

## Andy Watt

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**From:** planninginfo@midsussex.gov.uk  
**Sent:** 16 April 2025 11:07  
**To:** Andy Watt  
**Subject:** Mid Sussex DC - Online Register - Comments for Planning Application DM/25/0484

## Comments summary

Dear Sir/Madam,

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

Comments were submitted at 16/04/2025 11:06 AM.

### Application Summary

Address:	Site Of 60 Keymer Road Hassocks West Sussex BN6 8AR
Proposal:	Mixed use redevelopment of the site comprising of ground floor commercial/community use and 26 No. new residential units on upper floors alongside associated parking and public realm improvements.
Case Officer:	Andrew Watt

[Click for further information](#)

### Customer Details

Address:

### Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: We are writing to raise our concerns about the proposed development of the National Tyre site on Keymer Road / Dale Avenue in Hassocks, as detailed in planning application DM/25/0484. Whilst the planning application does reflect the proposals within the Parish Development Plan, we ask that the proposals are considered in full, with the following issues in mind: The National Tyres site is in the middle of the village, and certainly needs developing into something useful to the community. The National Tyres site used to host community events such as the monthly village market and 'Hassocks Lights Up', the annual Christmas lights switch on. It would be good for the community to have the space to be able to continue such events in that central area. The National Tyres building is a one storey building. This means that whilst it is a very ugly building, it does not impact hugely - in terms of sunlight and views of the South Downs. The proposed four storey building would be a large detriment to the village - Removal of views for those living in the flats opposite, working / visiting in the offices and shops opposite, and those walking in the village. The daylight will be reduced on a very busy corner for traffic and pedestrians accessing the car parks, shops, cafes, schools, doctors surgery, dental surgery, Age Concern centre and homes in the area. Potentially it will also increase the length of time

snow and ice will be on the ground in that area by reducing sunlight.

We are very fortunate in Hassocks that the high street is thriving, although we are aware that some businesses are struggling with increased rent. What are mitigations in place for the commercial units if they are unable to be let? Will they be turned into more dwellings, or left empty, or be available for community use?

There remains the need for affordable housing in Hassocks and the surrounding area. From what we can see in this application, none of the proposed 26 dwellings are planned for this purpose.

An additional 26 dwellings in Hassocks doesn't, on the face of it, seem many, however we ask that the planning committee consider the overall number of dwellings which have been approved and built over the last few years, and whether the services are sufficient for these plus the 26 in this application. To get an appointment with a doctor and dentist takes many weeks, it is a struggle for children living in the village to get places at the local schools, water pressure is a regular issue, public transport is poor and roads are always busy.

We ask that the planning committee reject these proposals, and that the applicant resubmits them with the following adjustments which would be in keeping with the surrounding buildings and would benefit the village.

- Space for community events, available at low cost to hire
- Two storey building in keeping with the surrounding buildings
- Significantly reduced number of dwellings, available for those in need of affordable housing

We appreciate that these will reduce the profit which the applicant is hoping to make for the development, however this could be a key public relationship with the developers, those living and working in the new building and the Hassocks community.

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Kind regards