

Stefan Galyas

From: planninginfo@midsussex.gov.uk
Sent: 09 July 2026 23:19
To: Stefan Galyas
Subject: Mid Sussex DC - Online Register - Comments for Planning Application DM/26/0596

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 09/07/2026 11:19 PM.

Application Summary

Address:	The Royal British Legion Woodland Road Hassocks West Sussex BN6 8HE
Proposal:	Change of use of the existing vacant social club (use Class F2) to six residential units (use Class C3), with a first floor extension proposed above the existing ground floor addition to the front of the building, together with the installation of new windows, roof lights, solar panels and heat pumps and a bin and cycle store (Amended plans received 18.06.26 and 19.06.26)
Case Officer:	Stefan Galyas

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Customer Details

Address:	
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Objection to Planning Application DM/26/0596 Application Number: DM/26/0596 Site Address: The Royal British Legion, Woodland Road, Hassocks, West Sussex BN6 8HE Proposal: Change of use of the existing vacant social club (Use Class F2) to six residential units (Use Class C3), with a first-floor extension and associated works. Dear Planning Officer, I am writing to object to planning application DM/26/0596. We live directly opposite the site and are very concerned about the effect this proposal would have on neighbouring residents, on parking and day-to-day amenity, and on the character of Woodland Road. The proposal would turn the former Royal British Legion building into six separate homes. In my view, that is too much development for this particular site. Adding a first-floor extension as well as creating six residential units would make the building feel cramped and over-intensified. The scale and density of the scheme would not sit comfortably with the established pattern of development in this part of Hassocks. The applicant may say that the existing building has limited architectural merit, but that does

not mean any level of alteration is acceptable. The proposed first-floor extension and changes to the elevations would significantly alter the appearance and bulk of the building.

From Woodland Road, the building would become much more prominent. For residents opposite, the result would be a heavier, more urban-looking development in a street that has a settled residential character.

The plans include new windows and living accommodation at first-floor level.

Because the site faces existing homes, additional upper-floor windows could lead to direct overlooking. We are particularly concerned about views into our front rooms, bedrooms and front garden areas. This would be a real and unwelcome loss of privacy for people who already live opposite the site.

I ask the Council to look carefully at the relationship between the proposed windows and the homes on the other side of Woodland Road, rather than treating this as a minor design matter. Introducing six separate households would clearly increase the day-to-day use of the site. It is reasonable to expect more cars, more visitors, and even more pressure on parking than there is at present which is very troublesome and likely to introduce further safety risks to the large number of school children and elderly residents.

Parking on Woodland Road is already difficult at times. If the development does not provide enough practical parking on site, the shortfall will spill over onto nearby roads. That would cause inconvenience for existing residents and could also affect visibility and highway safety (as previously intimated).

The application should not be approved.

Six homes would bring a level of activity that is quite different from a vacant building. There would be regular vehicle movements, deliveries, visitors, refuse collection, and use of outside areas.

The proposal also refers to heat pumps.

Taken together, these sources of noise and disturbance need proper assessment, especially because nearby homes are so close to the site.

The plans include a bin and cycle store for the six dwellings.

The Council should be sure that these facilities are large enough, sensibly located and properly managed. If not, they could cause smell, noise, clutter and visual harm, as well as nuisance for nearby occupiers.

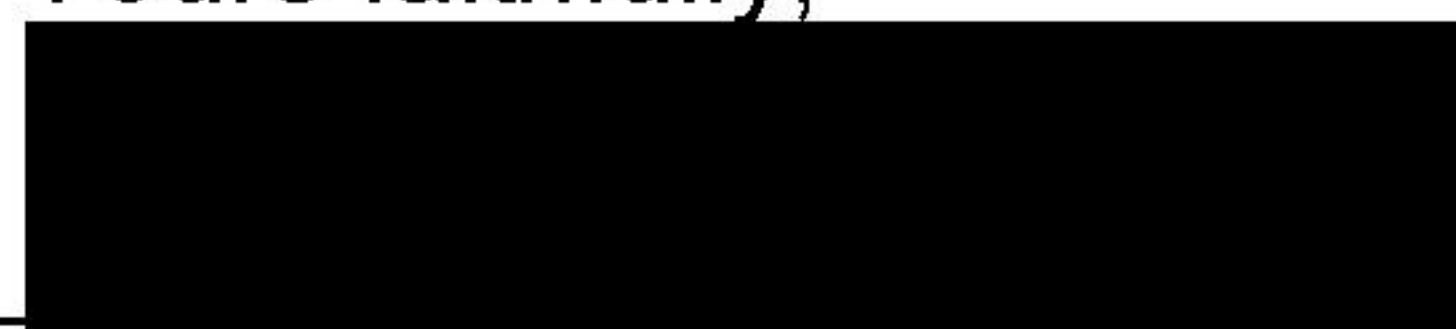
The proposal would also mean the permanent loss of a former community facility. The Royal British Legion building has historically had a social and community role in Hassocks. Before allowing that use to disappear, the Council should require clear evidence that realistic efforts have been made to retain the building for community use, or to market it properly for that purpose.

Community facilities are not easily replaced once lost, and their removal should not be accepted without strong justification.

I recognise the need for new housing, but this particular proposal would place too much development on the site and would cause unacceptable harm through increased parking pressure, loss of privacy, additional disturbance and a poor fit with the character of Woodland Road.

For these reasons, I respectfully ask Mid Sussex District Council to refuse planning permission for application DM/26/0596.

Yours faithfully,



Kind regards