

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 03 February 2026 13:03:57 UTC+00:00  
**To:** "planninginfo" <planninginfo@midsussex.gov.uk>  
**Subject:** Mid Sussex DC - Online Register - Consultee Comments for Planning Application  
DM/25/3176

## Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 03/02/2026 1:03 PM from . Parish Council on behalf of Parish Consultation.

### Application Summary

Reference:	DM/25/3176
Address:	Land Adj To The Meadows Little Park Farm Marchants Close Hurstpierpoint Hassocks West Sussex BN6 9UZ
Proposal:	Proposed dwelling, detached three bedroom chalet bungalow. Supporting Arboricultural Report, Arboricultural Assessment and Outline Method Statement and Tree Layout Plan received on 20.01.2026.
Case Officer:	Anna Tidey

[Click for further information](#)

### Comments Details

Comments:

The committee recommend MSDC should refuse the application for the following reasons:

- Policy DP34: The proposed dwelling would be detrimental to the rural setting of the Grade II\* listed Little Park Farm. The introduction of an additional dwelling would erode the historic farmyard context.
- Policy DP12 (Protection and Enhancement of the Countryside): The proposal does not align with the objectives of this policy. The development would result in further urbanisation of a rural site and would fail to protect or enhance the countryside character of the area.
- Overdevelopment of the Site: The original planning permission was granted for the previous properties, on the clear understanding that the site would retain its original rural farmyard character. The

addition of a further dwelling represents overdevelopment, would overwhelm the site, and would significantly detract from its intended form and appearance.

- **Scale, Massing and Visual Impact:** The proposed dwelling is very large for the size of the plot, with a high roof profile that would be visually intrusive. The height and bulk of the building would be visible across Hurst Meadows, Hurstpierpoint countryside open space, causing harm to long-distance views and the rural landscape character.

- **Impact on Amenity and Public Views:** The proposal would have a detrimental impact on the enjoyment of the countryside by users of Hurst Meadows, whose open views across the rural landscape would be adversely affected.

- **Biodiversity Impact:** The development would have a detrimental impact on the biodiversity and rural character of the site, further eroding its function as part of the countryside setting.

- **Impact on Trees / Inadequate Arboricultural Assessment:** The proposed dwelling is located too close to mature trees and would result in the plot falling within the construction exclusion zone set out in Condition 16 of the original planning permission.

Furthermore, the arboricultural tree survey was undertaken for the original scheme of properties only and did not assess the impact of this additional dwelling, rendering it inadequate.

- **Removal of Permitted Development Rights:** It is also noted that permitted development rights were removed from the original plots in order to protect the character of the site. In this context, it is inappropriate and unreasonable for a new additional dwelling to now be considered.

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Kind regards