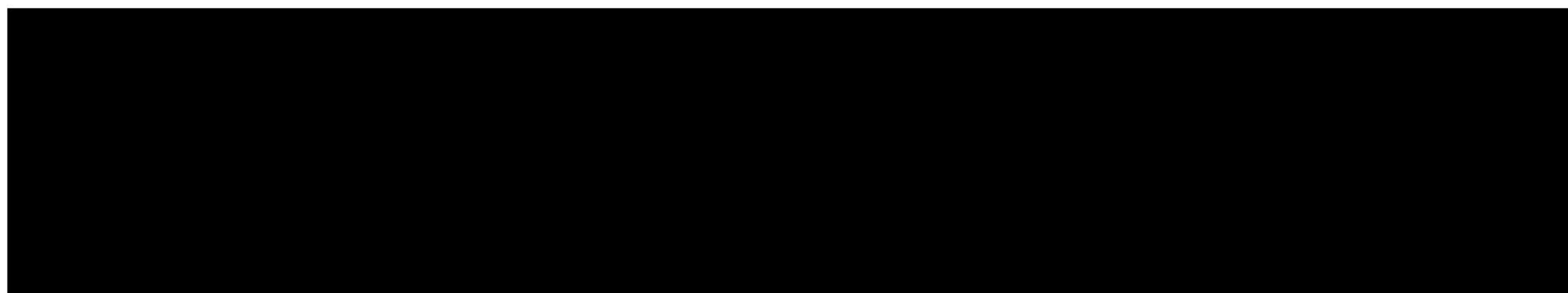


## Anna Tidey

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**From:**  
**Sent:**  
**To:**  
**Subject:**



**Attachments:**

Photo 1.JPG; Photo 2.JPG; Photo 3.JPG; Photo 4.JPG; Photo 5.JPG; Photo 6.JPG;  
Photo 7.JPG; Photo 8.JPG; BLP-01 - block plan - scale 1-500 - 2026-06-11.pdf

**Follow Up Flag:**  
**Flag Status:**

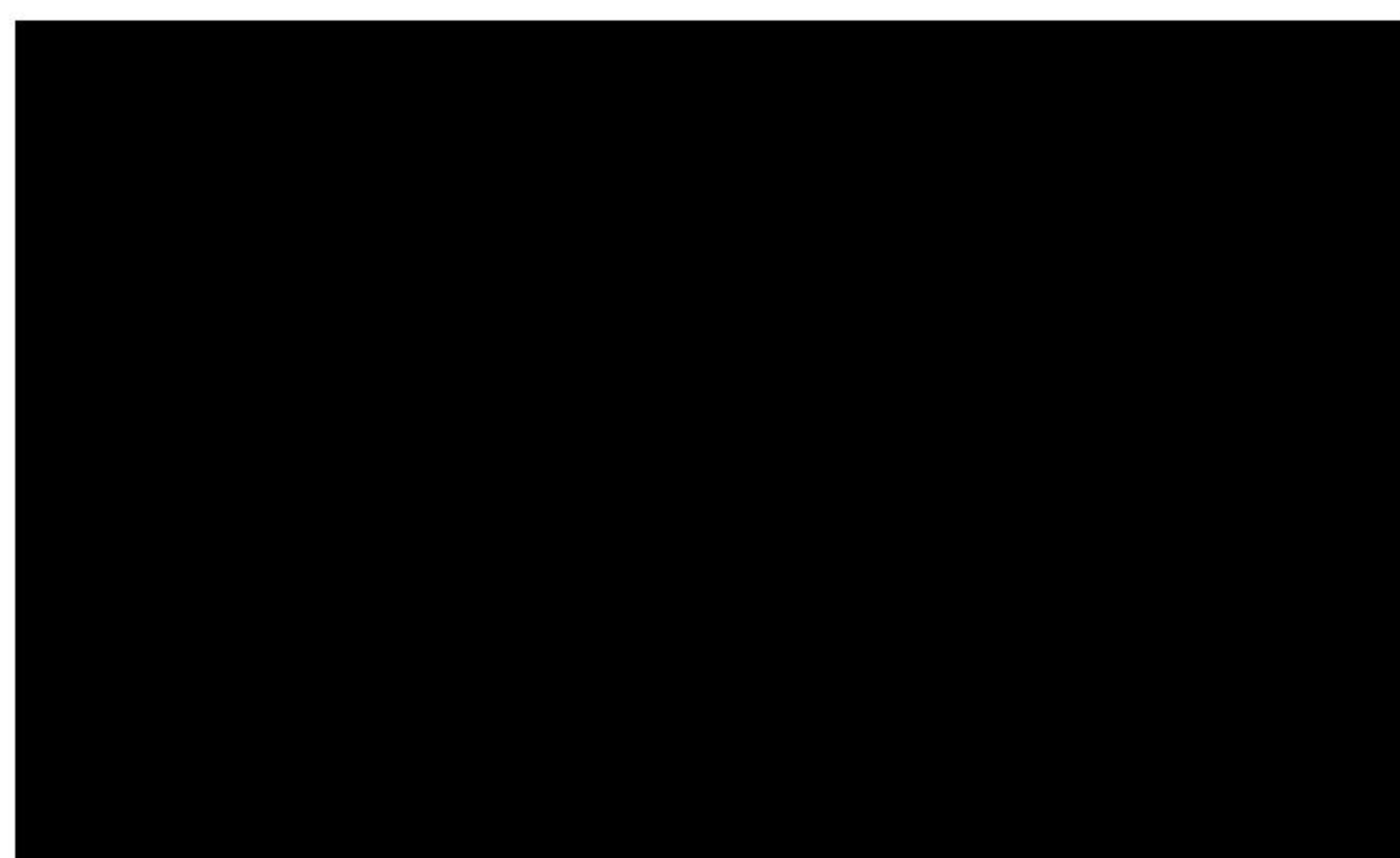
Follow up  
Flagged

Hello Anna

Further in this matter please find our responses to your queries together with attachments referred to and embedded and in blue text, below.

If you could please confirm that the 21 day consultation can now proceed we would be most grateful.

With kind regards



Dear James

Following on from my site visit today and my meeting with your client, Alfie Deyes, I shall be grateful if the following information can be provided in support of the application:

- Photographs of the original access points onto Belmont Lane, for clarity as this is the subject of many representations.

### Response

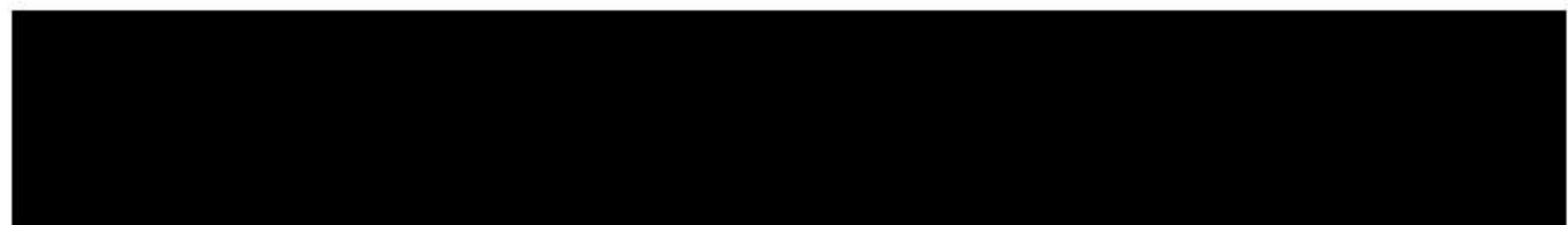
The applicant has been unable to find any photographs of the original access. However, what he does have is a thorough and self-explanatory email from Andrew Clarke of 6th November 2025, embedded below, confirming that the access is lawful and setting out in some detail as to why. We

have **underlined, italicised and emboldened** the two most relevant sentences for ease of reference, but for the sake of transparency and completeness we include the whole email.

Additionally please find below a copy of the Highways Position confirming no application to Highways is necessary from Steve Reeves of Reeves Transport & Planning.

Accordingly this matter would appear to be resolved and we would be grateful if this could be added to the online file.

From: Andrew Clarke <[Andrew.Clarke@midsussex.gov.uk](mailto:Andrew.Clarke@midsussex.gov.uk)>  
Subject: RE: Land north of Crossways, Belmont Lane, Hassocks. BN6 9EP  
Date: 6 November 2025 at 11:09:23 GMT

Your email below has been passed to Planning Investigations for response.

On the main points raised, under the provisions of the Class A of Part 2 of the General Permitted Development Order 2015 (as amended) means of enclosure (including gates and fences) can be installed without the requirement for planning permission providing:

- They do not exceed 2m in height;
- They do not exceed 1m in height adjacent to a highway.

Whilst noting that Belmont Lane is a no-through road and is private I am of the opinion that Belmont Lane is a 'highway' for the purposes of planning. Therefore **should the owner wish to install fencing and gated entrance onto the land then they may do so without requiring planning permission providing it does not exceed 1m in height where adjacent to the Lane.**

**An access onto the highway would also be considered permitted development under Class B of Part 2 of the same Order.**

If, however, a hard surface is laid to formalise the access then this might be considered 'operational development' for which planning permission may be required.

With respect to the public bridleway, any works which obstruct or cause a diversion to the PROW would require the consent of West Sussex County Council. Details of how they may be contacted can be found here: <https://www.westsussex.gov.uk/land-waste-and-housing/public-paths-and-the-countryside/public-rights-of-way/>

With respect to the lawful use of the land, this would be for the owner to establish prior to undertaking any development. There is no planning history on the land and so no lawful use has been established. I note your concern regarding the potential use of the land and it is my informal opinion that were the land to be used as part of the primary amenity space connected with a

residential dwellinghouse (a garden basically), or for any commercial purpose then this is likely to be considered development (a change of use) would take place. It should be noted, however, that a parcel of land can be used for a different purpose other than its lawful use for 28 days per calendar year (Part 4 of the General Permitted Development Order 2015 (as amended)) without planning permission and that any consideration of whether a change of use has occurred is a matter of fact and degree. The informal, occasional use of the land for private recreational use is unlikely to be considered 'development' for which planning permission may be required. Therefore whilst I note your concerns regarding any potential work, permitted development rights may apply and if the development has not as yet taken place then no potential breach of planning control would have taken place and there would be no action the Council could currently take in respect of this matter.

I hope the above assists but should you wish to discuss the matter and / or development does commence then do please let me know.

Kind regards

Andy Clarke BSc (Econ), PGDip  
Senior Planning Officer  
Planning Investigation and Enforcement  
Mid Sussex District Council,  
Oaklands Road  
Haywards Heath,  
West Sussex,  
RH16 1SS  
Tel: +44 (0)1444 477332

[Andrew.Clarke@midsussex.gov.uk](mailto:Andrew.Clarke@midsussex.gov.uk) <http://www.midsussex.gov.uk>

Steve Reeves of Reeves Transport Planning.

Steve Reeves has confirmed that Belmont Lane is unadopted and so there is no need to get West Sussex County Council Highway Authority involved. There are permitted development rules for new accessways adjoining a road under Class B, Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. The rights under Class B are only relevant where the road is not a trunk road or a classified road. This section of the General Permitted Development Order states: "Class B – means of access to a highway Permitted development B. The formation, laying out and construction of a means of access to a highway which is not a trunk road or a classified road, where that access is required in connection with development permitted by any Class in this Schedule (other than by Class A of this Part)."

- A plan marked up to show the recently installed 2.1m high fencing and two access gates, sited parallel to Belmont Lane, with supporting photographs. This can then be added into the application description.

Please find attached new plan, "BLP-01 - block plan - scale 1-500 - 2026-06-11", together photos now attached, named "Photo 2, 3 & 4"

The double gate is: 3.6m wide x 1.8m high

The Single gate is: 1.2m wide x 1.8m high

Also attached: Images showing the original fencing, then the new first man made structure which is 2 wire stock fencing and then the 6ft deer fencing. Named "Photo 5 & 6"

Also attached: 3 photos showing how the look / feel & character of the lane has not been changed since the fencing has been installed. Named "Photos 7 & 8"

Also attached: 1 photo showing the location of the 2 fence lines and both gates. Named "photo 9".

Refer also to photos and details embedded in BLP-01.

- Details of the intended use of the 3 shepherds huts which are now on the land. From our meeting I understand these are not to be used for Air BnB or for residential purposes, but are to be used as follows. Please explain the intended future use of each in detail

Yes we confirm that this is correct, the shepherd huts will not be used for Air BnB or rentals.

Hut 1 - Brown coloured wood finish - understood for bee keeping equipment storage and future planned use for chicken accommodation.

We confirm the same.

Hut 2 – Green coloured painted finish – proposed use for dry storage for small land maintenance tools and donkey feed/bedding/rugs/equipment storage.

We confirm the same.

Hut 3 – Blue/white painted (but to be repainted possibly green) – proposed rest room/day time recreational use adjacent to proposed wildlife pond.

We confirm the same.

Many thanks Anna.

If you could please confirm that the 21 day consultation can now proceed we would be most grateful.

With kind regards

