

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1800	Case Officer:	Anna Tidey
Application Type:	Reserved Matters Application		
Proposal:	Reserved matters application pursuant to Outline application DM/23/2687 for the approval of Appearance, and Landscaping for two detached dwellings.		
Site:	Woodside Grange, Woodslan Road, Hassocks, West Sussex, BN6 8EX, , ,		
Validation Date	19 Aug 2025	Overall Expiry Date:	17 Mar 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	10 Apr 2026
Target Date:	14 Oct 2025	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	3
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Signed and Agreed By:	Stephen Ashdown	Date:	10 Apr 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1800

**Woodside Grange, Woodland Road, Hassocks, West Sussex, BN6 8EX, ,
Reserved matters application pursuant to Outline application DM/23/2687 for the approval of
Appearance, and Landscaping for two detached dwellings.
Mr A Gardiner**

SUMMARY OF REPRESENTATIONS

Three representations received, which contain the following objections:

- Questions the permitted vehicles that can use the access road from the north end of Woodland Road. Concerned regarding its possible use as a short cut.
- Safety concerns from increased vehicular use of narrow access road which is in use as a public path.
- Object to car parking shown on the submitted plans to the north of the site, located opposite 8 Price Grove.
- All existing trees and hedgerows opposite Price Grove/Martin Gardens should be maintained like for like or improved.
- The derelict corrugated iron shed should be removed during the works.
- Concerns regarding potential impact from noise from construction work on home working.

SUMMARY OF CONSULTEES

Archaeological Adviser: The development site has been the subject of a programme of archaeological trial trenching, which uncovered no significant remains. Accordingly, no further archaeological work is required in relation to this application, and I have no recommendations.

WSCC Highways: This application is a reserved matters application pursuant to outline application DM/23/2687 for the approval of appearance and landscaping for two detached dwellings.

For context, WSCC in its role as Local Highway Authority (LHA) was a consultee for application DM/23/2687, which sought outline permission for access, layout and scale for two dwellings. The LHA raised no highway safety or capacity concerns to the proposals. The Local Planning Authority (LPA) permitted the application.

The current submission seeks approval for appearance and landscaping only. Matters relating to highways have already been approved by the LHA under previous applications at this site. But for the avoidance of doubt, following a review of the submitted application documents, the LHA raise no highway safety or capacity concerns to the current submission.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

WSCC Public Rights of Way: This application relates to appearance and landscaping for dwellings that were authorised under DM/23/2687.

There are two (2) Footpaths that might be affected by the application. Footpath 5K runs east/west along the southern boundary of the development, joining Footpath 11K at the entrance to the site. Footpath 11K and then on the access road and then turns to run east away from the access to the site. Footpath 11K runs north/south on the access road to the junction with 5K.

There were submissions from WSCC PROW under DM/23/2687 and, having considered the additional information, including the inclusion of passing places on the access road, raise no objection.

I would remind the Applicant of the earlier PROW comments, in particular in relation to users of the PROW having a legal precedence over users of motor vehicles and also the responsibility of the Landowner(s) to maintain the surface of the PROW from any damage caused by the use of motor vehicles.

Tree Officer: I have reviewed Tree Survey, Arboricultural Impact Assessment, and Arboricultural Method Statement and have some concerns.

I note the loss of trees T13 to T33, which includes 2 no. of mature category A oak trees, 3 no. of category B willows and 1 no. of alder. However, in the table of trees lost, these trees are not included. When I looked at the Tree Protection Plan, drawing number: 25_5837_10_87, and these valuable trees are denoted by solid red circles, yet the key shows that trees for removal will be denoted by a dotted red line. Please could you request clarification and that the documents are updated to reflect the key Category A and B trees are a constraint to development.

I also looked at the Landscaping Plan and although the hedge and tree species selected are native, they do not adequately mitigate the removal of the two category oak trees. This is contrary to DP37 of the Mid Sussex District Plan 2014-2031. As it stands, with the loss of these important trees, particularly the oaks, I object to this proposal.

Further comments: I have reviewed the updated Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan for this proposal and have no objection. I note that the important trees are now for retention. Please condition adherence to these documents.

Naturespace Newt Officer: The development falls within the Red Impact risk zone for Great Crested Newts (GCN). Impact risk zones have been derived through advanced modelling to create a species distribution map which predicts likely presence. In the red impact zone there is highly suitable habitat and a high likelihood of Great Crested Newt presence. There are 13 ponds within 500 metres of the development proposal the closest of which is located on site. There is connectivity between the development and surrounding features in the landscape. Natural England standing advice guidance for Local Planning Authorities advises that surveys on ponds up to 500 metres from development sites should be requested.

We are not satisfied that the applicant has adequately demonstrated that there will no impact to Great Crested Newts and/or their habitat as a result of the development being approved. Further information required.

Further comments: The applicant has submitted the following document, 'CEMP, Woodside Grange, Woodland Road, Hassocks, BN6 8EX', ROAVR Group, November 2025. Whilst it is welcomed that the applicant has recognised the potential risks to GCN and laid out their options to ensure that the development proceeds lawfully, we feel it important to highlight that either surveys or entry into the DL scheme is required prior to determination of the application.

Further comments: I have reviewed the applicant's submitted Precautionary Working Methods Statement and can confirm that it is satisfactory. Should you be satisfied with the PWMS approach then I would recommend that the measures within the statement are secured via a compliance condition.

MSDC Street Naming and Numbering: Please can you ensure that the street naming and numbering informative is added to any approval for address allocation.

WSCC Fire & Rescue Service: The nearest fire hydrant for the supply of water for firefighting is 490 metres away, 315-metres further than the 175-metre distance required for a domestic premises. However, providing there is a maintenance program in place for access to the existing pond on site, it holds a minimum 45,000 litres water, and suitable access is available to the existing swimming pool, these alternative water supplies will meet the requirements of Approved Document - B (AD-B) Volume 1:

B5 section 14 and considered acceptable by West Sussex Fire & Rescue service as an alternative water supply to a fire hydrant.

Contaminated Land Officer: Contaminated land conditions were already attached under the Outline application, DM/23/2687. These have already been approved, under DM/25/0240, other than for a discovery strategy. As such, I have no comment with regards to the reserved matters application.

Environmental Protection: The Outline permission already includes a condition to protect the dwellings from noise (Cond 14). Accordingly Environmental Protection does not recommend any further conditions other than construction hours (in order to preserve residential amenity of nearby dwellings).

Further comments: I refer to the Construction Environmental Management Plan prepared by ROAVR Group, dated 25/11/2025 (project number: 25_ECO_10_94) submitted in support of this application. The report is focused on protection of the natural environment, rather than the protection local residential amenity. However, there is a very small section under the title "Construction lighting plan" that refers to noise, vibration and dust control which is welcomed. BS 5228 is noted, although it is not clear which of the best practicable means in the British Standard will be adopted. One of the controls expected will be a restriction on the hours of work of noisy operations. This is referred to but the hours are not specified. It states: "Time restrictions for noisy works [insert agreed hours]."

The hours of work for implementation of the development should be made explicit. Our previous comments recommended a condition to restrict construction/demolition works, including the use of plant and machinery, should be limited to Monday - Friday 08:00 - 18:00 Hours, Saturday 09:00 - 13:00 Hours and no work permitted on Sundays and Bank/Public Holidays to protect the amenity of local residents.

Ecologist: No Ecological objection. We have reviewed the decision notice for DM/23/2687 and note that the following conditions require submission of the specified documents: Conditions 18, 19, 20, 21.

Further comments: We note that the Decision notice for DM/23/2687 requires the submission of the specified documents for Condition 18: details of a hard and soft landscaping scheme. We note from Section 6.2 of the Tree Survey, arboricultural impact assessment and arboricultural method statement Version 2.0 (ROAVR Group, February 2026) that additional hedgerow and trees are to be removed. We have no objection with this amended soft landscaping scheme from an ecological perspective. These trees have not been recorded as containing bat roost potential within the Preliminary Ecological Appraisal (David Archer Associates, April 2023), submitted with the outline consent (DM/23/2687). Therefore, potential further impacts upon protected and Priority species are not predicted from these proposed amendments.

Flood Risk & Drainage Team: Our comments are based on the overall changes between the outline application (DM/23/2687) for which we recommended a drainage and flood risk management condition and the current layout presented in this reserved matters application.

The applicant has submitted a revised drainage strategy as part of the reserved matters application. However, the reserved matters do not include the drainage. The principle of the drainage strategy presented in the reserved matters application is acceptable and we recommend that drainage is dealt with via a condition.

The drainage strategy should be updated to reflect the latest layout used to undertake all the drainage calculations, layout, and drawings for the discharge of conditions application.

PARISH COUNCIL OBSERVATIONS

Hassocks Parish Council: Recommend permission is granted.

INTRODUCTION

This application seeks reserved matters consent pursuant to Outline approval DM/23/2687 for the approval of the appearance and landscaping for two detached dwellings. The site is land forming part of

the garden of Woodside Grange, which is sited at the end of a long drive, off Woodland Road, in Hassocks.

RELEVANT PLANNING HISTORY

DM/23/2688. Erection of a 5 bedroom single storey wheelchair accessible home. Approved April 2024.

DM/23/2687. Outline application to include access, layout and scale for two dwellings. Amended location, site layout and access arrangement plans and supporting information received 22.02.2024 and 27.02.2024. Approved April 2024.

Adjacent site -Land North of Clayton Mills, Hassocks:

DM/21/2841. Approval of reserved matters (appearance, layout, landscape and scale), for 500 dwellings, (Class C3), with associated infrastructure, open space and landscaping, pursuant to outline planning permission DM/18/4979. (Amended plans received 4th November relating to the design and layout of the scheme, including the submission of a sustainability statement). Approved December 2021.

DM/18/4979. Outline planning application with all matters reserved except for access for up to 500 residential dwellings and land for a two-form entry primary school and community building, land for a bridleway link between Hassocks and Burgess Hill, associated infrastructure including informal open space, hard and soft landscaping, sustainable drainage features and a new site access onto Ockley Lane, and provision of improved pedestrian access across the railway line. Approved March 2020.

SITE AND SURROUNDINGS

The site of this application is an area of land forming part of the extensive garden area at Woodside Grange. The house at Woodside Grange is sited within the designated area of countryside to the north of Hassocks.

Land to the north of the site, also forming part of the garden area, has been the subject of a development proposal for a new wheelchair accessible dwelling, under planning reference DM/23/2688, detailed above. The planning conditions on that approval have recently been discharged under DM/25/0240 for that part of the site.

The eastern boundary of the site immediately abuts the built up area boundary of Hassocks and the Taylor Wimpey 'Ockley Park' development site at Clayton Mills, accessed off Ockley Lane. The eastern boundary of the site is marked by established hedging and trees, which provide privacy for the occupiers of Woodside Grange from the recently completed and occupied houses on the adjacent development site.

The line of footpath reference HAS/5K/2 extends along the access track to the site from Oakley Lane. This route has been upgraded with passing places and is used for vehicular access to Woodside Grange, as a pedestrian path for the new occupiers of the dwellings at Clayton Mills and for emergency vehicle access. That path adjoins footpath reference HAS/5K/1 which runs in an east/west direction along the southern boundary of Woodside Grange to Shepherds Walk and properties sited on the western side of the London to Brighton railway line.

To the south of the access drive serving Woodside Grange these footpaths meet with footpath reference HAS/11K/1 which extends south through Oak Tree Drive to Woodland Road. A sealed tarmac surface has been applied to the footpath route HAS/11K/1 and this serves as a vehicular access to Woodside Grange, with bollards at the junction with Oak Tree Drive to control the use and direction of travel of vehicles accessing the site.

The house and the south western part of the garden at Woodside Grange are located within a Red Zone for Great Crested Newts, the remaining area being within an Amber Zone.

The land at Woodside Grange and the adjoining land at the Clayton Mills development site fall within a WSCC red grade archaeological designation.

APPLICATION DETAILS

This application seeks approval for Reserved Matters for the appearance and landscaping for two detached dwellings on part of the garden at Woodside Grange. It follows the Outline planning permission granted under DM/23/2687, for two detached dwellings, which detailed the access, site layout and scale of the development. The two houses are to be sited off a shared access driveway on two similar sized rectangular plots, each approx. 72m long by 15.5m wide (approx.).

As originally submitted the current application showed two similar contemporary designed 5 bed detached houses. The submitted plans showed the elevations to have external materials including a mix of stone facing and horizontal composite boarding and facing brickwork on the front elevations and rendered side and rear elevations.

As originally submitted the site was shown to accommodate the existing pond extending across both rear garden spaces. During the course of the determination, the layout of the site has been altered and an amended site plan and supporting landscape plan have been submitted to show the existing pond on the site to be filled in and levelled, thereby increasing the useable garden space for each of the new dwellings. Instead, two new smaller ponds are to be created, sited at the western end of each of the rear garden plots, with many of the existing trees protected and retained.

The amended plans also revise the house elevations, materials and the proposed frontage layout and parking provision.

The amended plans show the revised external materials for the houses. A local Chailey Rustic facing brick is proposed for the walls, with stone surrounds to full height glazed entrance doorways, plain tiled roofs and anthracite grey aluminium window frames, with stone window cills. The design of both houses is similar, with two floors laid out with open plan ground floor kitchen/dining and living space and 5 first floor bedrooms, two of which have ensuite shower/bathrooms.

The frontage drive and parking areas have been redesigned to include the provision of horizontal black stained timber clad double carports, with covered cycle and bin stores. The flat roofs of these structures are shown to accommodate angled solar panels for EV charging. The surrounding frontages are to be landscaped with small areas of lawn, shrub planting and with a gravelled hard surfacing for parking and turning vehicles.

During the course of the determination the application has been supported by a Precautionary Working Method Statement for Great Crested Newts, Biodiversity Enhancement details, a Pond Creation Method Statement, an Archaeological Assessment, an Energy and Sustainability Statement, an Arboricultural Impact Assessment and Method Statement, Construction Environmental Management Plan, a detailed Drainage Design Technical Summary, Flood Risk and Drainage Assessment, a Land Contamination Report and a Construction Environmental Management Plan, all of which are available to view on the planning file.

LEGAL FRAMEWORK AND LIST OF POLICIES

Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan, the Hassocks Neighbourhood Plan and Site Allocations DPD.

National policy (which is contained in the National Planning Policy Framework and National Planning Policy Guidance) does not form part of the development plan, but is an important material consideration.

Mid Sussex District Plan

The District Plan was adopted at Full Council on 28th March 2018.

Relevant policies:

DP11 Strategy allocation to the north of Clayton Mills, Hassocks
DP12 Protection and Enhancement of Countryside
DP21 Transport
DP22 Rights of Way and other Recreational Routes
DP26 Character and design
DP27 Dwelling Space Standards
DP29 Noise, Air and Light Pollution
DP34 Listed Buildings and other Heritage Assets
DP37 Trees, Woodlands and Hedgerows
DP38 Biodiversity
DP39 Sustainable Design and Construction
DP41 Flood Risk and Drainage
DP42 Water Infrastructure and the water environment

Site Allocations Development Plan Document

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no policies deemed relevant to this application.

Neighbourhood Plan

Neighbourhood Plan - Hassocks Neighbourhood Plan, made June 2020.

Policy 3 Green Infrastructure
Policy 5 Enabling Zero Carbon
Policy 9 Character and Design
Policy 14 Residential Development within and adjoining the Built up Area Boundary of Hassocks
Policy 16 Land to the north of Clayton Mills and Mackie Avenue

Other Material Considerations

Mid Sussex District Plan 2021 - 2039 - Submission Draft (Regulation 19)

The District Council is reviewing and updating the District Plan. Upon adoption, the new District Plan 2021 - 2039 will replace the current District Plan 2014-2031 and its policies will have full weight. In accordance with the NPPF, Local Planning Authorities may give weight to relevant policies of the emerging plan according to the stage of preparation; the extent to which there are unresolved objections to the relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the NPPF. The draft District Plan 2021-2039 (Regulation 19) is currently at Examination and the stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to some of the Policies in the draft District Plan and as such, only minimal weight can be given to the Plan and this planning application has been assessed against the policies of the adopted District Plan.

Relevant policies:

DPS2 Sustainable Design and Construction
DPS4 Flood Risk and Drainage
DPN1 Biodiversity, Geodiversity and Nature Recovery
DPB1 Character and Design
DPH1 Housing
DPH2 Sustainable Development - Outside the Built up Area

Mid Sussex Design Guide Supplementary Planning Document (SPD)

The Council has adopted a 'Mid Sussex Design Guide' SPD that aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and sustainable. The Design Guide was adopted by Council on 4th November 2020 as an SPD for use in the consideration and determination of planning applications. The SPD is a material consideration in the determination of planning applications.

National Planning Policy Framework (NPPF) (December 2024)

ASSESSMENT

It is considered that the main issues that need to be considered in the determination of this application are as follows:

- Principle of residential development
- Design and Impact upon character of the area
- Access and Parking provision
- Impact on residential amenities
- Noise Impact
- Dwelling Space Standards
- Sustainability
- Biodiversity/Ecology
- Biodiversity Net Gain
- Drainage
- Impact upon trees
- HRA Assessment
- Archaeology
- Other Matters

Principle of residential development

The site lies outside the built up area of Hassocks, but is contiguous with the built up area boundary. The principle of the development of the site for the provision of two new dwellings was granted in the approval of Outline consent under DM/23/2687.

Design and Impact upon character of the area

Policy DP26 of the District Plan seeks to promote well located and designed development, to protect valued characteristics of the built environment for their historical and visual qualities and support sustainable communities and create accessible environments. It seeks high quality design and layout in new development, appropriate landscaping and greenspace, and development that protects open spaces, trees and gardens that contribute to the character of the area. It also aims for development that does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution.

Also relevant in the determination of the application is Policy 9 of the Hassocks Neighbourhood Plan, which also aims for development of high quality design and layout, that contributes positively to the private and public realm to create a sense of place, respects the character and scale of the surrounding buildings and landscape and does not cause unacceptable harm to the amenities of existing future residents, including the impact on privacy, outlook, daylight, sunlight and security.

Also relevant in the determination of the application is the design guidance contained in the Mid Sussex Design Guide, which seeks good design in new development.

Amendments have been made to the original submitted design to incorporate local construction materials into the two house designs, to include car ports to accommodate parked cars to the front of the dwellings and to include additional planting to soften the appearance of the new dwellings within the wider garden of Woodside.

The scale, nature and character of the proposed development is appropriate in its context and will accord with District Plan Policies DP6, DP26, Policies 9 and 14 of the Neighbourhood Plan and the principles of the Mid Sussex Design Guide.

Access and Parking provision

Access to the site for the two houses was considered and approved under Outline application DM/23/2687. The access to the site, as shown on the submitted plans, indicates that the two new houses will be served by the existing east/west vehicular access to the site, which follows the line of the PRoW FP11K. This has been upgraded with a new hardcore surface and by the provision of three recently installed vehicular passing places. Whilst representations have been received on the grounds of the access to the site this access arrangement was reviewed and approved by the WSCC Highways Authority at the Outline stage. They raise no highway safety or capacity concerns with the proposed access arrangements.

With regards to parking provision for the site the relevant District Plan Policy is DP21, the proposal will provide two houses, each with five bedrooms. For a 4+ bed property located in Hassocks the West Sussex County Council Guidance on Parking recommend 2.7 car parking spaces should be provided.

There is adequate parking provision for the two new dwellings when assessed against the WSCC parking requirements. The site is also located in a sustainable location, within walking distance of the mainline station and the village centre and other sustainable transport options. The proposal is therefore considered acceptable in terms of the provision for parking for the new houses and therefore the proposal accords with the aims of District Plan Policy DP21.

Impact on residential amenities

District Plan Policy DP26 and Neighbourhood Plan Policy 9 are relevant in the determination of this application with regards to the impact of the changes on residential amenities. There is a conflict in the phrasing of these policies.

District Plan Policy DP26 requires that development *'does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution.'*

In contrast Policy 9 states that development proposals will be supported where they do not cause unacceptable harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight, sunlight and security;

Under section 38(5) of the Planning and Compulsory Purchase Act 2004 if a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published. As such, Policy 9 of the Neighbourhood Plan is considered to take precedence and therefore the test in this instance is whether the development causes unacceptable harm to neighbouring amenities as outlined above.

In addition Principle DG45 in the Design Guide refers to the need to consider privacy of existing and future residents and it is noted that privacy may be affected by the relationship of buildings to each other.

The immediate neighbouring properties include the existing house at Woodside Grange and the recently constructed and occupied houses located to the east of the site in Price Grove and Martin Gardens. The nearest house at Plot 1 will be located some 18m from the northern wall of Woodside Grange, with the intervening driveway and turning space retained between the houses.

The proposed new houses are located some 23m (approx.) from the eastern site boundary. The new houses on the Taylor Wimpey development are located some 18m (approx.) beyond this boundary, giving a combined distance of some 40m between the proposed and the new houses, with intervening

boundary vegetation and trees which are to be retained and supplemented by the addition of new planting.

Overall, it is considered that the proposal will not unduly affect the neighbouring amenities or their privacy, outlook, daylight, sunlight and security due to the distances between the buildings and the intervening boundary screening. The application is found to accord with District Plan Policy DP26, Policy 9 of the Neighbourhood Plan and the overall principles of the Design Guide.

Noise Impact

The site for the proposed dwellings is located within 70m of the raised embankment to the London to Brighton main railway line. The two proposed houses are sited on the eastern side of the site, and are orientated to back towards the railway line, with intervening retained trees. The Outline application and the current Reserved Matters applications have been considered by Officers in the Environmental Protection department and their comments are reported above.

To accord with the aims of District Plan Policy is DP29: Noise, Air and Light Pollution the Outline permission under DM/23/2687 is subject to a planning condition to protect the dwellings from noise (Condition 14). Accordingly Environmental Protection does not recommend any further conditions other than to limit the construction hours in order to preserve residential amenity of the nearby dwellings. With these conditions in place it is considered that the development will be protected from noise intrusion and the neighbours will not be adversely affected by the implementation of the development, to accord with the aims of District Plan Policy is DP29.

Dwelling Space Standards

The Government's Technical Housing Standards - Nationally Described Space Standards document was published in March 2015. It sets out space standards for all new residential dwellings, including minimum floor areas, bedroom sizes and minimum floor areas for storage, to secure a satisfactory standard of accommodation for future residents.

The submitted floor plans show the internal space layout for the houses. The floor areas of the two houses are stated as approx. 260 square metres with each house having a similar square footprint, measuring 12m wide by 12m, approx.

The proposed dwellings will exceed the minimum space standards for new 2 storey five bed houses, which the space standards range from a minimum of 110 to 128 square metres. The bedroom sizes also accord with the minimum size requirements. It is considered that the floor layouts for the two proposed houses will comply with the National Dwelling Space Standards and also with the aims of Policy DP27 of the District Plan.

Sustainability

The relevant policies are Policy DP39 of the Mid Sussex District Plan and Policy 5 of the Hassocks Neighbourhood Plan, which seek to minimise energy use through design, to minimise waste and maximise recycling and limit water use.

The application has been accompanied by an Energy and Sustainability Statement which details the design measures that will be included into the house construction on the 'Be Lean, Be Clean, Be Green' design hierarchy, with measures that include: enhanced building fabric to meet Building Regulations, based on a passive system, enhanced air tightness and thermal bridging, use of a mechanical extract ventilation system, ASHP heating and hot water systems and efficient LED lighting and solar photovoltaics.

With such design features embedded in the design the proposal complies with Policy DP39 of the Mid Sussex District Plan and the aims of Hassocks Neighbourhood Plan Policy 5.

Biodiversity/Ecology

Paragraph 180 of the NPPF confirms that Planning policies and decisions should contribute to and enhance the natural and local environment by...'(a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);'

Paragraph 186 sets out a number of principles that local planning authorities should apply when determining planning applications, which include:

'(a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;'

Policy DP38 of the District Plan also seeks to ensure that biodiversity will be protected and enhanced by ensuring development 'Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity, including through creating new designated sites and locally relevant habitats, and incorporating biodiversity features within developments; and Protects existing biodiversity, so that there is no net loss of biodiversity.'

On the advice of the Naturespace Newt Officer the application has been supported by the submission of a Precautionary Working Methods Statement with regards to the protection of Great Crested Newts, which has been found acceptable, subject to a planning condition to ensure that the works comply with the content.

In addition, the application has been assessed by the Council's Ecological Adviser and deemed to be acceptable with regards to its impact upon protected and priority species, subject to the conditions attached to the Outline approval DM/23/2687, which have not, to date, been discharged for this site. In view of the above it is considered that the proposal complies with Policy DP38 of the Mid Sussex District Plan and the aims of the NPPF.

Biodiversity Net Gain

Biodiversity net gain is required for new development under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. As the Outline application under DM/23/2687, to which this Reserved Matters application relates, was made before day one of mandatory BNG on 12 February 2024, the development is exempt from the requirement for BNG.

Drainage

Consideration has been given to the proposed drainage arrangements for this site. After detailed consideration by the Council's Flood Risk & Drainage Team of revised foul and surface water drainage details, recent approval has been granted under DM/25/0240 for the discharge of Condition 11 of DM/23/2688. Reference has been made to this in their comments, reported above.

The Council's Flood Risk & Drainage Team have reviewed the revised drainage strategy for the current application and find the principle acceptable. The drainage condition on DM/23/2687 remains to be discharged. With this in place the proposal is considered to comply with the aims of Policy DP41 of the District Plan.

Impact upon trees

The application affects trees and hedges that are growing on the site. The application has been supported with a Landscape Plan to show the retained trees, and new planting associated with the ponds in the rear gardens of the new houses and at the frontage of the site.

The Council's Tree Officer has advised against the removal of important Category A and B trees on the site and as a result the scheme has been revised. She has assessed the updated Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan and now raises no objection to the proposed works, subject to the development being carried out in accordance with the submitted

details with an appropriately worded condition. With this in place the proposal will comply with the aims of District Plan Policy DP37.

Archaeology

The site falls within a WSCC red grade archaeological designation, due to possible Bronze Age to Roman-British occupation of the area. The Local Planning Authority has a duty to protect heritage assets, as required in District Plan Policy DP34 and consideration was given to this heritage status at the Outline stage.

The Archaeological consultant has been reconsulted on the current Reserved Matters application. They have advised that the development site has been the subject of a programme of archaeological trial trenching, which has uncovered no significant remains. He recommends that no further archaeological work is required. The proposal therefore complies with the aims of District Plan Policy DP34 and the relevant NPPF guidance.

Other Matters

The MSDC Contaminated Land Officer has commented on the application, and has advised that contaminated land conditions were attached to the Outline application DM/23/2687. These conditions have been addressed in relation to the adjacent development site, under discharge of conditions application DM/25/0240. With these conditions in place under the Outline approval DM/23/2687 the application accords with the aims of District Plan Policy DP34.

Details of a water supply for firefighting from the existing pond and swimming pool on the site were accepted by the West Sussex Fire & Rescue service as an alternative water supply to a fire hydrant at the Outline application stage. An Informative is recommended to advise the applicant of this requirement.

Planning Balance and Conclusion

The proposed development would result in a net increase of 2 No. dwellings in a sustainable location, on a site that is contiguous with the built up area boundary of Hassocks and adjacent to a new housing development site. The principle of the development has been approved under Outline application DM/23/2687.

Whilst representations have been received on the grounds of the access to the site the proposed arrangements are supported by the Highways Authority.

It is considered that the proposal would not be harmful with regards to the nature, scale or character of the locality or the ecological biodiversity that is present on the site.

Consideration has been given to the noise issues from the adjacent railway line and the archaeological implications of the proposal. The development has adequate drainage provision, will include energy efficient and sustainable construction features.

In light of the above the proposal is considered to accord with Policies DP4, DP6, DP12, DP15, DP21, DP22, DP26, DP27, DP29, DP34, DP37, DP38, DP39, DP41 and DP42 of the Mid Sussex District Plan, Policies 3, 5, 9 and 14 of the Hassocks Neighbourhood Plan, the Mid Sussex Design Guide SPD the requirements of the NPPF.

Decision: Permission

Case Officer: Anna Tidey