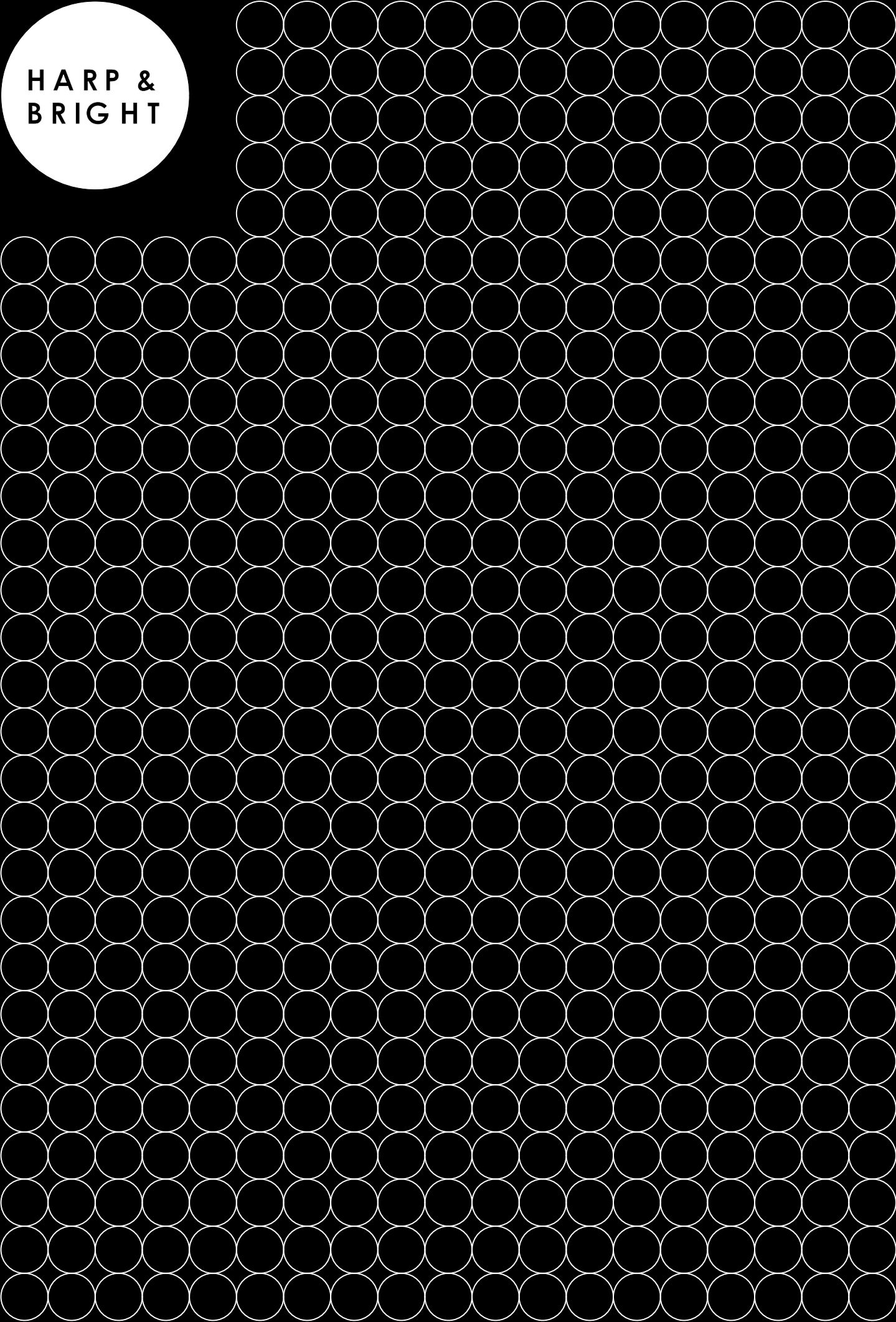






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Planning Statement

Project Name:	Hassocks FC	Issued by:	Harp & Bright
Address:	Hassocks Football Club, The Beacon, Brighton Road, Hassocks, West Sussex, BN6 9QD	Address:	64 Byron Street, Hove, BN3 5BB
Reference:	1100	Employer:	Hassocks FC
Date of Issue:	16th February 2026	Address:	Hassocks Football Club, The Beacon, Brighton Road, Hassocks, West Sussex, BN6 9QD
Revision:	...		

PLANNING STATEMENT

Hassocks Football Club – Kitchen Extension

The Beacon, Brighton Road, Hassocks

1. Introduction

This Planning Statement accompanies a full planning application for a single-storey pitched roof extension to the west elevation of the existing football clubhouse pavilion at Hassocks Football Club.

The proposal seeks to enlarge the existing kitchen to enhance the operational capacity of this established community sports facility.

The application is submitted to Mid Sussex District Council.

2. Site & Surroundings

The site comprises an established football clubhouse, floodlit pitch and parking area accessed from the A273.

The site lies within countryside designation and within the setting of the South Downs National Park.

The clubhouse is located within a developed enclave of built form and associated infrastructure.

3. The Proposal

The development comprises:

- Single-storey pitched roof extension
- Approx. 3.8m wide x 2.8m deep
- Approx. 10.6m² additional floorspace
- Materials to match existing

The extension enlarges the kitchen to improve service provision for players, visitors and community events.

4. Principle of Development

Policy DP12 seeks to protect the countryside.

However, Policy DP25 supports the provision and improvement of community facilities.

The football club is an established and valued community facility. The proposal represents an enhancement to that facility and does not expand built development into undeveloped countryside.

The principle of development is therefore acceptable.

5. Design & Character (DP26 / NP Policy 9)

The proposal:

- Is modest and subordinate
- Reflects the form and pitch of the existing roof
- Uses matching materials
- Maintains architectural coherence

It respects the scale and character of the existing building and surrounding landscape.

The proposal accords with Policy DP26 and Neighbourhood Plan Policy 9.

6. Setting of the South Downs National Park (DP18)

The extension:

- Is visually contained
- Does not increase ridge height
- Does not introduce lighting
- Does not extend development into open land

It will not harm the visual or special qualities of the National Park or its setting.

The proposal accords with Policy DP18 and Neighbourhood Plan Policy 6.

7. Flood Risk & Drainage

The application site lies within Flood Zone 1 (Low Probability) according to Environment Agency mapping.

While part of the wider site access is identified as being at risk of surface water flooding, the proposed extension footprint is not located within a mapped high-risk surface water flow path.

A proportionate Flood Risk Assessment and Surface Water Drainage Strategy accompanies this application.

The assessment confirms that:

- The proposal constitutes Less Vulnerable development.
- The site is located within Flood Zone 1.
- The extension adds only approximately 10.6m² of additional roof area.
- No changes to ground levels or hardstanding are proposed.
- Surface water will discharge to the existing drainage system.
- There will be no material increase in runoff rates or volumes.
- The development will be safe for its lifetime, including climate change allowances.
- Flood risk will not increase elsewhere.

The proposal therefore complies with Policy DP41 of the Mid Sussex District Plan and Hassocks Neighbourhood Plan Policy 4.

8. Biodiversity

The site lies within a Great Crested Newt Impact Risk Zone.

However:

- The proposal is minor in scale.
- No habitat loss occurs.
- The development is attached to an existing building.
- No impact on woodland or ecological corridors arises.

The proposal falls below the 25m² threshold for mandatory Biodiversity Net Gain.

The development complies with Policy DP38.

9. Conclusion

The proposal represents a modest, well-designed extension to an established community facility.

It:

- Enhances a valued local sports club
- Respects countryside character
- Preserves the setting of the South Downs National Park
- Does not increase flood risk
- Raises no biodiversity concerns

The proposal accords with the Development Plan when read as a whole.

Planning permission is respectfully requested.