

Peter Davies

From: [REDACTED]
Sent: 15 July 2026 18:07
To: planninginfo
Subject: FW: Application No - DM/25/2046 - Objection
Attachments: 1bf1f456-1c40-4872-8eb2-5da90b129388.JPG; 107c1b39-8a8d-4330-aa77-50cadcf9e730.JPG; IMG_5551.jpeg; IMG_5549.jpeg; IMG_5550.jpeg

You don't often get email from [REDACTED]

From: [REDACTED]
Sent: 15 July 2026 18:05
To: 'hamish.evans@midsussex.gov.uk' <hamish.evans@midsussex.gov.uk>
Subject: Application No - DM/25/2046

To: Mid Sussex District Council – Development Management

Re: Objection to Planning Application DM/25/2046 Site: Evergreen, London Road, Hassocks, West Sussex, BN6 9NA

Proposal: Outline planning application for 3 detached dwellings

[REDACTED] 1 Friars Oak Cottage, London Road, Hassocks, BN6 9NA

Dear Hamish Evans,

I am writing to formally object to planning application DM/25/2046 at Evergreen, London Road, Hassocks. As you can see I live nearby and am directly affected by this proposal. My objections are set out below and relate to material planning considerations.

1. Departure from the Development Plan

I understand this application has itself been identified by the Council as a departure from the adopted Development Plan for this area. Planning decisions should be made in accordance with the Development Plan unless material considerations indicate otherwise (Section 38(6), Planning and Compulsory Purchase Act 2004). No sufficiently compelling material considerations have been demonstrated here to justify overriding the development plan designation for this site, and I ask the Council to give this significant weight in refusing the application.

2. Impact on the Conservation Area setting

The application has been flagged as affecting the setting of a Conservation Area. Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character and appearance of Conservation Areas, including their settings. The introduction of new dwellings on this site risks

eroding the historic and visual character that contributes to the setting of the Conservation Area, and I do not consider the submitted Heritage Statement adequately addresses this cumulative harm.

3. Traffic, access and highway safety on London Road

London Road is [already busy / has poor visibility at this point / is used heavily by pedestrians and school traffic — edit as applicable]. The additional vehicle movements generated by three new dwellings, combined with the access arrangements proposed, would increase risk to highway safety and add further pressure to a road that already experiences [congestion / parking pressure / speeding — edit as applicable]. I ask that the Highway Authority's comments specifically address visibility splays, on-street parking displacement, and pedestrian safety at the proposed access point.

4. Loss of trees, hedgerows and ecological impact

The site clearly has ecological value, evidenced by the Tree Survey and Reptile Survey submitted as part of this application. Loss of mature trees and hedgerows on this site would harm local biodiversity and the green character of this part of Hassocks, contrary to the National Planning Policy Framework's requirements to protect and enhance biodiversity and secure measurable Biodiversity Net Gain. I request that the Council scrutinise whether the submitted BNG information demonstrates a genuine net gain, including off-site compensation where on-site provision is insufficient, and whether root protection areas for retained trees are adequate given the proposed layout. The loss of hedgerows and mature trees also leads into my next point.

5. Flood risk and drainage

A Flood Risk Assessment has been submitted for this site, indicating the Council itself considers surface water and/or flood risk to be a relevant issue here. I am concerned that additional hard surfacing and rooflines from three new dwellings will increase surface water run-off, with knock-on effects for neighbouring properties and the wider drainage network in this part of Hassocks.

I have direct evidence that this concern is not speculative. I took photographs in winter and spring 2026 showing significant standing water in the fields adjacent to this site, I attach photographic evidence taken from my house showing the adjacent field to Evergreen. Notably, this standing water was present *before* the recent completion of additional housing on the nearby Friars Oak development, which will itself have further reduced permeable land and increased run-off in the local catchment. Given this existing baseline of poor drainage, I do not consider the Flood Risk Assessment submitted with this application can be relied upon unless it properly accounts for cumulative effects from other recent development in the immediate area, not just this site in isolation. I ask that the Lead Local Flood Authority's response be considered carefully before any decision is made, and that robust sustainable drainage (SuDS) conditions be attached if the application is approved.

Conclusion

For the reasons above — conflict with the Development Plan, harm to the setting of the Conservation Area, highway safety concerns, ecological and tree loss, and flood risk — I respectfully ask the Council to refuse planning application DM/25/2046.

Yours faithfully,



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