

Sarah Valentine

From: [REDACTED]
Sent: 11 April 2025 11:51
To: Andy Watt
Cc: planninginfo
Subject: DM/25/0484 - Objection

- [REDACTED]
- Dear Mr Watt

Application No: Proposal:DM/25/0484 - Closing Date for Comments - 16th April 2025

Location: Site Of, 60 Keymer Road, Hassocks, West Sussex

Mixed use redevelopment of the site comprising of ground floor commercial/community use and 26 No. new residential units on upper floors alongside associated parking and public realm improvements.

In principal I support the re-development of this site. In my opinion the current tyre outlet is an eyesore and badly needs replacing with a sympathetic scheme that is in keeping with the 'village feel' of Hassocks and in a style that complements its surroundings.

However the mixed use redevelopment scheme as submitted is anything but sympathetic!

Valid reasons for objections raised against the scheme set out in the MSDC Neighbourhood Notification Sheet are as follows in particular with reference to District Plan DP26:

- The effect of the proposed development on the appearance of the area; **DP26**
- - The quality of the design; **DP26**
- - Significant overbearing impact and loss of outlook; **DP26**
- - The economic benefits of the proposal
- - Highway safety issues
- - Loss of important trees
- - Intrusion into the countryside
- - Significantly increased noise and disturbance.

DP26 - Character and Design - Nature and Quality of Development

The new development is required to respect the '...high quality built and natural environment and this requires the design of new development to respect the character of towns and villages as well as the character of the buildings'

The design does not respect the character of Hassocks or reflect its surroundings - no obvious integration of familiar Sussex features i.e. vertical tiling, brickwork detailing etc.

DP26 - Quality of the Design

DP26 requires high quality in design with new development that contributes positively to the private and public realm.

This is arguably the most prominent site in the centre of Hassocks, a landmark site that deserves a landmark design. It deserves better than what appears to be an ugly, brutalist 1960's style residential block.

DP26 - Significant overbearing impact and loss of outlook

The building as designed is clearly out-of-scale with its surroundings i.e. one storey higher than it should be to avoid an overbearing impact on and loss of outlook for the surrounding buildings.

In addition to the District Plan the scheme does not comply with the relevant Mid-Sussex Design Guide SPD requirements:

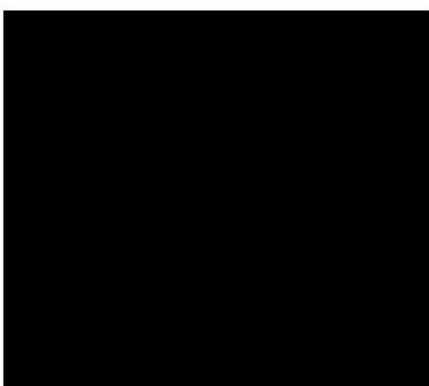
DG37 - Deliver high quality buildings that minimise their environmental impact

DG38 - Design buildings with architectural integrity and a sense of place

DG39 - Deliver appropriately scaled buildings

DG40 - Design buildings that respond to and animate the street space.

Yours sincerely





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