

Rachel Richardson

From: [REDACTED]
Sent: 14 October 2025 17:34
To: Rachel Richardson
Subject: Planning application DM/25/2253 Keymer Road Hassocks

[REDACTED]
Dear madam, [REDACTED] I live at 22 Clayton Avenue Hassocks.

Planning application DM/25/2253 House in rear of 2 Keymer Road

My objections are:

Parking

The parking arrangement as proposed is inadequate.

The proposed site plan appears to demolish the existing garage to provide a pedestrian access to the new property. From my inspection it does not look possible to park 4 medium or large cars fore and aft in the existing space at the front of the property without encroaching on the pedestrian footpath. The existing block paved apron is too small to fit 4 cars width way.

It is impractical to enlarge the parking spaces to the south because it would require the reconstruction of a reinforced embankment that is over 2M high.

Enlarging the parking space to the west could encroach on the pedestrian access to the proposed new property.

All the cars that I have seen parked on that apron have been parked parallel to the road. This makes sense from a safety perspective because Keymer Road is very busy and visibility is limited by overhanging trees and the nearby railway bridge. The area has pedestrian traffic because the 2 footpaths provide access between the station and the Downs for visitors and commuters. There is a Bus Stop at the junction of the lower footpath and the south side of Keymer Road. Pedestrians cross the road in front of the property to use the Bus Stop and because the pedestrian footpath travelling west on the south side of Keymer Road ends after the Railway Bridge, Parking cars fore and aft will require cars to either back out or in to these parking places with limited visibility creating a potential hazard for drivers, pedestrians and traffic on Keymer Road.

In the event that safe and adequately sized parking spaces are created, four spaces seems insufficient for the existing and new properties which will together total 7 bedrooms.

Undesirable potential side effects of the proposed parking arrangement could be cars parked on the lower footpath restricting access or additional parking in Clayton Avenue. The last local development on the Old Post Office site on Keymer Road provided insufficient parking which has resulted in increased parking congestion in Clayton Avenue.

Damage to the footpath during construction.

The footpath is used by Clayton Avenue residents and commuters to access the station. This thoroughfare is unsuitable for the movement of any vehicles due to its fragile surface and the risk of damage to protected trees.

As proposed the new dwelling will be accessed by a pedestrian walkway. However, this access will be inadequate during construction when delivering or removing heavy or bulky materials from the construction site. This will likely result in trucks driving up the narrow lower footpath to crane materials on and off the site. The surface of the lower footpath is fragile and perpetually wet. Stepping stones have been put in place for pedestrians to avoid the mud. Many of the trees overhanging the footpath are subject to protection orders and their roots support the fragile sandy embankment between the upper and lower footpaths. Any vehicle using this footpath will turn it into a quagmire that becomes impassable to pedestrians.

Inappropriate design

The proposal does not match the buildings around it. The buildings in this part of Hassocks are of 'Wealden' red brick and timber construction with pitched clay tile roofs. They blend in with the woodland and earth of this part of Sussex. The proposed design looks like a pile of shipping containers and will stick out like a sore thumb. It will give a poor impression to visitors to the area who use the adjacent footpaths to access the Downs from the bus stop or railway station.

Yours sincerely

A solid black rectangular box used to redact a signature.