

Liz Everest

From: [REDACTED]
Sent: 17 June 2026 12:31
To: [REDACTED]
Cc: [REDACTED]
Subject: DM/25/2626, 42 Hurst Road, Hassocks — further representation from 44 Hurst Road (supplementing Richard Buxton letter of 26 November 2025)
Attachments: 44 Objection. Buxton Solicitors.pdf
Importance: High

Dear Ms Richardson and Mr Marsh

I am the owner and occupier of 44 Hurst Road, Hassocks, the property immediately adjoining the application site on the side along which the proposed access road would run.

I rely on and reaffirm the detailed objection submitted on my behalf by Richard Buxton Solicitors on 26 November 2025 (their ref PAR12/1), which sets out the full grounds on which this application should be refused — including its conflict with Policies DP6, DP12, DP13, DP15 and DP29 of the Mid Sussex District Plan and Policies 1 and 9 of the Hassocks Neighbourhood Plan, the harm to the Hassocks–Hurstpierpoint Local Gap, and the point that reliance on the tilted balance to approve a scheme that conflicts with the development plan as a whole would be unlawful (Monkhill). I ask that those representations, and the accompanying expert lighting evidence of Dr Ticleanu of the BRE, are given full weight.

I write now, as the directly affected neighbour, to put three further points squarely before you about the impact on my home, which I am particularly concerned have not been properly assessed:

1. The acoustic mitigation is asserted in a note but not shown where it is needed. The proposed site plan relies on a landscaping note describing a 2 to 2.5 metre evergreen “acoustic hedge” buffer between the access track and the boundary “to the neighbouring property”. That planting is not shown on the drawings along the section of the access immediately beside our house and our outdoor living area, which is the very place the harm arises, and there is no landscape plan detailing its species, position, height or continuity. Where the access track and the pergola parking run tight against the boundary there is little or no room for a continuous 2 to 2.5 metre hedge. The mitigation the application depends upon is therefore neither shown on the plans nor demonstrated to be deliverable where it matters.

2. There is no noise assessment, and no lighting assessment. The applicant’s own note accepts the access must “attenuate noise” and “eliminate headlight glare”, yet the application relies on a 2023 daylight and sunlight report from a previous application and provides no noise assessment and no lighting design. As Dr Ticleanu sets out, the absence of any lighting assessment is “significant”, and there is a credible risk of obtrusive light from vehicle headlights projecting into our windows at night. The noise, disturbance and loss of tranquillity from vehicles running the full length of our boundary, beside a habitable room (our kitchen) and our principal outdoor amenity area, have not been assessed at all. The impact on our amenity, and the adequacy of any mitigation, simply cannot be judged on the information submitted, contrary to Policies DP26 and DP29.

3. The harm is avoidable, because the access is not fixed. The infill dwelling already approved beside the main house (DM/24/1748) has not been started, so the site layout is not fixed. The application has not assessed, or even acknowledged, that the access could be positioned away from our boundary. An unassessed and avoidable harm of this kind weighs heavily against the proposal; good design under DP26 and the Mid Sussex Design Guide requires harm to be designed out where a less harmful option plainly exists.

For these reasons, in addition to those set out in my solicitors' letter, the application should be refused. At the very least it should not be determined until a proper noise assessment, a lighting assessment and a detailed landscape plan have been submitted and consulted upon. Given the Parish Council's objection and the issues at stake, I repeat my request that the application be determined by the Planning Committee rather than under delegated powers, and I would be grateful for acknowledgement that these points have been received before any decision is issued.

Yours sincerely,

[REDACTED]

44 Hurst Road, Hassocks, West Sussex, BN6 9NL

[REDACTED]