

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 23 October 2025 11:35:37 UTC+01:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Subject: RE: DM/25/0579 -Draft comments for inclusion in del report? Hammonds Mill Farm, London Rd, Hassocks

Hi Anna

Yes, that's fine,

Thanks

Emily

Please note that this advice is given at Officer level only and is without prejudice to the formal decision of the District Council.

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<http://www.planningportal.gov.uk>

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From: Anna Tidey <anna.tidey@midsussex.gov.uk>
Sent: 23 October 2025 10:51
To: Emily Wade <Emily.Wade@midsussex.gov.uk>
Subject: RE: DM/25/0579 -Draft comments for inclusion in del report? Hammonds Mill Farm, London Rd, Hassocks

Hi Emily
I am writing up my report for this application today.

I note that I have not saved your comments to the file, as I only received the Draft version below.

Can I include these in my report?

Thank you

Anna

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- **SAVE A TREE** Only print this email if absolutely necessary.

From: Anna Tidey <anna.tidey@midsussex.gov.uk>

Sent: 04 June 2025 11:38

To: Emily Wade <Emily.Wade@midsussex.gov.uk>

Subject: RE: Hammonds Mill Farm, London Rd, Hassocks DM/25/0579

Hi Emily

I would say something like:

- however the approval of the **earlier** Part Q application **under DM/21/3330** indicates that the Council **was** satisfied that the conversion **could be practically undertaken**.

FYI - there are now issues over whether the new flooding zones make the application acceptable...following Flood Risk & Drainage comments this still under investigation.

Thanks

Anna

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- SAVE A TREE Only print this email if absolutely necessary.

From: Emily Wade <Emily.Wade@midsussex.gov.uk>

Sent: 04 June 2025 11:32

To: Anna Tidey <anna.tidey@midsussex.gov.uk>

Subject: Hammonds Mill Farm, London Rd, Hassocks DM/25/0579

Hi Anna

DRAFT- please check points in red below?

Comments on the above planning application. My apologies for the delay in getting these to you which has been caused by pressure of other work and a period of leave.

The application site is a Grade II listed former mill house, later a farmhouse, located in a rural position to the south of Burgess Hill. The house, which has been substantially extended, dates (from the list description) from the 18th century or earlier, although there has been a mill on the site since at least 1482. Map regression suggests that during the course of the late 19th and early 20th centuries the significance of the mill working at the site declined as the importance of agriculture increased – this is reflected in changes to the various outbuildings associated with the house. Mill working ceased at the site in early 20th century and the 3 storey former mill building, which was located to the west of the house, was demolished in 1974. At present, the former mill house, later farm house, is associated with a number of buildings of an agricultural character, including the former dairy building (now a residential conversion) and the pair of large 1960s portal framed barns which are the subject of this application. Although the mill building itself has been lost there is also surviving physical evidence of the mill use within the setting of the listed building in the surviving mill race, outline of the (now drained) mill pond, part of the tail race, part of the wheel pit and the mill pond overflow stream.

It is likely that the former mill house will be considered to possess historical evidential and illustrative value as a good example of a building of its type and period, altered and extended over the years in response to the changing socio-economic context and the evolving needs and aspirations of successive owners, as well as aesthetic value. As a former country mill house, later farm house the rural setting of the building makes a strong positive contribution to the special interest of the listed building and the manner in which this is appreciated. Likewise the surviving features relating to the functioning of the mill also make a strong positive contribution in this respect. The existing agricultural buildings on the site are on the whole not of any particular quality or significance, but make a limited positive contribution to the setting of the mill house in terms of the narrative of the site and its development of form and function over time.

The planning application, which is for a prior notification application for the conversion of four barns to four residential dwellings, follows on from approval of a Part Q application for a similar scheme. Each of the barns is a portal framed building, the four buildings placed side by side in two pairs.

Given the limited positive contribution which the existing barns make to the setting of the listed building their retention in their current form is not considered of significant importance to the character of the setting of the house, however the current proposal does raise a number of concerns in terms of the impact on the setting of the adjacent listed building and the historic farmstead of which it is part:

- I have previously expressed serious concerns regarding the suitability of these structures for conversion, or whether this could be achieved with a result which was satisfactory in architectural or aesthetic terms, or in terms of the impact on the setting of the listed building, however the approval of the Part Q application indicates that the Council is satisfied that the conversion is a practical possibility.
- Nonetheless I have concerns regarding the impact that the provision of four new dwellings in such close proximity would have on the character of the setting of the mill

house, which is currently one of tranquil rural isolation, with development in the immediate context of the house currently limited to retained agricultural buildings, only one of which has been converted for residential use. The introduction of four new dwellings into this context intensify the levels of activity in the area, to the detriment of the existing rural tranquillity of the site.

- The design, layout and elevational treatment of the 4 new dwellings is as shown for this Part Q submission. These aspects of the proposal were revised during the course of the previous application, and as revised demonstrate the existing buildings on the site retained and adapted for residential use in a manner which does broadly retain their existing agricultural character, subject to detail which could be reserved by condition. The site plan as submitted also appears to show that the residential curtilages of the 4 new dwellings would be confined to the buildings themselves, with no associated garden or outside space save for the courtyards provided in effect within the shell of the existing structures. In terms of the visual effect of the proposal on the setting of the adjacent listed former farm/mill house, this revised scheme will therefore be less impactful than the original Part Q proposal, and had the principle of the residential conversion been otherwise unproblematic in heritage terms this aspect of the scheme might have been regarded as acceptable.

However, in my opinion the principle of the provision of 4 new houses within the close setting of Hammond Mill Farmhouse is contentious for the reasons set out above- i.e. increased noise and activity associated with a significantly intensified domestic use within the historic farmstead, which will detract from the currently tranquil, rural character of the house's setting. This will harm the special interest of the listed building and the manner in which this is appreciated.

The proposal is therefore in my opinion contrary to the requirements of District Plan Policy DP34, and will result in a low-mid level of less than substantial harm through impact on setting to the significance of Hammonds Mill Farmhouse, such that paragraph 215 of the NPPF will apply.

Thanks,

Emily

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