

4th August 2024

Re: The Orchard, Ockley Lane, Hassocks

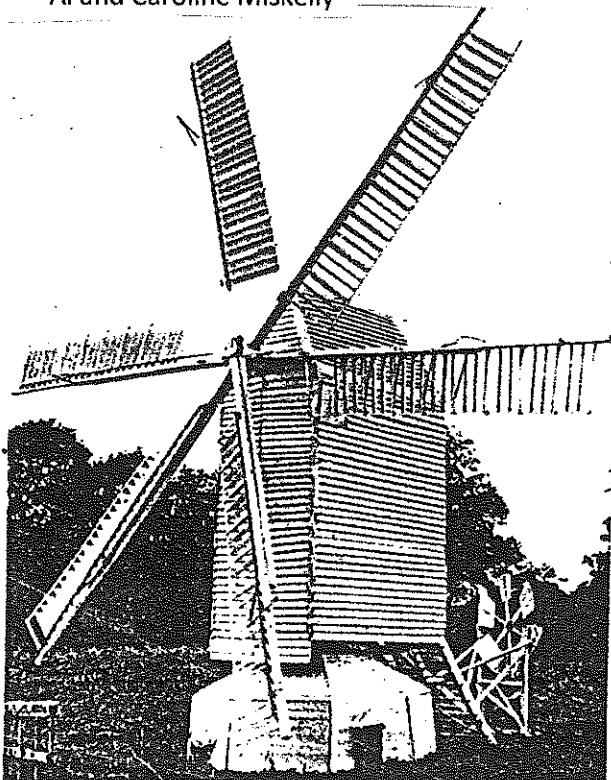
We have owned the plot for 35 years. It used to form part of the garden of Broadhill Farmhouse next door and used to site two working windmills. These windmills are mentioned in the book 'The Windmills of Sussex'.. so there were permanent structures on the plot. As stated in the Town and Country Planning Order 1995, a structure becomes permanent if it remains in place after 28 days. Please see below the windmills situated on the plot. You can see that in 1959 they were working up until they succumbed in the 1987 storm. Our plot is framed with trees on all sides and has an established road access of which I have been forward driving and reversing out of for 35 years.

There are eight developments south of the plot forming the 'settlement' of Broadhill. There are properties either side and opposite and is surrounded by land in domestic use. There is a regular bus service every half hour with bus stop requests a short walk from the plot along the wide grass verge. I have also seen the Traffic Regulation Order (TRO) Consultation for Ockley Lane and Keymer Road to extend the 30mph on Ockley Lane northwards and then to introduce a 40mph on Ockley Lane/Keymer Road where our plot is situated.

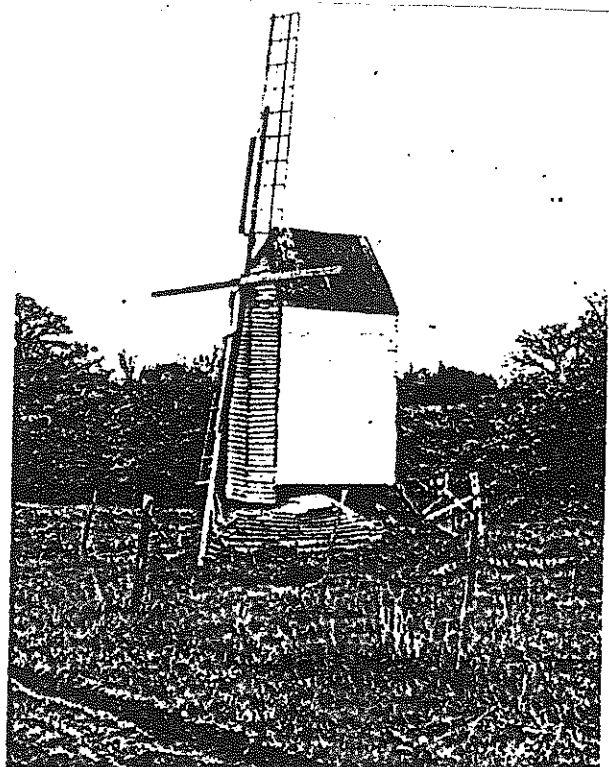
We are not a developer, we would be self builders and are wanting to build an oak framed bungalow from the self build company Border Oak who quote as saying "sustainability is fundamental to everything we do and have been at the forefront of sustainability construction for four decades". They list 17 sustainability features in a Border Oak project including: Passive solar design, Green oak which is natural, carbon store, non-toxic and renewable, virtually airtight, air and ground source heat pumps, solar panel, reclaimed and recycled materials, to name but a few. We would also have an electric car charging point.

When our last application went to Appeal, the planning inspector in his report claimed the dwelling was substantial so we have addressed that in this application for a single story. But importantly the inspector also noted in his report that 'the main parties are in agreement that the proposed development would not result in coalescence and it would not be an isolated dwelling.'

Al and Caroline Miskelly



191. Mr. R. J. de Little's working model mill at Broad Hill farm, Keymer, 1959.



192. As the model remains, February 1977.