

Page number	Section	Comments	SDNPA Recommendation
	General	<p>The HNBP has a very clear structure and good distinction between land use policies and non-land use community aims. The introduction also provides a useful overview of the HNBP and details of how the plan fits within the wider planning context. Para. 1.12 provides an up-to-date account of the status of the emerging SDNP Local Plan.</p>	
13-14	Policy 1 & 2 Gap policies	<p>We note both Policy 1 & 2 cover land within the SDNP and Policy 1 extends to land in the setting of the SDNP. These policies seek to safeguard the gaps between Hassocks / Keymer and other nearby settlements by preventing coalescence and retaining the separate identity of settlements. The open and undeveloped rural character of these gaps (particularly within the SDNP) should be conserved and where appropriate enhanced in line with emerging SD Local Plan Policy SD5 <i>Landscape Character</i>. To provide clarity, it would help to refer to protecting the 'landscape <i>character</i>' in the 2nd criteria of these policies. The supporting text should also refer to the relevant Landscape Character Assessment, within the SDNP this is the South Downs Integrated Landscape Character Assessment which should inform proposals within the National Park.</p> <p>It would be helpful to clarify that <u>all</u> the criteria of these policies apply, as there can be a conflict between one criteria and another. For example, in some instances a balance may need to be struck between development for the purposes of supporting agriculture and enhancing the landscape and amenity of Gap.</p> <p>The South Downs was designated as a National Park in recognition of its landscape of exceptional beauty and importance. Tranquil places is one of the special qualities of the National Park and dark night skies are an intrinsic quality of many places within the National Park. The setting of the National Park is also important to preserving these special characteristics and Hassocks Neighbourhood Plan should have regard to the setting of the National Park and make provisions for development proposals close to</p>	<p>Second criteria of each policy to refer to 'landscape <u>character</u>'</p> <p>Number bulleted criteria following "Development will be supported..."</p> <p>Include ; and, at the end of each criteria</p> <p>Include additional criteria to conserve and where possible enhance relative tranquillity, in relation to noise and light pollution and dark night skies.</p>

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		<p>the park boundary. In particular, such development proposals should conserve and where possible enhance relative tranquillity by avoiding the direct impacts of noise generating uses on the aural environment and where possible minimise the indirect impacts of proposals remote to the National Park such as the increase in traffic. Additional criteria within Policies 1 and 2 should seek to conserve and enhance these characteristics.</p>	
14-15	Policy 3 Local Green Spaces	<p>It would be helpful to number the LGS on the Proposals Map.</p> <p>We note that at least 2 of the LGS are within the SDNP (LGS4 Ockley Lane & LGS5 Downland School). It is not clear whether land at Lag Wood is also preferred for LGS designation – it is not listed in the policy (or has been renamed) but appears on the Proposals Map.</p> <p>Experience at the recent Petersfield NDP Examination highlights the need to evidence how these sites have been selected and justify how they meet the requirements as set out in the NPPF paragraph 77. The supporting evidence document ‘Proposed LGS’ appears to provide detailed justification for each preferred LGS.</p>	Label LGS on Proposal Maps.
16	Policy 4 Green Infrastructure	<p>Para. 4.14 appears to be missing a map reference number. It would be helpful to bring the ‘Hassocks Green Infrastructure Plan’ into the main body of the Hassocks Neighbourhood Plan. The GI plan should include the local green space designations should identify potential opportunities to enhance and connect the GI network further e.g. at the housing allocations where open space is required and woodland habitat is protected.</p>	<p>Include GI Plan in main body of HNBP.</p> <p>Show Local Green Spaces within GI Plan</p> <p>Identify opportunities to enhance the GI network including at the Housing Allocations.</p>

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17	Policy 5 SDNP	<p>We welcome and support the inclusion of this policy. There are some minor wording changes we recommend for clarity:</p> <p>“Policy 5: South Downs National Park</p> <p>Development proposals within the <u>South Downs</u> National Park will be supported where they;</p> <ul style="list-style-type: none"> • Have regard to the purposes and duty of the <u>National</u> Park Authority; • Conserve and enhance the landscape character, scenic beauty, wildlife and cultural heritage of the Park. <p>Development proposals in land adjacent to the <u>South Downs</u> National Park will be supported where they have regard to the setting of the Park.”</p>	Minor policy wording changes.
17	Policy 6 Development in Conservation Areas	<p>The Hassocks NDP sits within the context of national and local planning policies. Policy 6 adds nothing further to existing national legislation, policy and guidance on Conservation Areas.</p> <p>The Hassocks NDP could consider identifying non-designated Heritage Assets. Once identified, these are a material consideration in planning decisions. The Hassocks NDP may also wish to nominate buildings or structures to be included in the LPA Local List – see attached guidance for SDNPA Local List.</p>	Remove policy or consider adding local level protection which is in addition to existing national legislation e.g. through identifying non-designated heritage assets or nominations for LPA Local List.
27	Policy 13 Housing Allocations / Policy 14 Hassocks Golf Course	<p>We note that sites allocated within the Hassocks NDP are to the north of the existing settlement or within the settlement area. In allocating these sites, the Hassocks NDP should give due regard to the potential impacts on the setting and special qualities of the National Park.</p> <p>The Golf Course site does not relate well to the existing built form and pattern of</p>	Include additional policy criteria to minimise potential detrimental impacts on the setting of the National Park.

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	/ Policy 15 Land north of Clayton Mills	<p>development in Hassocks, as it is dissected from the town by the A273. The site is likely to be visible from prominent positions within the SDNP, such as Wolstonbury Hill but will be viewed against the backdrop of existing development. It is considered that with appropriate landscape screening and sensitive design, layout and external lighting infrastructure, development on this site will not be detrimental to the setting of the SDNP. We recommend the following additional criteria for Policy 14 to ensure potential impacts are minimised:</p> <ul style="list-style-type: none"> • <u>Provide appropriate landscaping and sensitive design to mitigate the impact on near and long views of the site</u> • <u>Conserve and where possible enhance the relative tranquillity in regards to lighting and dark night skies</u> <p>Land North of Clayton Mills and Mackie Avenue is considered to be unlikely to have a detrimental impact on the setting of the SDNP. Viewed from a prominent elevated position such as Ditchling Beacon, it will be seen in the context of and against the backdrop of the existing built up areas of Hassocks and Keymer. There may be views of the site from within the National Park to the east (e.g. footpath between Oldland Mill & Broadhill), however with appropriate landscape screening and sensitive design, layout and external lighting infrastructure it is considered that development on this site will not be detrimental to the setting of the SDNP. We recommend the following additional criteria for Policy 15 to ensure potential impacts are minimised:</p> <ul style="list-style-type: none"> • Provide a significant landscape buffer to the northern edge, <u>and where necessary to the east of the site to screen views from the National Park</u> • <u>Conserve and where possible enhance the relative tranquillity in regards to</u> 	

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		<u>lighting and dark night skies</u>	
33	Policy 20 Reuse of Rural Buildings for Residential Use	<p>This policy supports the residential conversion of rural buildings where it secures the future of a designated heritage asset or the conversion leads to enhancement of the immediate setting. The policy repeats in part NPPF para.55. The repetition is unnecessary, risks creating significant confusion and may in places be in conflict with higher level policy.</p> <p>The SDNP Local Plan has an emerging policy SD49 <i>Conversion of Redundant Agricultural Buildings</i> which addresses the impacts of the conversion of agricultural buildings which are worthy of being retained. This policy relates to all agricultural buildings, not just those designated as heritage assets. The policy also applies to all types of conversion – not just residential.</p> <p>Where Hassocks NDP policy applies in the National Park we would recommend greater alignment with this emerging policy to ensure the cultural heritage of the National Park is appropriately conserved and enhanced. The policy should seek to minimise the extent of reconstruction and ensure sensitive design so that the building character is not substantially harmed. We would also recommend the policy applies to non-residential conversions.</p>	Review policy wording
21	Policy 21 Tourism	<p>We welcome the support for more visitor accommodation in the parish which will support the rural economy and may increase the number of visitors to the National Park. Hassocks is a gateway train station into the National Park and plays an important role in enabling sustainable tourism.</p> <p>The SDNP Local Plan has an emerging policy SD20 <i>Sustainable Tourism and the Visitor Economy</i> which seeks to ensure an appropriate balance between the needs of visitors, provide benefits to the local economy and not adversely impact the environment.</p>	Review policy wording

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		Where Hassocks NDP policy applies in the National Park we would recommend greater alignment with this emerging policy to ensure appropriate regard for the statutory Purposes of the National Park. Proposals should be supported where they reduce the need to travel by private car and where possible link to other tourism uses such as the public rights of way network.	
41	Aim 12 Cycleways and Bridleways	We note the support for a new off-road cycle / bridleway route to Clayton. We'd welcome any further details of this project to be included on the SDNP Infrastructure Development Plan (email CIL@southdowns.gov.uk)	Provide details of new cycle / bridleway route for SDNP Infrastructure Delivery Plan.