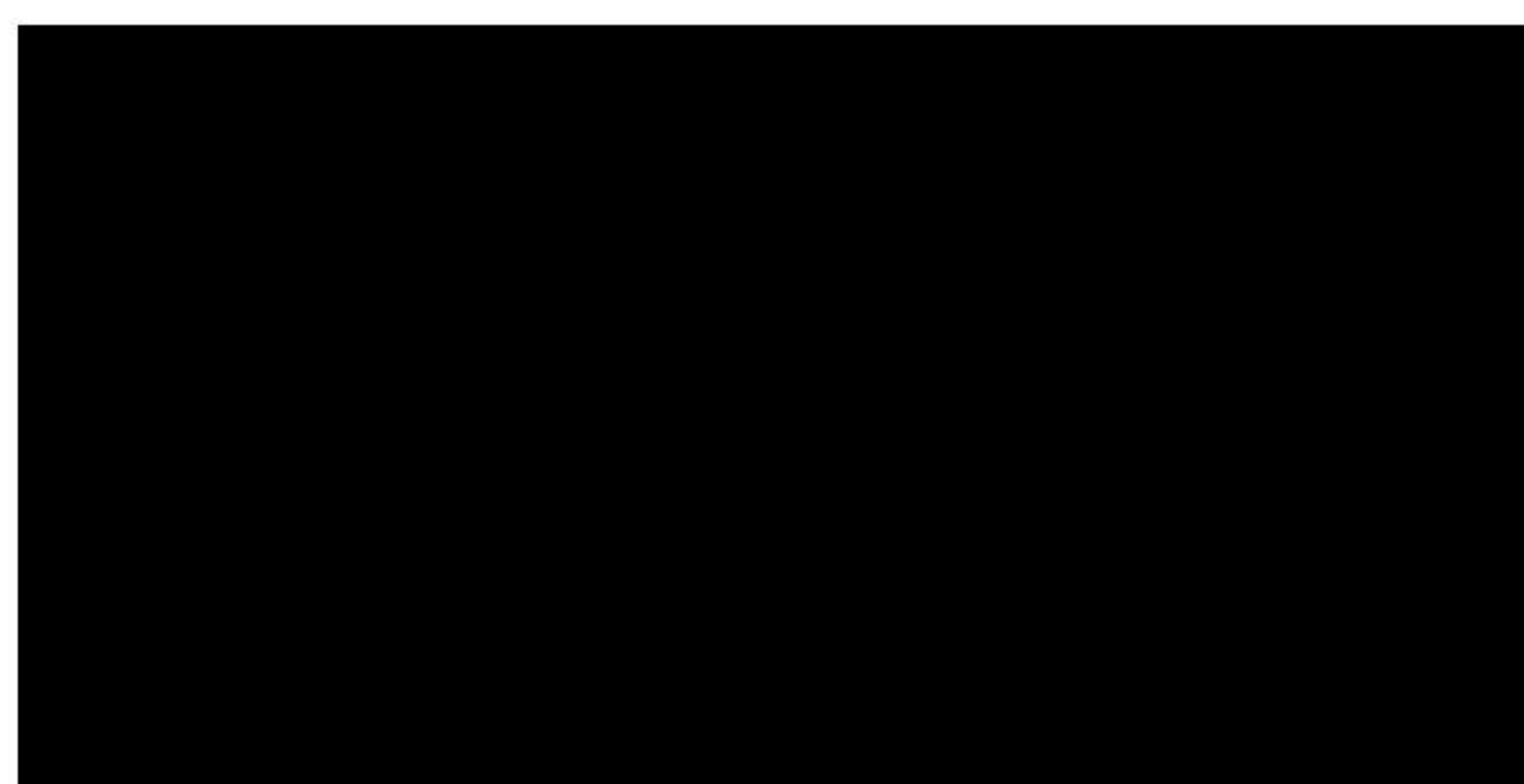
We, the undersigned residents of Hassocks and the surrounding area, strongly object to the above planning application submitted to Mid Sussex District Council. This proposal is the third application raising concerns about speculative development. Allowing the scheme would open the door to further garden subdivisions. We urge Mid Sussex District Council to refuse this application and protect the integrity of our community and our green spaces,

Why We Object

- The proposed development represents an inappropriate and unjustified use of private garden land for new housing, contrary to MSDP Policy DP6 (Settlement Hierarchy) and DP26 (Character & Design), which seek to protect the established character of residential areas. Allowing this scheme would set a dangerous precedent for further back-garden development along Hurst Road.
- Private gardens are not suitable for housing intensification and are essential for maintaining the green, spacious character of the area, as recognised in DP12 (Protection & Enhancement of Countryside) and DP38 (Biodiversity). Approval of this application would open the door to similar garden subdivisions, permanently altering established residential streets.
- The site sits directly opposite Talbot Field, an important local wildlife area. The gardens opposite back onto open fields and provide a dark, continuous habitat corridor supporting bats, owls, honey buzzards and other species. This dark landscape is vital for nocturnal wildlife, and light pollution from a new access road and dwellings would cause ecological harm, contrary to MSDP DP29 (Noise, Air & Light Pollution) and NPPF 185(c) which require artificial light to be limited where it impacts sensitive habitats.
- Changing this plot from a domestic garden to a building site conflicts with policies designed to protect the character of villages and established streetscapes. This form of infill harms the open, spacious plot pattern that defines Hurst Road and contributes to its visual and environmental quality.
- Once such development is permitted, it becomes increasingly difficult for the planning authority to resist further similar speculative proposals, resulting in cumulative harm to the village.
- Furthermore, the loss of mature garden land reduces natural drainage capacity, increasing the risk of surface-water flooding for neighbouring properties—contrary to DP41 (Flood Risk & Drainage).
- Overall, the scheme would erode valuable green space that acts as an essential buffer between homes and wildlife habitats and is inconsistent with the aims of DP38 (Biodiversity) and NPPF 180, which require planning decisions to protect and enhance ecological networks.

Name

Signature



Address

140 Cuckfield Road, Hurstpierpoint, Hassocks, BN6 9SD