

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 05 May 2026 11:10:10 UTC+01:00
To: "Stefan Galyas" <stefan.galyas@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 05/05/2026 11:10 AM.

Application Summary

Address:	The Royal British Legion Woodsland 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 (Amended plans showing ASHPs and material details received 24.04.26)
Case Officer:	Stefan Galyas

[Click for further information](#)

Customer Details

Address:	1 Woodsland Road Hassocks
----------	---------------------------

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Further comment on Planning Application DM/26/0596 - Former Royal British Legion, Woodsland Road, Hassocks BN6 8HE I wish to make a further comment in light of the recent

consultation response from Hassocks Parish Council and the applicant's subsequent response. This is in addition to my earlier representation, in which I set out objections on character and appearance, overdevelopment, parking and residential amenity grounds.

I note that the Parish Council has raised concerns regarding overdevelopment, the lack of sufficient natural light to some units, the absence of visitor parking, and the lack of EV charging provision. I share those concerns and do not consider that the applicant's further material adequately addresses the main issues with this scheme.

- Overdevelopment

I remain concerned that the proposal represents an overdevelopment of a small and constrained site, contrary to Policy DP26 of the Mid Sussex District Plan and Policy 9 of the Hassocks Neighbourhood Plan. A plot of this size in this part of Woodsland Road would typically accommodate one large detached house or a pair of semi-detached houses, which would be far more consistent with the grain and character of the surrounding residential area. Six flats on the same footprint represents a materially more intensive form of development than the established pattern of the street.

The applicant's response does not engage with this concern in planning terms; instead, it relies on viability and the desire to provide competitively priced one and two-bedroom units. In my view, those are not material reasons to justify a scheme that is too intensive for the plot and out of keeping with the prevailing residential grain.

-Quality of accommodation

I am also concerned about the standard of accommodation proposed. While the applicant states that the units comply with minimum space standards and have been daylight tested, compliance with minimum standards is a floor, not a ceiling, and does not in itself demonstrate that the flats would provide a good standard of living environment. On a site of this size, with very limited external space, no meaningful communal amenity area, and a compact internal layout, the scheme appears to prioritise the maximum number of units over a form of development better suited to the site. The Parish Council has independently raised concern that some units are small and lacking in sufficient natural light, which reinforces this point.

- Parking and highway impact

Parking remains a significant concern. The applicant relies on the absence of an objection from West Sussex Highways and on the suggestion that visitor spaces may be available nearby in the

evenings. However, the proposal provides only 6 spaces for 6 flats with no visitor parking at all, in a part of Woodsland Road that already experiences significant parking pressure from Hassocks station, as the applicant's own material acknowledges. The WSCC parking demand calculator would typically indicate a higher figure for a mix of this kind in this location, and the absence of any visitor provision will add further pressure to surrounding roads that are already stressed. The Parish Council has raised the same concern.

- EV charging

The revised response appears to offer only ducting and supporting electrical infrastructure rather than active charging points installed from the outset. Since June 2022, Part S of the Building Regulations requires active charge point provision for new residential developments with associated parking, not merely passive infrastructure. In my view, the applicant's response is therefore only a partial answer to the Parish Council's concern.

- Character and appearance

The applicant's latest response does not properly address the issue of character and appearance, which I set out in detail in my earlier representation. The fundamental concern is not whether more traditional tiles have been added, but that the overall design remains too modern and insufficiently in keeping with the prevailing character of this part of Woodsland Road. Adding traditional materials to a scheme that remains out of keeping with the surrounding street scene does not, by itself, resolve the policy conflict with DP26, Hassocks Neighbourhood Plan Policy 9, and the Mid Sussex Design Guide SPD.

- Change of use and residential intensity

I would also note that the change of use from F2 (social club) to C3 (residential) materially alters the pattern of occupation on the site. Six separate households on a plot of this size represents a significant intensification compared with the previous use, with corresponding implications for parking demand, residential amenity and the general impact on this part of Woodsland Road.

- Conclusion

For these reasons, I maintain my objection to the application. While redevelopment of the site is welcome in principle, the current proposal has not overcome the concerns relating to overdevelopment, quality of accommodation, parking pressure, character and appearance, and overall suitability for this site. I therefore ask the Council to refuse application DM/26/0596, or to require a substantially revised scheme of lower density that better reflects the prevailing character of the immediate street scene.

Kind regards