

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 23 March 2026 12:03:04 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/26/0596

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 23/03/2026 12:03 PM.

Application Summary

Address:	The Royal British Legion Woodslan Road Hassocks West Sussex BN6 8HE
Proposal:	Change of use of the existing vacant social club (use Class F2) to six residential units (use Class C3), with a first floor extension proposed above the existing ground floor addition to the front of the building, together with the installation of new windows, roof lights, solar panels and heat pumps and a bin and cycle store.
Case Officer:	Katherine Williams

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Customer Details

Address:	1 Woodslan Road Hassocks
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I object to this application. I live directly opposite the site. Although the existing former club building is unattractive and detracts from the street scene, that does not justify a replacement scheme that is itself out of keeping with the character of this part of Woodslan Road. The applicant's

own material accepts that the existing building has no architectural merit and detracts from an otherwise attractive streetscape.

1. Character and appearance

Although the applicant refers to Woodsland Road as having a varied street scene, the prevailing character in the immediate vicinity of the site is older, traditional housing, much of it Victorian in appearance, scale and proportion. In my view, the Council should give greater weight to the dominant character of this part of the road, rather than rely on the existence of some later properties elsewhere.

The proposed design remains too modern in its treatment and detailing. The submitted documents refer to terracotta tiles, PPC aluminium windows and projecting aluminium reveals, and describe the scheme as a contemporary addition. In my view, that approach does not respond sympathetically enough to the established character of this part of Woodsland Road.

The proposal therefore appears to conflict with Policy DP26 of the Mid Sussex District Plan, Policy 9 of the Hassocks Neighbourhood Plan, and the guidance in the Mid Sussex Design Guide SPD, all of which require development to respect the character and scale of its surroundings.

2. Overdevelopment and density

The proposal seeks to create 6 flats on a constrained plot of about 468 square metres. The submitted documents show a mix of four 1-bedroom units and two 2-bedroom units, with one unit identified as a 2-bed 4-person flat. I do not believe that 6 flats represent the most appropriate form of development for a site of this size. A lower-density form of development would, in my view, be more appropriate to the plot and more consistent with the grain and character of the surrounding residential area.

3. Parking and highway impact

The proposal provides 6 parking spaces for 6 flats, retaining the existing parking provision. However, parking is already a well-known issue in this part of Woodsland Road because of the site's proximity to Hassocks station. The applicant's own material acknowledges that the station attracts significant parking demand, that this often spills into nearby residential streets, and that this is an ongoing concern for residents and the Parish Council.

In that context, I am concerned that a development of this intensity on such a small site would add further pressure to an already stressed road and could worsen parking and highway conditions.

4. Residential amenity

As a resident living directly opposite the site, I am also concerned that the intensification of the site, including the proposed first-floor extension and six separate households, would have a harmful effect on residential amenity through increased activity, noise and a greater sense of presence than exists at present.

Conclusion

Overall, although I support improvement of the site in principle, I object to this proposal because it appears too intensive for the plot and insufficiently sympathetic to the established character of this part of Woodslan Road. Replacing an eyesore should not be used as justification for overdevelopment or for a design that feels out of keeping with its surroundings.

I ask the Council to refuse the application, or at the very least require a substantially revised scheme of lower density and more traditional design that better reflects the prevailing character of the immediate street scene.

Kind regards