

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 16 April 2025 14:29:44 UTC+01:00  
**To:** "Andy Watt" <andy.watt@midsussex.gov.uk>  
**Subject:** Mid Sussex DC - Online Register - Comments for Planning Application  
DM/25/0484

## Comments summary

Dear Sir/Madam,

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

Comments were submitted at 16/04/2025 2:29 PM.

### Application Summary

Address:	Site Of 60 Keymer Road Hassocks West Sussex BN6 8AR
Proposal:	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.
Case Officer:	Andrew Watt

[Click for further information](#)

### Customer Details

Address:	32 Wilmington Close Hassocks
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### Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	The development of this prominent site at the eastern end of the Keymer Road shopping area for a mix of commercial and residential use plainly accords with its function as a 'Local Service Centre'. It is not clear, however, what the applicants have in mind. It is not certain whether the housing is to be part social, whether it includes housing for older people and whether a library is proposed. It is therefore difficult to assess the balance of community benefit involved.
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It is, however, clear enough that the proposal involves the significant overdevelopment of its site and it should be refused by the Council for the reasons set out below:

(a) It involves a four-storey building in an area where two and three storeys are the well-established pattern. Along Keymer Road, recent development has been of three storeys, with older buildings mostly two storeys with dormer windows in their roofs. There are in fact no four-storey buildings along Keymer Road between its junction with Woodsland Road and Ockley Lane, a distance of 1 km. The four storeys proposed would thus introduce an obviously inappropriate 'large-town' massing into a village location. The proposal would be in breach of policy DP26 of the District Plan, particularly in that it fails to address the character and scale of its surroundings

(b) Much of the current development along Keymer Road and elsewhere in the area comprises buildings with pitched roofs with gabled or hipped ends. The crown roof in the proposed development, apparently intended to disguise its scale, may be appropriate to a large-town location, but it would clearly fail to match the established style of its surroundings. Again this would breach the expectations of Policy DP26 in the District Plan in that it fails to match the character and scale of its surroundings.

(c) The proposed building relates very poorly to the immediately adjoining buildings. This particularly applies to Nos 1-4 Dale Terrace on the southern boundary of the application site, which would suffer a significant loss of amenity arising from overlooking, noise, light and activity from the use of a much higher building only a few metres distant. This would clearly not meet with the amenity expectations of Policy DP29 which seeks buildings 'designed, located and controlled to minimise the impact of noise on health and quality of life' of those 'in neighbouring properties.

(d) It seems not to involve the provision of affordable housing as clearly required in point 1 of Policy DP31 of the adopted District Plan, which says that the provision of a minimum of 30% on-site affordable housing for all residential developments providing eleven dwellings or more. The proposal should be refused for that reason.

(e) There is no clear provision made for the proper vehicle servicing of the two commercial units in the proposal. The application site is on the junction of Dale Avenue and Keymer Road (B2116) with an added complication arising from the one-way service road in front of shops in Orion Patade to the east. There is a pedestrian crossing on the Keymer Road application site with parking restrictions. There are three large schools nearby, off Dale Avenue, making this the busiest section of the Hassocks shopping area. It is likely to be very dangerous for

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vehicles to manoeuvre, deliver and take away materials from these premises. The proposal thus breaches the congestion and safety requirements of Policy DP 21 in the District Plan.

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Kind regards