

Mr Andy Watt
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Mid Sussex District Council
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By email only: andy.watt@midsussex.gov.uk

8th May 2025

Dear Mr Watt,

DM/25/0484 – 60 KEYMER ROAD, HASSOCKS

Thank you for the opportunity to respond to your comments on the application at 60 Keymer Road Hassocks.

The submitted documents are as follows:

- Level 00 Floor Plan (drawing number A010 P01)
- Site Elevations (drawing number A020 P01)
- Flood Risk Assessment and Drainage Strategy (Revised Version – 1.3)
- HOP Consulting response to Lead Local Flood Authority comments
- Drainage Details (drawing number 16002-HOP-ZZ-XX-DR-C-9001 S2 P01)
- Drainage Design (drawing number 16002-HOP-ZZ-XX-DR-C-9000 S2 P02)
- Additional Swept Path Tracking by Reeves Transport Planning (KRH/SR/7001 Rev A)
- Live version of the Viability Appraisal (as requested)

Flood Risk and Drainage

Queries raised by the Lead Local Flood Authority have been addressed in full, with each matter addressed individually within the HOP Consulting response.

Additional details have been provided in respect of finished floor levels, egress routes, pollution management, biodiversity benefits, maintenance and easements. Updated drainage details and calculations have been provided in accordance with these details.

Highways and Access

We note the comments of the local highway authority (LHA) dated 22nd April 2025.

An additional residential cycle parking space has been provided as suggested by the local highway authority. It should also be noted that there are a further four short-stay cycle parking spaces not referenced within the LHA response.

Swept path tracking for passing vehicles at the access point is also provided as requested and demonstrates that two vehicles can pass each other within the parking area and at the site access.

A very minor amendment to the position of screens located adjacent to the site entrance is proposed to provide the full pedestrian visibility splay and the ground floor plan and east elevation drawings have been updated accordingly. Further details have been added to the revised ground floor/level 00 plan in response to comments from the local highways authority (as indicated with red cloud revision markers), including:

- Access widths demonstrating ability for vehicles to pass
- Access zones around blue badge holder parking bays
- Pedestrian visibility splays
- Tactile paving (already in situ)

It should be noted that the street tree referenced within the local highways authority response is an existing trees to be retained and therefore not a proposed tree as stated.

Should any additional mitigation or improvement measures be considered necessary to make the application acceptable in highways terms then these could be finalised as part of a legal agreement.

Infrastructure

We note the requests from the District and County Council's for contributions towards local infrastructure, including affordable housing.

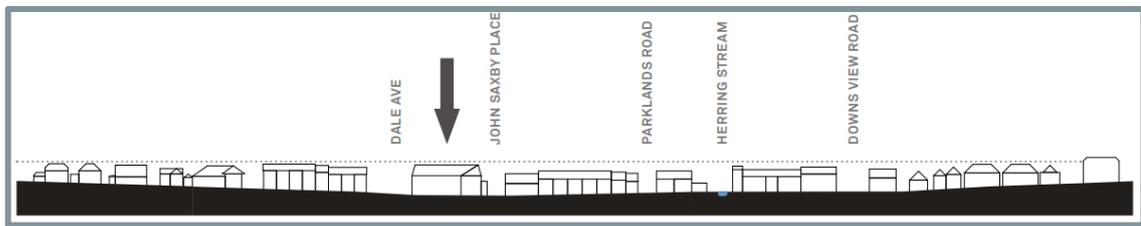
The applicants are happy to engage with the Council's legal services team to agree a legal obligation to secure these necessary infrastructure contributions (with heads of terms to be agreed following the ongoing financial viability review process).

Design

As you will be aware, the proposed design has been considered through the pre-application process and presented to the Mid Sussex Design Review Panel. Their comments are included within the submitted Design and Access Statement (section 3.5) and provide their full support to the architectural design of the building.

Individual aspects of the public consultation, pre-application and design review panel process have informed the design development and these are comprehensively detailed at section 4.15 of the Design and Access Statement.

The full design rationale is provided within the supporting Design and Access Statement. This includes a detailed assessment of scale and height (sections 2.3 and 4.5), local precedents (section 4.13) and local materiality (section 4.6). Compliance with the Mid Sussex Design Guide has been comprehensively considered and is demonstrated throughout the application submission.



Site topography and context

We therefore consider that the design requirements of the Mid Sussex District Plan and National Planning Policy Framework (NPPF) have been complied with in full. As required by paragraph 138 and 139 of the NPPF, the Council should have regard to the outcomes of these processes (including design review panel recommendations).

Archaeology

We note the requested condition; but we would highlight that the response states that trial-trenching should be *“undertaken after the demolition of the current buildings”*. However, the condition words this as a pre-commencement requirement. The suggested condition should therefore be revised accordingly.

Other matters

The recommended conditions in respect of Contaminated Land are noted and can be secured as requested.