



41 Wickham Hill , Hurstpierpoint, Hassocks,

West Sussex BN6 9NP

Wednesday 10th June 2026

Attention Anna Tidey

DM 26/1132

Address Land Parcel To The North Of Nos. 42-54 Hurst Road Hassocks West Sussex

Proposal Proposed tractor parking area, donkey enclosure, donkey stable, 3 shepherd huts and a wildlife pond.

Our Society has been in existence for over 60 years and aims to protect and conserve the natural and built environment of our village and **surrounding area**.

Although we are sympathetic to certain parts of the proposal e.g. the donkey sanctuary aspect, we do have real concerns on a number of points.

This land is right on the border between the parishes of Hurstpierpoint and Hassocks, in an important local gap and it is vital to protect this gap to prevent coalescence.

It is also a matter of considerable regret that MSDC are presented with a fait accompli as much of the proposed development is already in place. Thus many elements of the application are retrospective. It is also very unfortunate that there has not apparently been any consultation with the residents who live on this quiet country lane, which is a single track byway.

The previous scrub and woodland on the 5 acre site was largely cleared during 2025 and although unkempt, this was nevertheless a valuable wildlife haven /corridor along the north side of the B 2116 between Hassocks and Hurstpierpoint. The applicants should have taken pre-application advice and conducted an ecological survey to provide a base line for an assessment of any biodiversity net gain. We accept, however, that the proposed pond will provide a degree of remediation and of course by planning condition, further amelioration could compensate for the lost biodiversity from the clearance work. Contrary to the statement in the application, many trees/saplings were removed to facilitate the scheme now under consideration. The arisings/trash now lie as a thick dead hedge along the east side of the lane.

The character and the charm of the area has however been changed with the fencing and gates both now already installed. This will change further with the tractor park for what appears to be 2 tractors on the Block Plan, donkey enclosure and stables. The “huts” seem to be already on site and although interesting and somewhat “antique”, they look totally incongruous in this setting, especially the Bathing Machine Hut. Moreover they appear excessive and inappropriate for the stated use, which is essentially for storage.

Unless MSDC is content that the application does not conflict with policies DP 12 (see footnote) and 13 of the MSDC Local Plan, as appears to be the case in our view, it seems the application must be refused. Removing some, or all, of the proposed mobile “huts” would seem to make the scheme that much more acceptable.

For and on behalf of Hurstpierpoint Society



Footnote *District Plan Policy DP12 (Protection and Enhancement of Countryside) states that: The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:*

- *it is necessary for the purposes of agriculture; or*
- *it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan. None of these exemptions appear to apply.*