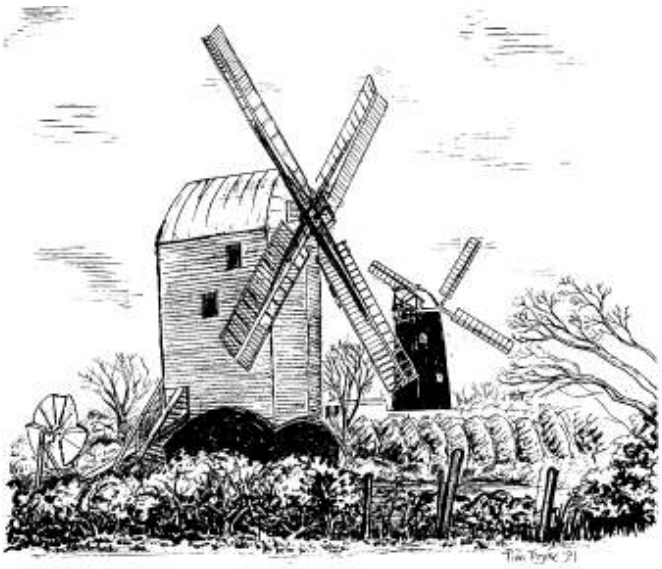
dowsettmayhew
Planning Partnership

Consultation Statement

Hassocks Neighbourhood Plan



June 2016

DOWSETTMAYHEW Planning Partnership Ltd
63a Ship Street, Brighton, BN1 1AE
T 01273 686953
www.dowsettmayhew.com

dowsettmayhew
Planning Partnership

Contents

		Page
1.	Introduction	1
2.	Legislative Background	1
3.	Principles of Stakeholder Engagement	2
4.	Chronology Of Consultation Process	3
5.	Main Issues Arising Through Stakeholder Engagement Prior to Pre Submission Consultation (regulation 14)	9
6.	Preparing the Pre Submission Plan and Sustainability Appraisal	14
7.	Main Issues Arising Through Consultation on the Pre Submission Neighbourhood Plan (regulation 14)	15
8.	How the Main Issues have been considered	40
9.	Summary	95

Appendix 1 - Copy of Questionnaire 2012

Appendix 2 - Copy of Questionnaire 2014

Appendix 3 -Poster and Flyer, September Event 2014

Appendix 4-Exhibition Boards, September 2014

Appendix 5-Neighbourhood Plan Booklet

Appendix 6- Housing Needs Document, November 2014

Appendix 7-Poster and Flyer, January 2015 event

Appendix 8-Documents provided for January 2015 event

Appendix 9- Feedback Form, January 2015

Appendix 10- Feedback, January 2015

dowsettmayhew
Planning Partnership

Appendix 11- Young Person Survey for Hassocks Neighbourhood Plan

Appendix 12- Business and Tourism Questionnaire, April 2015

Appendix 13- Flyer and Poster, July 2015

Appendix 14- Consultation Information, July 2015

Appendix 15- Order of Preference Table, July 2015

Appendix 16- Extra Ordinary Parish Council Meeting documents

Appendix 17- WSCC letter dated 30th September 2015

Appendix 18- MSDC response to draft Pre Submission HNP

Appendix 19- Stakeholder References

Appendix 20 - Hassocks Neighbourhood Plan, Proposed Local Green Space Sites, Regulation 14 Pre Consultation Plan, NPWG Response Paper, June 2016

dowsettmayhew
Planning Partnership

1. INTRODUCTION

1.1. This Consultation has been prepared by DOWSETTMAYHEW Planning Partnership for, and on behalf of, Hassocks Parish Council (HPC). It is in support of the preparation of the Hassocks Neighbourhood Plan (HNP).

1.2. This Statement contains a chronology of the stakeholder engagement that has taken place as part of the preparation of the HNP, the main issues that have emerged through this process, and how they have been addressed. It sets out how preparation of the HNP accords with the Neighbourhood Planning (General) Regulations 2012.

1.3. This statement sets out a summary of the legislative background (Section 2); the overarching principles and process of stakeholder engagement followed in the preparation of the HNP (Section 3); a chronology of the consultation process (Section 4); a summary of the main issues raised through the process and how these have shaped the Pre Submission HNP (Regulation 14) (Section 5); how the HNP and SA have been prepared (Section 6)and a summary of the main issues raised through the Regulation 14 consultation exercise and how these have been addressed in the Submission Version (Regulation 16) HNP (Section 7 and 8). A summary is provided at Section 9.

1.4. This statement illustrates the level of public engagement undertaken at every stage of the process and how stakeholder consultation has been key to, and positively shaped, the HNP and its preparation.

2. LEGISLATIVE BACKGROUND

2.1. The requirement for a Consultation Statement to accompany the Submission Version (Regulation 16) HNP is set out in the Neighbourhood Planning (General) Regulations 2012.

2.2. Regulation 15(1) states that *"Where a qualifying body submits a plan proposal to the local planning authority, it must include..."* amongst other things 15(1)(b) *"a consultation statement"*.

2.3. Regulation 15(2) states that a consultation statement means a document which:

- *"(a) contains details of the people and bodies consulted about the proposed neighbourhood development plan;*
- *(b) explains how they were consulted;*
- *(c) summarises the main issues and concerns raised by those consulted; and*
- *(d) describes how these issues and concerns have been considered and where relevant addressed in the proposed neighbourhood development plan."*

2.4. This statement includes a summary of the consultation exercise as part of the preparation of the HNP, undertaken in accordance with Regulation 14 of the Neighbourhood Plan (General) Planning Regulations 2012. This states that:

"Before submitting a plan proposal to the local planning authority, a qualifying body must -

(a) *publicise, in a manner that is likely to bring to the attention of people who live, work or carry on a business in the neighbourhood area -*

(i) *details of the proposals for a neighbourhood development plan;*

(ii) *details of where and when the proposals for a neighbourhood development plan may be inspected;*

(iii) *details of how to make representations; and*

(iv) *the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;*

(b) *consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for neighbourhood development plan;*

(c) *send a copy of the proposals for a neighbourhood development plan to the local planning authority."*

2.5. The preparation of the HNP has been undertaken in accordance with these regulatory requirements.

3. PRINCIPLES OF STAKEHOLDER ENGAGEMENT

3.1. The preparation of the HNP has been led by a Neighbourhood Plan Working Group (NPWG), formed of members of Hassocks Parish Council (HPC) and voluntary members.

3.2. At the inception of the NPWG, it was resolved that preparation of the HNP would be undertaken in a transparent and inclusive manner. It was recognised that key to a successful Neighbourhood Plan would be the support of local residents and other stakeholders. Intrinsic to securing such support would be to ensure engagement with these stakeholders throughout the plan preparation process.

3.3. It was therefore agreed that meetings of the NPWG (and HPC) would be primarily undertaken in public, with the subsequent publication of minutes on the HPC website.

3.4. It was agreed that interested stakeholders would also be able to make direct representations to the NPWG in a pre-bookable dedicated session prior to each meeting to include questions and answers from the NPWG. Minutes of these meetings were also taken and published on the HPC website.

3.5. Presentations to such sessions of the NPWG were made by amongst others: Mid Sussex District Council (MSDC); South Downs National Park Authority (SDNPA); West Sussex County Council (WSCC) Education Department; Friars Oak Field Residents Association; Mackie Avenue Residents Management Company and landowners/agents in support of having land allocated including in respect of land to the North of Shepherds Walk; Land off London Road; Hassocks Golf Club; and north of Clayton Mills/Mackie Avenue.

3.6. Separate dedicated meetings and discussions have also taken place with representatives of the NPWG, with key statutory stakeholders, such as MSDC, SDNDA, Environment Agency (EA), WSCC Education, and WSCC Highways.

3.7. Local stakeholder engagement commenced in late 2012 with a campaign to raise awareness of the decision to prepare a Neighbourhood Plan. Associated with this was a desire to ensure the key

issues, concerns and aspirations of local residents were understood, so that, as far as possible, they could be incorporated into the Neighbourhood Plan.

3.8. Throughout the plan preparation process, the NPWG have sought to ensure that local residents, their representatives, local businesses, interest groups and wider interested parties including statutory and regulatory bodies have been actively consulted and their views sought.

3.9. In addition to the regular NPWG meetings, the HNP preparation process has sought to hold a number of extensively publicised stakeholder engagement exercises. Following a public exhibition in September 2014, it became clear that interest amongst stakeholders was heavily focussed on the provision of housing. It was therefore concluded that this should be the spear-head at the most significant stakeholder engagement events.

3.10. It was resolved that such engagement events should be advertised through a variety of mediums and be inter-active to enable both information dissemination and information gathering. In addition to the September 2014 exhibition, further public exhibitions/consultations took place in January 2015 and July 2015.

3.11. Separate to, and in support of these events, stakeholder engagement was sought through a variety of mediums, to ensure both the widest coverage possible and maximum prospect of engagement. It has included the distribution of leaflets on the HNP "Vision" and "Objectives", key topic areas, including housing numbers and associated questionnaires. Through these and the public exhibitions, feedback has been sought either verbally or in writing.

3.12. Where written leaflets and questionnaires have been distributed to households in the Parish, this has namely been through the local "Hassocks and Keymer Talk About", which has a local distribution to 4700 homes and businesses. Further copies have been made available at shops and services in the Parish and local events such as the monthly Hassocks Village Market.

3.13. Agendas, key reports and updates have been regularly provided on-line on the HPC website: and publicised by email (to stakeholders who provided these details), leaflets, Parish noticeboards, and social media.

3.14. The overarching principles of the stakeholder engagement process has been to engage in a manner that is extensive, effective, inclusive, fair, transparent and proportionate.

4. CHRONOLOGY OF CONSULTATION PROCESS

4.1. This section provides a chronological overview of the consultation stages undertaken as part of the production of the HNP.

4.2. HPC resolved to prepare a Neighbourhood Plan in 2012.

4.3. The section details the process of stakeholder engagement from the initial stages of raising awareness within the local community through to, and including, the consultation process for the Pre Submission Neighbourhood Plan (Regulation 14) up to the point of Submission to MSDC.

Initial Consultation: November 2012

4.4. Early in the process, through the use of a questionnaire, local stakeholders were asked "What should be in our Neighbourhood Plan?". They were also asked "What should be the Vision for the future? What should be our Objective?".

4.5. Residents views were sought on how the NPWG should consult the community on the HNP. Contact details were also sought at this point.

4.6. A copy of the questionnaire is attached at Appendix 1.

Questionnaire May- July 2014

4.7. Following this, a further questionnaire was prepared in Spring 2014. This was distributed to local residents primarily by inclusion in the local "Hassocks and Keymer Talk About". This set out further detail on the background to the HNP and it's purpose. The questionnaire included a "proposed vision" and "proposed objectives" and sought feedback on whether these were appropriate. It set out a proposed range of topics for the HNP and asked whether these were appropriate.

4.8. It also set out that the HNP would be be expected to facilitate the delivery of some housing and noted preliminary estimates indicated this ought to be in the range of 150 - 400 over the Plan period. It noted recent completions/permissions and asked for comments on areas that should be considered for future development.

4.9. In addition it sought contact details of local stakeholders to enable ongoing information dissemination.

4.10. Initially responses were requested on, or before 31st May 2014, but this was subsequently extended to 31st July 2014 to enable the submission of further responses. Confirmation of this extension was detailed on the HPC website.

4.11. There was a wide range of responses to this questionnaire and the NPWG used feedback to inform the Plan making.

4.12. A copy of the questionnaire is attached at Appendix 2.

Public Consultation: 19 And 20 September 2014

4.13. The NPWG undertook its first (significant) public consultation meeting on the 19th and 20th September 2014.

4.14. This event provided an opportunity to; talk to members of the NPWG/HPC; find out what a Plan can achieve; discuss the issues that Hassocks Parish faces; and give views on what the HNP should aim to achieve and the policies it should contain.

4.15. The event was widely publicised locally. Flyers and posters in key locations (Pubs, Sport facilities, Shops, Church, Notice Boards, Schools, and Doctors Surgery) promoted the event (See Appendix 3 for copy of Poster). The event was also noted in the Mid Sussex Times (Thursday 18 September 2014, edition) and social media (Facebook and Twitter) was also used to highlight the event.

4.16. The event was held in Adastra Park on Friday 19 September 2014 from 6pm-9pm and on Saturday 20 September 2014 from 10am - 4pm.

4.17. Exhibition boards presented the information on the key issues which came out of questionnaires distributed in the summer months. A copy of these are attached at Appendix 4.

4.18. An information booklet was available to help residents understand the neighbourhood planning process and what the HNP can achieve. A copy of the booklet is attached at Appendix 5.

4.19. The events were well attended and visitors were encouraged to leave comments on topic areas.

4.20. Following the event the information that was presented at the event was made available online and comments were invited by email by 31 October 2014.

Housing Needs Document: November 2014

4.21. The NPWG produced a Housing Needs Assessment paper in November 2014 which set out a range of methodologies to calculate the housing need of the Parish. This included calculations based on household formation, demographic changes and economic changes. A copy of this is attached at Appendix 6.

Public Consultation: January 2015

4.22. In January 2015, a public consultation event was held for local stakeholders. This provided the opportunity for interested parties to "Have Your Say on potential new housing sites".

4.23. The event was widely publicised locally. Posters in key locations (Pubs, Sport facilities, Shops, Church, Notice Boards, Schools, and Doctors Surgery) promoted the event (see Appendix 7 for copy of Poster/flyer). The event was also promoted on the HPC website and on social media.

4.24. Local councillors, officers at MSDC, local parish council and residents were notified of the Event via email.

4.25. The event was held at Downlands Community School on Friday 30th January 2015 from 7.30pm - 9.30 and on Saturday 31 January 2015 from 10.30am-12.30pm.

4.26. The events included a presentation on the key aspects of producing a Neighbourhood Plan followed by an interactive workshop where residents had the opportunity to share views on potential development sites in the Parish.

4.27. Stakeholders were provided with details of potential housing sites. This comprised a combination of sites proposed by owners/agents or suggested by members of the public following the public consultation exercises in Spring 2014 and September 2014; and those sites included within the MSDC Strategic Housing Land Availability Assessment (SHLAA).

4.28. Potential development sites comprised:

- Land opposite Standford Avenue
- Land at the Ham
- Station Goodsyard
- Land North of Mackie Avenue/Clayton Mills
- Land at Southdown Farm
- Land to West of Lodge lane

- Pattendens
- Land to East of Ockley Lane
- Land to North of Shepherd's Walk
- National Tyre Centre
- Telephone Exchange
- Land East of Lodge Lane
- Land to N West of Clayton Mills
- Hassocks Post Delivery Office
- Hassocks Golf Club
- Land North of Friar's Oak
- Russell's Nursery
- Infants School
- Tate's Garden Centre
- Undeveloped Land South of Clayton Mills

4.29. Attendees were provided with a number of documents to assist in their consideration on these potential housing sites. These documents included:

- Housing needs documents;
- Housing Potential Sites Map;
- Site Assessments for each candidate site;
- Explanation Form of the Site Assessments;
- Hassocks Constraints Map;
- Hassocks Historical Flood Events Map.

4.30. A copy of these documents are attached at Appendix 8.

4.31. The events were held attended with over 200 people attending on Friday (30th January) and 260 people on Saturday (31 January).

4.32. At the event, stakeholders were asked to complete a feedback form detailing their views on the potential housing sites. A copy of this form is attached at Appendix 9.

4.33. Material was made available after the event and there was an opportunity to submit the questionnaire feedback form up to Friday 13 February 2015.

4.34. The NPWG subsequently assessed the feedback. An analysis of responses was published on the HPC website. A copy of this is attached at Appendix 10.

Young Person Survey For Hassocks Neighbourhood Plan

4.35. A survey of 108 boys and girls from Downlands School, local guides and scout group was undertaken.

4.36. The survey sought to understand the needs of young people in the Parish, and how this could be facilitated to be improved through the HNP. A copy of the survey results are attached at Appendix 11.

Scoping Report For The Sustainability Appraisal

4.37. The Scoping Report for the Sustainability Appraisal (SA) to accompany the HNP was the subject of formal consultation with the statutory consultees in February and March 2015. Feedback was received in accordance with the regulatory timetable.

Business And Tourism Questionnaire: April 2015

4.38. A questionnaire was issued in March 2015 to local businesses, seeking details of existing businesses based in the Parish, and requesting information on future growth and facilities that may need to be facilitated through the HNP to support the growth of these businesses. A copy of the questionnaire is attached at Appendix 12.

Public Consultation: July 2015

4.39. In July 2015 a further public consultation event took place to enable local stakeholders to "Have Your Say on Selection of Housing Sites."

4.40. The event was widely publicised locally. Flyers and posters in key locations (Pubs, Sport facilites, Shops, Church, Notice Boards, Schools, Doctors Surgery and the Parish Council website) promoted the event (See Appendix 13 for copy of Poster/Flyer). The event was also promoted on social media.

4.41. The events were held in Downlands Community School on Friday 10 July 2015 from 7.30pm-9.30pm and on Saturday 11 July 2015 from 10.30am - 12.30pm.

4.42. Attendees were provided with a 'Consultation Booklet'; 'Potential Sites Map'; and 'Coding Grid'. Copies of these are attached at Appendix 14. Collectively these explained the preference order and views that stakeholders had expressed at the January 2015 consultation event, and the extensive further work that had been undertaken to confirm the availability of sites, and consider the potential impact of sites on matters such as traffic, the Stonepound Air Quality Management Area (AQMA), biodiversity, cultural heritage and landscape and townscape sensitivity. These were supported by the availability of a range of evidence base documents, including;

- Traffic effects of Housing Development
- Hassocks Parish Landscape Character Assessment
- Hassocks Parish Landscape Character Area Maps
- Hassocks Strategic Viewpoints Document
- Hassocks Environmental Constraints Map
- Hassocks Village Townscape Appraisal
- Hassocks Town Centre Townscape Analysis Map
- Hassocks Local Townscape Character Areas Map
- Hassocks Green Infrastructure Report

- Hassocks Green Infrastructure Plan
- Hassocks Parish Wildlife Asset Identification
- Hassocks Parish Key Habitats Plan
- Sussex Biodiversity Records Centre Desktop Biodiversity Report 2014
- Hassocks Parish Cultural Heritage Report
- Hassocks Parish Cultural Heritage Map
- Letter from DMP to WSCC Education Department 29/04/2015
- Letter to NHS England 29/04/2015
- Historic Characterisation Maps
- Historic Characterisation Summary Report
- Heritage Assets Notification Reports and Map

4.42. Attendees were asked to identify the site order for preference housing development, using the table attached at Appendix 15.

Extra Ordinary General Meeting Of The Parish Council, September 2015

4.43. On 22nd September 2015, HPC held an extraordinary general meeting (EGM) of the Parish Council to discuss and resolve the extent of housing need in the Parish to be contained within the HNP, and the selection of housing sites to facilitate delivery of these housing numbers.

4.44. The meeting also considered and made resolutions on the allocation of Local Green Space (LGS) sites to be contained within the HNP.

4.45. The papers distributed to HPC Councillors in support of the considerations at the meeting comprised:

- Recommendations of the Neighbourhood Plan Working Group (NPWG) on Housing Need; Allocation of sites; Allocation of Local Green Spaces within the Hassocks Neighbourhood Plan;
- Hassocks Parish Council; Neighbourhood Plan Working Group paper on Housing Need - August 2015;
- Neighbourhood Plan Working Group paper on Proposed Local Green Space and Enhanced Footpaths;
- Hassocks Neighbourhood Plan 3rd Consultation Event Analysis of Preference Data;
- Summary of Site Suitability Appraisals;
- Sustainability Appraisal of candidate housing sites (including summary table);
- Plan of candidate housing sites assessed as part of the Neighbourhood Plan process;
- Hassocks Neighbourhood Plan All Constraints Map;
- Map of potential Local Green Space candidate sites;
- Hassocks Parish Housing Land Availability Assessment (including Appendices of assessment of each candidate site).

4.46. Copies of these documents are attached at Appendix 16.

5. MAIN ISSUES ARISING THROUGH STAKEHOLDER ENGAGEMENT PRIOR TO PRE SUBMISSION CONSULTATION (REGULATION 14)

5.1. As detailed in Section 4, preparation of the HNP, has been undertaken in conjunction with extensive stakeholder engagement. This has helped inform the key issues addressed in the HNP and the policies that flow from the Vision and Objectives.

5.2. The main issues that arose during the stakeholder engagement exercise in the lead up to the preparation of the Pre Submission HNP and its subsequent statutory consultation can be summarised as;

- Protect the rural character of the Parish and maintain Gaps to neighbouring towns and villages.
- Protect heritage assets and the conservation areas of the Parish.
- Have regard to the proximity of the Parish to the South Downs National Park.
- Delivery of appropriately sized, affordable and sustainable housing.
- Ensure local residents have access to key local services including education, health and community services.
- Local Green Space.
- Reduce the impact of traffic in terms of congestion, pollution and parking.

5.3. How these issues have been addressed within the Pre Submission HNP is set out below.

Protect The Rural Character Of The Parish And Maintain Gaps To Neighbouring Towns And Villages

5.4. The Parish's high landscape and townscape quality, which includes the scarp slopes of the South Downs in the south, merging with the low weald in the north are key features which local residents wished to have preserved and protected through the HNP.

5.5. The important role the undeveloped land, which lies between the built up area of Hassocks and Keymer and Burgess Hill, Ditchling and Hurstpierpoint, plays was also acknowledged in maintaining the visual separation of these settlements. Residents wished to maintain the Parish's individual identity and prevent coalescence

5.6. This feedback was taken into account when drafting the Strategic Objectives. The HNP includes an objective to "preserve and enhance the rural character and biodiversity of the Parish and its historic buildings, maintaining Gaps to neighbouring towns and villages and having regard to the proximity of the Parish to the South Downs National Park and its biodiversity.

5.7. Flowing from this Strategic Objective the HNP includes Policy 1: Hassocks- Burgess Hill Gap (Burgess Hill Gap), Policy 2: Hassocks - Ditchling Gap (Ditchling Gap) & Hassocks- Hurstpierpoint Gap (Hurstpierpoiint Gap), Policy 4: Green Infrastructure, Policy 8: Character and Design, Policy 14: Hassocks Golf Club, Policy 15: Land to the north of Clayton Mills and Mackie Avenue.

Protect Heritage Assets And The Conservation Areas Of The Parish

5.8. The Parish is rich in heritage assets and has two Conservation Areas; the historic core of Keymer, focussed around Keymer Road, The Cresent and Lodge Lane; and the historic core of Clayton, focussed around Underhill Lane. Both include a number of Listed Buildings.

5.9. Feedback at consultation events highlighted local people recognised the importance of heritage assets and the contribution they make to the quality of the area, in terms of local character and distinctiveness and wish for them to continue to be protected.

5.10. This feedback was taken into account when drafting the Strategic Objectives and the HNP includes an objective to "preserve and enhance the rural character and biodiversity of the Parish and its historic buildings....".

5.11. Flowing from this Strategic Objective the HNP includes Policy 6: Conservation Areas and Policy 20: Reuse of Rural Buildings for Residential Use.

Have Regard To The Proximity Of The Parish To The South Downs National Park

5.12. The southern part of the Parish is within the South Downs National Park (SDNP). The iconic 'Jack and Jill' Clayton windmills are also within the Parish and are visible from the east-west South Downs Way, located a short way to the south.

5.13. Local residents identified the SDNP and its setting as a key feature of the Parish and wish to see it protected. They also wished Hassocks to support tourism activities and help meet the demand for over-night accommodation in and around the SDNP.

5.14. This feedback was taken into account when drafting the Strategic Objectives and the HNP includes an objective to "preserve and enhance the rural character and biodiversity of the Parish and its historic buildings, maintaining Gaps to neighbouring towns and villages and having regard to the proximity of the Parish to the South Downs National Park and its biodiversity" and "ensure the village is safe, accessible and attractive to all, acting as a gateway to the South Downs National Park, encouraging tourism, and supporting healthy lifestyles and wellbeing".

5.15. The Plan recognises the importance of the SDNP and seeks to positively support the purposes of the Park and the duty of the Park Authority in discharging it's functions with respect to land use through Policy 5: South Downs National Park and Policy 21: Tourism.

Delivery Of Appropriately Sized, Affordable And Sustainable Housing

5.16. The population of the Parish increased between the 2001 and 2011 consensus by 12.4% (846). Within the emerging District Plan, Hassocks is identified as a 'Larger Village' in relation to others within the District. HPC therefore accept that it is a location where some further additional housing will need to be delivered over the Plan period to meet its needs; but this must have regard to environmental and character constraints of the area.

5.17. As an intrinsic part of the preparation of the HNP a detailed assessment has been undertaken of housing need. A parish housing need assessment was first prepared in November 2014 and most

recently updated in June 2016. This applied different methodologies to calculate housing need reliant upon data from a variety of sources, including the Office for National Statistics.

5.18. The document used 3 different approaches, comprising household formation, demographic changes and economic changes. These were then blended to create 18 different housing need scenarios, providing a range of housing need figures. Aligned to this assessment, HPC have had regard to the over-arching spatial strategy to the delivery of housing that is contained within the emerging District Plan. Integral to this is the delivery of a significant quantum of new housing in and around Burgess Hill, located immediately to the north of the Parish boundary.

5.19. Given this, the NPWG recommended to the Parish Council at the EGM of 22nd September 2015, that this should temper the need for housing within Hassocks Parish; and recommended that the housing need over the Plan period up to 2031 to be 210 - 270 dwellings. This range complied with most of the housing need scenarios in the Housing Need paper. Cognisant of the NPPF guidance on the need to plan positively, it was resolved to seek for the HNP to identify sites within the Parish capable of delivering the upper limit of this figure, subject to acceptable environmental impact.

5.20. In parallel to considerations of housing need, HPC have carefully assessed the potential of a wide number of candidate housing sites to meet this need. This process commenced with a "Call for Sites' contained within the questionnaire published in May 2014.

5.21. Following this, coupled with a search of other known data sources, such as the MSDC SHLAA, the NPWG undertook a series of public consultation exercises, to obtain the view of local stakeholders on their preferred sites for delivery of housing. This included presentations and workshops in January 2015 and July 2015.

5.22. At these events detailed information was prepared to identify potential opportunities and constraints affecting sites. This sought to enable stakeholders to make informed opinions on their site preferences.

5.23. Following the January 2015 consultation event further appraisals were undertaken including in respect of the availability of the site, transport impact and environmental and visual impact. This culminated in the preparation of a Parish Housing Land Availability Assessment (PHLAA) and associated SA of candidate sites, that was published ahead of the EGM in September 2015, that resolved both the housing need in the Parish over the Plan period, but also the sites that would be allocated in the HNP.

5.24. Flowing from this work and HPC's resolution, the HNP includes housing policies in Chapter 6.

Ensure Local Residents Have Access To Key Local Services Including Education, Health And Community Services

5.25. The community facilities of the Parish are predominantly focussed within the built up area of Hassocks and Keymer. State education provision is contained with 3 schools; Hassocks Infants, Windmills Junior and Downlands Community School (Secondary). These facilities have all expanded in recent years but there are acknowledged capacity constraints for meeting current

and future local need at primary level. There is a health-centre in Windmill Avenue. Recreation and public open space is provided throughout the Parish.

5.26. Residents viewed having access to community facilities as critical to the well-being of the Parish. Feedback expressed at consultation events sought for the HNP to ensure adequate provision of community facilities in locations that are readily accessible to the community.

5.27. This feedback was taken into account when drafting the Strategic Objectives and the HNP includes an objective to "ensure all sections of the community have access to key local services including education, health, community services, sporting, cultural, religious, performing and social clubs, groups and shops".

5.28. A significant element of stakeholder engagement related to concerns regarding the pressure and provision of adequate school places, in particular at primary (infant and junior) level. As a result of this, a meeting was arranged with WSCC Education Department on 20th April 2015. This sought to establish WSCC's view and intentions on existing and planned school place need and provision within the Parish area.

5.29. Following the meeting requests were made in writing (letter dated 18th May 2015) to confirm details that could be used as part of the background evidence base in the preparation of the HNP. This included seeking confirmation of WSCC's view on the need for a new primary school within the Parish over the plan period, and any work that had been undertaken to find and secure a site. Despite repeated requests a response was not received until 30th September 2015 (letter attached at Appendix 17). This indicated there was a need for a 2-Form Entry primary school (420 place school), but that no significant work had been undertaken to identify a site.

5.30. Further correspondence took place with WSCC during October 2015 which confirmed that no detailed appraisal had been undertaken of potential housing sites, and that this was not likely to take place immediately. Notwithstanding this, WSCC made clear they would not recommend a "phasing" approach to control the delivery of additional housing in the HNP in relation to the timely delivery of a new school.

5.31. Based on the feedback from WSCC, HPC concluded the HNP should support the provision of a new 2-Form Entry primary school in the Parish over the plan period. In light of the necessary further work to identify and consider potential sites for a school, it was concluded that such policy support should be determined on a criteria-based approach. These criteria should include requirements expressed by WSCC to the Parish Council, and be subject to a feasibility study to be conducted by the Local Education Authority (LEA).

5.32. Flowing from this work, and the Strategic Objective the HNP includes; Policy 4: Green Infrastructure; Policy 9: Open Space; Policy 10: Outdoor Play Space; Policy 11: Community Facilities; Policy 12: Education Provision; Aim 1: Education Facilities; Aim 2: Healthcare Facilities; Policy 14: Hassocks Golf Club; Policy 15: Land to the north of Clayton Mills and Mackie Avenue; Policy 16: National Tyre Centre;n Aim 3: Village Centre; Aim 11: Footpaths and Accessibility; and Aim 12: Cycleways and Bridleways.

Local Green Space

5.33. During early stakeholder engagement requests were made to consider the allocation of LGS as part of the process of preparing the HNP.

5.34. The NPWG undertook a detailed analysis of potential candidate sites, having regard to the guidance contained in paragraphs 76 - 78 of the National Planning Policy Framework (NPPF) and associated guidance in the National Planning Policy Guidance (NPPG). This work was prepared by a sub-group of the NPWG that included qualified landscape architects.

5.35. As part of the assessment, landowners and/or their agents were contacted and invited to submit comments on the potential LGS designations. Their responses were carefully considered, together with the submissions of stakeholders advocating LGS allocations. In undertaking this work the NPWG were cognisant of the NPPG guidance that states, amongst other things, that LGS designation will need to be consistent with local planning for sustainable development and plans must identify sufficient land in suitable locations to meet identified development needs (see ref 1037.007.20140306).

5.36. On this basis, HPC considered the allocation of LGS within the HNP at their EGM on 22nd September 2015, only after resolutions had been made regarding housing need and the identification of sites to meet this need. On this basis a number of sites, having been identified (at least in part) for housing, were not considered for designation.

5.37. Flowing from the work of the NPWG, and HPC's resolution, the HNP includes Policy 3: Local Green Spaces.

Reduce The Impact Of Traffic In Terms Of Congestion, Pollution And Parking

5.38. Stonepound Crossroads is an AQMA, due to the high levels of nitrogen dioxide in the area, caused by the volume of traffic and the start stop routine of driving conditions at peak times. During peak hours there are significant queues on the approaches to Stonepound Crossroads.

5.39. Feedback at public consultation events highlighted residents would not support development that would either have an unacceptable adverse effect on the AQMA, or if a proposed use or users would be unacceptably adversely effected by the air quality.

5.40. Public consultation highlighted concern regarding congestion and safety within the centre of the village, particularly on Keymer Road between Dale Avenue and Woodsland Road.

5.41. Residents also highlighted support for improvements to station car parking.

5.42. In response to this feedback, a meeting was arranged with WSCC Highway Authority on 20th April 2015. At this meeting, discussions took place on a range of transport issues identified by HPC and/or stakeholders to be considered within the preparation of the HNP. The principal issues were:

- Congestion and pollution at Stonepound Crossroads;
- Parking by commuters on streets close to Hassocks Train Station; and
- Safety issues associated with excessive speeds and narrow footways.

5.38. Support was offered for the inclusion of 'aims' for transport related matters in the HNP, in circumstances where policies would not be appropriate. WSCC also confirmed that potential housing sites in proximity to Stonepound Crossroads should not be excluded on air quality grounds, as they may be relatively more sustainable (in relation to proximity to local services) than other more remote options.

5.39. It was acknowledged that the Stonepound AQMA is a strategic level issue with no clear solutions. In light of this, and cognisant of AQMA concerns, considerations of air quality, were duly considered as part of the preparation of the HNP, including with respect to the identification and selection of housing sites.

5.40. Flowing from this work the HNP includes an objective to "reduce the impact of traffic in terms of congestion, pollution and parking through the management of parking and speeds, accessibility of public transport and improvements in pedestrian and cycle safety; encouraging people to walk, cycle and ride in and around Hassocks".

5.41. Flowing from this Strategic Objective the HNP includes Policy 7: Air Quality Management, Aim 8: Pollution, Aim 4: Roads, Traffic and Congestion, Aim 5: Speed and Speed Limits, Aim 6: Parking, and Aim 7: Safety.

6. PREPARING THE PRE SUBMISSION PLAN AND SUSTAINABILITY APPRAISAL

6.1. The HNP was prepared mindful of the issues raised as part of the public consultation exercises.

6.2. A draft HNP and the Sustainability Appraisal (SA) was provided to Mid Sussex District Council in December 2015 for informal review.

6.3. Comments were received and the HNP and SA were subsequently updated. A summary of feedback from the District Council, and the associated changes made in light of this, is set out at Appendix 18.

6.4. The Pre Submission HNP (Regulation 14) and accompanying SA were formally published for consultation between 05 January 2016 and 16 February 2016.

6.5. Publicity of the consultation exercise, the location of where and when paper copies of the documents could be inspected, how to make representations and the closing date of the consultation comprised were published using a "LDF Alert", sent out on behalf of HPC by MSDC.

6.6. The LDF Alert was sent to all consultation bodies referred to in paragraph 1 of Schedule 1.

6.7. All stakeholders who had previously been involved in the engagement process and who had provided an email address and asked to be kept updated on progress were sent an email notification of the consultation.

6.8. In addition the Regulation 14 Pre Submission consultation was publicised on the HPC website.

6.9. A copy of the HNP and SA was also sent to MSDC.

6.10. The HNP (and SA) was published in accordance with with Regulation 14(a), (b) and (c) of the Neighbourhood Planning (General) Regulations 2012.

7. MAIN ISSUES ARISING THROUGH CONSULTATION ON THE PRE SUBMISSION NEIGHBOURHOOD PLAN (REGULATION 14)

7.1. Section 5 detailed the main issues arising prior to consultation on the Pre Submission HNP, and how they were addressed.

7.2. This section comprises a summary of the main issues that arose as a result of the consultation of the Pre Submission HNP (Regulation 14). It also details how these issues have been addressed within the Submission Version HNP (Regulation 16).

7.3. Set out below is a summary of the stakeholder feedback. This is identified between statutory/ public bodies and those of local residents and their representatives.

7.4. This is then followed by a summary of how these comments have been addressed within the Submission Version HNP (Regulation 16), including by reference to individual Policies, Aims and Chapters.

7.5. Circa 210 consultation responses were received from 200 stakeholders.

7.6. Of these, 10 responses were from statutory consultees/public bodies.

7.7. Table 1 below summarises these responses.

STAKEHOLDER	SUMMARY OF COMMENTS
Natural England	Welcome commitment to protect areas of ancient woodland adjoining proposed sites. Care needs to be taken to factor in adequate buffers and maintain ecological networks to the south of Hassocks Golf Club. May be opportunities to enhance biodiversity and GI in this area as outlined Policy 4. The Plan should specifically reference protection of the Clayton to Offham Escarpment SSSI. Include a comment about lighting in the "Good Design" aspirations as light pollution has potential to impact on the special qualities of the South Downs National Park. The Environment & Heritage Objective (p12) suggests that biodiversity is only of significance within the National Park, recommends opportunities to enhance Biodiversity should be sought wherever practical and appropriate across the area. Recommends appropriate surveys should be undertaken prior to development. Reference should be made in the Plan to the need for similar surveys of windfall sites.
Southern Water	We could find no policies to provide for new or improved infrastructure to support development. Recommend an additional policy to read; *"New and improved utility infrastructure will be encouraged and supported in order to meet the identified needs of the community. New residential and commercial development will be permitted only if sufficient infrastructure capacity is either available or can be provided in time to serve it".* Policies 1 & 2 - Burgess Hill Gap and Ditchling Gap & Hurstpierpoint Gap. Unable to support current policy as these policies may not allow utility providers to provide essential infrastructure. Recommend additional bullet point for Policy 1 and Policy 2 to read: *It is essential to meet specific necessary utility infrastructure needs and no alternative feasible site is available.* Policy 3: Local Green Spaces This policy may not allow utility providers to provide essential infrastructure. Recommend an additional bullet point to read:

STAKEHOLDER	SUMMARY OF COMMENTS
	Development proposals which conflict with the purpose of this designation will be resisted in these areas, with the exception of proposals for essential utility infrastructure, where the benefit outweighs any harm, or it can be demonstrated there are no reasonable alternative sites available. Policy 5: South Downs National Park Unable to support current policy as it could create a barrier to statutory utility providers, such as Southern Water, from delivering its essential infrastructure required to serve existing and planned development. Recommend additional wording is included to read: *Are for the provision of essential utility infrastructure, where it can be demonstrated that this is in the public interest, and there are no reasonable alternative sites available.* Policy 9: Open Space Unable to support current policy as it could create a barrier to statutory utility providers, such as Southern Water, from delivering its essential infrastructure required to serve existing and planned development. Recommend additional wording to read: *Development proposals which result in the loss of open space will not be supported, with the exception of proposals for essential utility infrastructure, where the benefit to the community outweighs any harm, or it can be demonstrated there are no reasonable alternative sites available.* Policy 14: Hassocks Golf Course The proposed development would need to make a connection at the nearest point of adequate capacity. Site assessment has also revealed that there is existing below-ground sewerage infrastructure at Hassocks Golf Course that needs to be taken into account when designing the proposed development. An easement width of 6 metres would be required, which may affect the site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting. Recommend additional policy wording to read: *Provide a connection to the nearest point of adequate capacity in the sewerage network, as advised by the service provider.*

STAKEHOLDER	SUMMARY OF COMMENTS
	Ensure future access to the existing sewerage infrastructure for maintenance and upsizing purposes. Policy 15: Land to the North of Clayton Mills and Mackie Avenue Assessment reveals that the local sewerage system has limited capacity this is not a constraint to development providing there is planning policy support for the provision of the necessary local infrastructure. Recommend an additional bullet point to read: *Provide a connection to the nearest point of adequate capacity in the sewerage network, as advised by the service provider.* Policy 16: National Tyre Centre Assessment reveals that the local sewerage system has limited capacity this is not a constraint to development providing there is planning policy support for the provision of the necessary local infrastructure. Recommend an additional bullet point to read: *Provide a connection to the nearest point of adequate capacity in the sewerage network, as advised by the service provider.*
Environment Agency	Pleased to see that the Hassocks Golf Club and the Land North of Clayton Mills proposed allocations have been directed to the areas at the lowest probability of flooding and that they are both located within Flood Zone 1. The National Tyre Centre is in Flood Zone 3 i.e. an area at highest risk of flooding. In accordance with the National Planning Policy Framework (NPPF) para 100-102, recommend the Sequential Test is undertaken when allocating sites to ensure development is directed to the areas of lowest flood risk. The EA would have concerns if development is allocated in this flood zone without the Sequential Test being undertaken. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding Recommend risks of contamination may need to be investigated at National Tyre Centre.
Historic England	Policy 6: Support Policy, question whether this policy adds anything that isn't already in National and Local Planning Policy documents.

STAKEHOLDER	SUMMARY OF COMMENTS
	Recommends it might be helpful to add to this policy by identifying features of the area's character that are of particular importance that new development should sustain where possible, or to identify issues that new development should contribute to resolving. Policy 8: Support Policy. Pleased a townscape character study has been prepared and sees this as a really helpful piece of evidence that should make an important contribution to the planning of development in the future. Notes the document is not referred to in the policy. Recommend referring to the document alongside the village design statement by adding text to read "Has regard to the Village Design Statement *and seeks to sustain key spatial and built form characteristics identified in the Hassocks Townscape Appraisal and, where practicable, contributes to resolving identified detractors from character."* Policy 14 We would recommend providing guidance within the policy to ensure that development would not have a negative affect on the listed building at Friar's Oak House, through impacts in its setting through a requirement in the site allocation policy (Policy 14). Recommend consideration is given to require the retention of a planted landscape buffer between new development and this building to preserve the rural character of its setting. Recommend additional wording to read: "*Development proposals must be informed by an archaeological investigation prepared according to a brief agreed with the Council's archaeological advisor. Proposals will be required to preserve important archaeological remains in-situ and to reveal their significance within the layout of where practicable.* *Where preservation-in-situ is not possible it must be clearly demonstrated that development is required to deliver public benefits that could not be provided otherwise and that outweigh any harm incurred to the archaeological record*." Policy 15 Land at Hassocks Golf Course (wrong policy number should read policy 15: Land to the north of Clayton Mills and Mackie Avenue). Acknowledges part of archaeological notification area lies partially within the site and represents a dispersed multi-period landscape of Prehistoric and Roman period occupation and settlement. Notes the policy requires that development is limited within the northern part of the allocation site. Suggest that a similar policy wording is used to that suggested for Policy 14 to draw attention to the archaeological potential of the land and to ensure appropriate investigation is undertaken to inform development proposals and decisions. Recommend additional wording to read:

STAKEHOLDER	SUMMARY OF COMMENTS
	"*Development proposals must be informed by an archaeological investigation prepared according to a brief agreed with the Council's archaeological advisor. Proposals will be required to preserve important archaeological remains in-situ and to reveal their significance within the layout of where practicable.* *Where preservation-in-situ is not possible it must be clearly demonstrated that development is required to deliver public benefits that could not be provided otherwise and that outweigh any harm incurred to the archaeological record*."
South Downs National Park Authority	Policies 1 & 2 Noise and light pollution for the park a concern add additional criteria to enhance tranquillity in relation to this. Policy 3 Not clear if Lag Wood is an LGS it appears on Proposal Map but not listed in policy. Policy 4 Show LGS within GI Plan and include GI Plan in main body of NP. Identify opportunities to enhance GI network incl. within sites. Policy 5: Support Policy, recommend minor additional wording. Policy 6 adds little to existing national legislation on Conservation Areas therefore remove or add local level protection e.g. through identifying non designated heritage assets or nominations for LPA list. Policy 14 Site is dissected from the town by A273 therefore does not relate well to existing built up area. Likely to be visible from prominent areas in SDNP landscape, screening required and recommend consideration is given to light pollution in design. Policy 15 – no detrimental impact on SDNP if sensitive design and screening and recommendation is given to consideration of light pollution. Policy 20 Policy repeats unnecessarily in part NPPF 55. Recommend greater alignment with emerging SDNP Local Plan especially policy SD49 Conversion of redundant Agricultural Buildings. Policy 21 SDNP emerging policy SD20 Sustainable Tourism and the visitor economy recommend greater alignment to this. Aim 12 support for off road cycle/bridle to Clayton please supply details for SDNP Infrastructure delivery plan.
West Sussex County Council	Policy 4: Green Infrastructure – Recommend the wording could be strengthened to actively seek the provision of safe and convenient off-road access, whether by creating entirely new routes or up-grading existing paths.

STAKEHOLDER	SUMMARY OF COMMENTS
	Policy 13, 14, 15, 16 Of the three sites the two largest sites would each be large enough to require a full transport assessment (TA) in support of a planning application. The A273/B2116 signalled junction at Stonepound Crossroads is well known for being congested. It is essential that the planning of new housing development in and around Hassocks takes account of the combined impacts of the proposed allocations on Stonepound Crossroads in terms of traffic flow. Upon review of the "Traffic Effects of Housing Development" document, the County Council recommends that, before the draft Neighbourhood Plan is progressed to Submission stage, study work be undertaken to estimate the numbers of additional vehicles likely to use the junction in the AM and PM peak hours. Subject to whether the predicted increase in traffic at the junction can be expected to result in a "severe residual cumulative impact" further work may also be required to establish whether there are practicable measures, funded by developer contributions, that could mitigate the impacts of the proposed allocations. It is recognised that the study work and its associated costs should be proportionate to the amount of development proposed in the draft Neighbourhood Plan. To that end the County Council would be willing to assist with the scoping of the work. Chapter 8: Transport Aim 7: Safety. Acknowledges if the existing pedestrian crossing of the railway line could be replaced with a tunnelled crossing this would provide a considerable improvement in safety and convenience. A formal diversion order would be needed if the tunnel did not follow the existing legal line of footpath 5K. Important to establish at the outset where responsibility would lie for the future maintenance of the tunnel. Aim 10: Public Transport, Bus. Recommend Neighbourhood Plan could support existing bus routes by encouraging improvements to bus stops served by those routes. Aim 11: Footpaths and Accessibility - Support for the resurfacing of paths in future is welcomed. Recommend it acknowledges this would be in partnership with WSCC Public Rights of Way. Recommends Neighbourhood Plan takes account of West Sussex County Council's Rights of Way Improvement Plan. Aim 12: Cycleways and Bridleways – recommends it acknowledge that investigations will be done in partnership with WSCC Public Rights of Way.

STAKEHOLDER	SUMMARY OF COMMENTS
	The creation of a link to Burgess Hill would be supported although a bridleway would be considered preferable in order to meet the need of equestrians as well as pedestrians and cyclists.
Highways England	No comments on highways safety at this time.
MSDC	The District Council commends the effort afforded to preparing a Neighbourhood Plan for the parish thus far. Policy 3: Local Greenspaces In the preamble (paragraph 4.12 it is recommended that the word “meet” should be inserted before “...this test and merit....” In order to aid clarity. It is noted that a number of the sites being allocated for Local Green space have recent planning history, namely the Land at the Ham and Land to the North of Shepherds Walk. It is recommended that the Parish Council satisfies itself that the evidence on these two sites in particular is robust and can withstand a potential challenge. Policy 4: Green Infrastructure is broadly supported, however it is recommended that reference is made to the planting of native species being actively encouraged. Policy 5: South Downs National Park, the Parish Council may wish to consider an additional criteria relating to dark skies being included as part of this policy. Policy 10: Outdoor Playing Space Note the requirement for on site provision for developments of more than 14 homes. Attention is drawn to the use of the word ‘commuted’ as this word refers to a sum provided for maintenance not a contribution towards. Policy 21: Tourism The District Council is supportive of enhancing the tourism offer in Hassocks. Satisfied that all the necessary legal requirements have been met in the preparation of the Neighbourhood Plan. The Plan represents a forward thinking document that will help to meet future needs and make a positive contribution to the environment, distinct local character and housing needs in Hassocks Parish.

STAKEHOLDER	SUMMARY OF COMMENTS
Hurstpierpoint Parish Council	Policies 13 and 14: The proposed housing development at Hassocks golf club is opposed because it creates an unsatisfactory and possibly unsustainable pattern for the boundary of the built-up area. It also contributes to the incremental erosion of the local gap with Hurstpierpoint and to potential coalescence of the settlements. Policy 14: Recommends if public space is to be provided in association with housing development, then that space should be covenanted against future development in perpetuity. Aim 12: The suggested route of the cyclepath should be subject to consultation with HP&SCPC before being finalised. The Neighbourhood Plan should make reference to the growing demand for secondary school places.
Sports England	It is important that the Neighbourhood Plan reflects national policy for sport particular reference to Paragraphs 73 and 74 to ensure proposals comply with National Planning Policy.

7.8. Over 200 responses were received from members of the general public or their representatives. Of these, circa 90 supported the HNP, circa 20 made general comments and circa 80 raised concerns/ objections with Policy 15: Land to the North of Clayton Mills and Mackie Avenue.

7.9. Due to the volume of responses received comments from these stakeholders are presented thematically below. A copy of the stakeholder references is attached at Appendix 19.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED
General Comments on HNP	23	Para 2.8 - Understates the threat of flooding risk from the Herring Stream, which floods (esp at Friars Oak) every year. 2.15 - understates oversubscription of schools 2.22 - no mention here of additional housing already built post 2011 2.31 - understates traffic pollution / volumes and total lack of other roads crossing the railway between Clayton and Burgess Hill Question Why the housing allocations is more than the identified housing need, when windfall housing is taken into account? 6.12 concerns that the golf course site would lead to some of the same problems as Ham Fields 6.33 - surprised if there has been as few as 50 new dwellings built since 2011.
General Comments on HNP	24, 60	Concerns re impartiality of Parish Council NPWG.
General Comments on HNP	27	Raises concern re chair of NPWGA has a property which backs onto Hams and this area is not recommended for development
General Comments on HNP	49	Support any group or organisation that opposes any more houses being built in Hassocks or the surrounding area. Infrastructure will have great difficulty in sustaining any more new builds. Concerns re traffic in Hassocks
General Comments on HNP	75, 83	Friars Oak better access and closer to train station.
General Comments on HNP	76	Queries where the proposed planning application for housing to the rear of the Friar Oak pub sits with the neighbourhood plan.
General Comments on HNP	78	Concerns re • Flood risk near Hassocks Golf Club • Infrastructure • Rail capacity • Parking

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED
General Comments on HNP	79	Concern over housing need figures- Concern about the usefulness of Aims that simply state that "support is offered" Typos; • Foreword - last para - reference to "town" should be to village or parish, • A query on para 2.6 refers to scarp slopes running to the northern edge - should it be the southern edge? • Para 2.18 "within seating for 240 people" should be "with seating ...." • Para 2.19 correct name is "The Weald Lawn Tennis and Squash Racquets Club" • Para 4.3 "area fully with the parish" should be "... within ..." • Para 4.5 "to the north of (the) main built up area • Para 4.9 "the areas .....is consistent" should be "are consistent" • Para 4.12 "that (pass) this test" • Para 5.19 "sit" should be "site" • Para 6.3 "regard(ing)" • Para 6.12 "within" should be "with an" • Policy 14 "Hassocks Gold Course" should be "Golf" • Para 6.43 "affordable" • Para 7.6 "(the) Hassocks and Keymer" • Para 7.9 "month(s)" • Para 8.1 suggest adding "and some residential streets in the vicinity of the station" • Aim 8 reference to A271 should be A273 • Para 8.20 "train service(s)" • Aim 12 are the easts and wests of the railway the correct way round? My memory was that the proposal had them the other way round. • Proposals map - is National Tyres on the map? Should there be numbers for the LGS sites
General Comments on HNP	84	Queries where, if at all, the proposed planning application for housing to the rear of the Friar Oak pub sits with the Neighbourhood Plan.
General Comments on HNP	98	Recommends capital letters are used appropriately. Recommends additional photos are taken.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED
General Comments on HNP	99	Lack of public consultation no meetings where public could speak. Bias from NPWG, own agenda and not representing the wider Hassocks community.
General Comments on HNP	100	Understands more houses needed but doesn't want community spirit of Hassocks to be lost.
General Comments on HNP	105	Feels Plan could have gone further to address: Providing the opportunity for housing 'built to the very highest standards of design, construction and energy and water efficiency', and Reducing the impact of traffic. Flooding and flood mitigation ought to be included in the NP,
General Comments on HNP	113	Disappointed nothing about flood protection.
General Comments on HNP	124	Recommend amendment to page 25 'Clinical Commissioning Group'.
General Comments on HNP	147	Lack of consultation and working together
General Comments on HNP	170	Concerns at development due to lack of infrastructure. Green sites cause confusion. 17 houses a year will affect residents.
General Comments on HNP	174	The Parish Council appears to have acted unilaterally.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED
General Comments on HNP	175	The PHLAA's conclusions with regard to site suitability are not consistent with the approach taken on other sites e.g. the Golf Club, and not properly supported by evidence. Most notably its rejection of the Ham Site (site ref 2) is not consistent with the Local Planning Authority"s agreed position that development of the site would not unacceptably impact the Stonepound AQMA or would not fundamentally weaken the objective of the Local Gap. Indeed, the MSDC Strategic Housing Land Availability Assessment (SHLAA) identifies the Site as suitable for development.
General Comments on HNP	176	Would not like any new houses being built unless new schools were also going to planned too
General Comments on HNP	186	HNP dodges issue of where to locate school. Concerns re NPGW interests.
Objections to Plan on HNP	13	No to more houses, community infrastructure cant cope.
Supports Plan on HNP	3, 4, 7, 9, 15, 17, 18, 19, 23, 26, 28, 29, 31, 33, 34, 35, 38, 39, 40 , 41, 42, 43, 44 , 46, 47, 48, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 90, 91, 93, 96, 101, 102, 103, 106, 107, 111, 116, 118, 120, 121, 122, 123, 125, 127, 128, 130 , 131, 132, 133, 135, 136, 137, 138, 139, 141, 143, 144, 145, 148, 149, 150,	Support the Plan

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED
Supports Plan on HNP	152, 155, 157, 159, 160, 165, 167, 171, 172,178, 179, 182, 185	Support the Plan
Supports Plan on HNP	30	Pleased that the Plan acknowledges the high quality of the landscape in the Parish which includes the important chalk scarp slopes. Rightly recognizes the importance of Hassocks as a gateway to the National Park with its good transport links, network of rights of way and cycle hire facilities. Strongly underpinned by reference to the South Downs National Park Local Plan. Applaud the fact that in selecting sites for housing, those in or adjacent to the NP, have been rejected in favour of those outside the park.
Supports Plan on HNP	92	Support the Plan; •Based on independent research • Creation of a new two-form entry primary school will be of relief to many. • Site selection has been done fairly • Clayton mills makes sense • Support development at Golf Club • Support LGS's. •Would support improvements to air quality at Stonepound.
Supports Plan on HNP	98	Thanks to the NPWG. Background helpful. Vision and objectives well argued.
Supports Plan on HNP	105	Particularly support the aims and policies relating to local green spaces and green infrastructure, community infrastructure, housing and transport
Supports Plan on HNP	151	Agree with Vision and key objectives and Policies 1 to 12 inclusive. We agree with Policies 17-21. We agree with Aims 1-12.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED
Supports Plan on HNP	154	Full Support for Plan as it is realistic of local need, particularly in regard to housing, yet the proposals avoid causing significant damage to the local environment and green spaces, ensure that the character of Hassocks is retained, ensures strategic gaps are protected and fully ensures that Hassocks remains a vibrant, friendly and fulfilling place to live where there is a good quality of life and where the needs of the local community are fully met. Consultation events well attended. No doubt that all opinions and ideas related to the future of Hassocks and the Neighbourhood Plan have been fully expressed and explored in an open, fair and democratic way fully in keeping with the spirit of the localism agenda.
Supports Plan on HNP	177	Support in general but not development East or West of London Road due to impact at Stonepound Crossroads.
Supports Plan on HNP	181	Support Plan and intention to protect the Green Spaces and to reduce further deterioration of air quality in the area of Stonepound Crossroads.
Policy 1: Hassocks - Burgess Hill Gap	16	Broadly support Concerned that as currently worded the Policy is overly restrictive and would not permit the redevelopment of Hassocks Golf Club in a manner that would best reflect local character and amenity. Recognise the importance of this Gap. Consider that the policy wording should be modified to allow for sufficient flexibility. Suggest that an additional criterion is added to Policy 14 to the effect of: It forms part of a wider comprehensive masterplan for the re development of Hassocks Golf Club.
Policy 1: Hassocks - Burgess Hill Gap	108	Does not consider it appropriate or necessary to have Policy 1 within the neighbourhood plan and there is no evidence that an additional layer of protection is needed and no evidence that the area identified as gap on the proposals map is essential to be retained free of development in order to prevent coalescence. Policy 1 too prescriptive and does not allow a flexible approach following site analysis for development proposals. With respect to the Burgess Hill Gap (Policy 1), Gleeson query whether this policy is appropriate for the neighbourhood plan, given its strategic nature and with regard to national and regional policy.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED
Policy 1: Hassocks - Burgess Hill Gap	166	Policy 1: Objection relates to the boundaries of the gap and the built up area.
Policy 1: Hassocks - Burgess Hill Gap	184	Policy 1: Burgess Hill Gap, not assessed by means of evidence base. Insufficient justification for its use and functioning. Recommend NPWG should reconsider the extent of the Golf Course that is excluded and exclude the land north of Shepherds Walk for consistency and to allow for reasonable settlement expansion.
Policy 2: Hassocks - Ditchling Gap	175	Policy 2: Suggest para 4.9 in Policy 2 repeats MSDP DP11 and should be removed.
Policy 3: LGS	2	Object to the proposed designation of LGS5 “Land at South Downlands". (Note consultation response references LGS5 Land at South Downlands however this reference appears to be an error as the representation details concerns relating to LGS4 Land to the east of Ockley Lane). Notes that the seven prosed sites are distributed in a manner that links up with other protected green spaces such as woods and playing fields around the built area boundary. In places this will have the effect of creating a continuous corridor that may function in much the same way was a green belt around the village. Notes this is an incorrect application of LGS policy. Representation states east of Ockley Lane LGS is an extensive tract of open countryside, located within the SDNP and holds little local significant and therefore should not be designated as a LGS. Concerned sufficient attempts have not been made to engage or negotiate with affected landowners.
Policy 3: LGS	4, 23, 45, 54, 93, 101, 102, 103, 106, 111, 112, 126, 129, 130, 135, 139, 140, 143, 149, 152, 159, 160, 165, 167, 182	Support designation of Friars Oak as LGS

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED
Policy 3: LGS	21	As owners of LGS8 object to the description given in the background document “Proposed Local Green Spaces (LGS) and Enhanced Footpaths (EP)”. 1. Pheasant Field is not “Open Access” and we have not expressed any such wish. 2. Update wording to read; The area is being managed for wildlife conservation and the promotion of biodiversity. 3. Wildlife Significance. The area is not an SNCI it is PART of an SNCI 4. Landscape Character and Views. Views of the downs are extremely limited. 5. The text contains other errors, there is significant “investigative evidence” of heritage value, ancient semi natural woodland is abbreviated to ASNW not “SNAW”, the SNCI is three times larger than that described here or on the map in the document “Hassocks Constraints and AQMA Radius Map”. The proposed LGS8 is not consistent with the AQMA Radius Map.5. The text contains other errors, there is significant “investigative evidence” of heritage value, ancient semi natural woodland is abbreviated to ASNW not “SNAW”, the SNCI is three times larger than that described here or on the map in the document “Hassocks Constraints and AQMA Radius Map”. The proposed LGS8 is not consistent with the AQMA Radius Map. We object to any proposal to change the existing public footpath across Pheasant Field from a footpath to a bridleway or cycleway.
Policy 3: LGS	24	The designation of the Ham Fields area as a potential green space looks like nothing more than someone drawing an irregular shape around an area that was once considered for development, with a view to aiming to see it doesn't get built on at all.
Policy 3: LGS	30, 125	Support Policy
Policy 3: LGS	126, 139	Query whether all 9 LGS sites are demonstrably special. Seems Ham Fields is being given more regard than any other site
Policy 3: LGS	142	Please don’t build on Friars Oak green field. Concerns re flood risk on site, capacity of local infrastructure.
Policy 3: LGS	169	Objection to development at Friars Oak Field. This area should be preserved.
Policy 3: LGS	175	Policy 3: Objects to allocation of LGS2 part of which covers potential housing site 2. Go on to give reasons why should not be designated as such, ‘not demonstrably special to the community’. EAD letter identifies that the ecological features of value within the eastern site do not warrant specific designation as Local Green Space. Does not meet para 77 of the NPPF. Recommend LGS2 is removed from Policy 3.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED
Policy 3: LGS	183	Objection re LGS 4. LGS4 not suitable as LGS regard to NPPF
Policy 3: LGS	184	LGS1 is prejudicial to the sustainable development of the site for housing as proposed in current application.
Policy 4: Green Infrastructure	16	Strongly support Policy 4
Policy 4: Green Infrastructure	175	Policy 4 Green Infrastructure: Map of Green Infrastructure Plan includes agricultural
Policy 5: SDNP	16	Support
Policy 5: SDNP	30	Supports Policy 5. Draw attention however to the reference to the 1995 Environment Act which could be usefully extended to section 62 of the same Act which imposes a duty to have regard to the Park's designation
Policy 5: SDNP	184	Policy should include specific reference to the application of the National park Policies and guidelines.
Policy 7: Air Quality	113	AQM any additional housing will decrease air quality.
Policy 7: Air Quality	175	Policy 7 AQM- Policy should be removed. An adverse effect on air quality does not necessarily lead to unacceptable levels of pollutants.
Policy 7: Air Quality	184	The term "no adverse impact" is too demanding. The policy is unrealistic. Policy wording should require development proposals to address any potential impacts and to ensure that acceptable levels of air quality are maintained
Policy 8: Character and Design	175	Policy 8: Reference to Village Design Statement should be instead made in supporting text rather than policy
Policy 9: Open Space	16	Strongly support Policy.
Policy 9: Open Space	175	Policy 9: Open Space: Not clear which open spaces these are are they part of GI Plan?

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED
Policy 9: Open Space	163	Recommend Policy 9: ' REPLACEMENT of open space should be PROVIDED 'before loss of the existing.
Policy 10: Outdoor Play Space	16	Strongly support Policy.
Policy 12: Education Provision	97	Policy 12 as written is unclear. Recommends revised policy wording to read; “This study and any subsequent planning application will be determined having regard to the following criteria: •The site:is geographically well placed to serve the needs of the local resident population; • is sequentially preferable in landscape and planning policy terms, including (but not limited to) seeking to avoid areas within the defined National Park, Ditchling Gap and Hurstpierpoint Gap, Burgess Hill Gap, and to avoid areas at a sequentially higher risk of flooding; • avoids significant adverse effect upon air quality at the Stonepound Crossroads; • provides of a minimum of 2 hectares; • provides appropriate access and parking; • is free of public access (Rights of Way), and does not enable access to adjacent land or properties; and is well placed and accessible to sustainable modes of transport.”
Policy 12: Education Provision	98	The criteria for any new school are well defined. It is unlikely that any new school on a new site will be able to satisfy accessibility criteria and will thus risk significant traffic problems.
Policy 13: Housing Allocations	16	Strongly support proposed housing allocation for up to 130 dwellings.
Policy 13: Housing Allocations	108	The proposed housing allocation target of 280 – 290 new homes over the plan period is not sufficient and does not reflect objectively assessed need.
Policy 13: Housing Allocations	113	Query re Policy 13 regarding National Tyres site and whether the continued trading of National Tyres was an issue for deliverability.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED
Policy 13: Housing Allocations	151	Disagree with Policy 13
Policy 13: Housing Allocations	166	Policy 13: Additional site north of the Friars Oak public house on the east side of London Road. Site could deliver up to 18 dwellings.
Policy 13: Housing Allocations	174	Housing is significantly below the figure of 630 in the Mid Sussex HEDNA Hassocks Golf Club is not a sustainable location for additional housing. Questions how the Sustainability Appraisal suggests the golf club would have a significant positive impact on the objective to “maintain and enhance community infrastructure”. No evidence has been provided to confirm that the site would not have an adverse impact on the Stonepound Air Quality Management Area.
Policy 13: Housing Allocations	175	Policy 13: Object as seeks to impose a cap on numbers. The Neighbourhood Plan would benefit from the inclusion of the presumption in favour model policy.Recommend policy figure is identified as a minimum.
Policy 13: Housing Allocations	184	Plan not aligned with MSDC Local Plan and fails to meet objectively assessed needs for the area. Hassocks is a sustainable settlement and should accommodate a significant share of Districts housing requirement. Policy 13 should include the land north of Shepherds walk.
Policy 14: Hassocks Golf Club	12, 14	Higher density housing recommended for Golf Club site
Policy 14: Hassocks Golf Club	16	Suggest that the criteria of the policy (1st bullet point) is reworded to read:Does not extend residential development into the Burgess Hill Gap (Policy 1) as identified on the Proposals Map unless forming part of a comprehensive masterplan for the whole Golf Club site.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED
		Suggest rewording; Provide land to the west of Belmont Recreation Ground for formal/informal open space in the event that the 2.3ha site is not needed or developed as a primary school.
		Suggest partial deletion of bullet point 11; bullet point to read Provide a 9 - hole golf course facility and associated infrastructure, including but not limited to, a club house and associated parking.
		Request that bullet point 7 is reworded to more accurately reflect discussions with the Parish Council. Amended bullet point to read Ensure that legal title to the golf course and associated infrastructure is gifted the Parish Council or other specially created trust in return for grant of a lease in perpetuity to the golf course operator at a peppercorn rent.
		The supporting text to Policy 14, at paragraph 6.14, should be amended to refer to 5.5ha not 5.1ha as stated.
		The supporting text to Policy 14, at paragraph 6.15 should refer to 4.3ha of public open space not 5.5ha as stated
		Recommend Proposals Map is updated to create a more 'serpentine' shape to the housing allocation area as it interfaces with the proposed public open space
Policy 14: Hassocks Golf Club	54	Golf Course allocation seems sensible.
Policy 14: Hassocks Golf Club	93	Support allocation.
Policy 14: Hassocks Golf Club	113	Policy 14 would like community centre or shop not just houses.
Policy 14: Hassocks Golf Club	125	Reservations on the Golf Course, the proposed new club house and golf range threaten the local gap.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED
Policy 14: Hassocks Golf Club	146	Believe the proposed redevelopment of Hassocks Golf Club site would: 1) have far less disruption to the village 2) less visual impact 3) help to retain and increase local jobs 4) ensure the continuance of a Golfing facility in a reduced and more viable form 5) allow other needed leisure activities to be provided 6) make a significant contribution to the overall number of dwellings needed in the area.
Policy 14: Hassocks Golf Club	147	Policy 14 clearly refers to the impact on Friars Oak Cottage and yet Ockley Manor is ignored and it will be directly impacted by a new proposed road lay out.
Policy 14: Hassocks Golf Club	151	Disagree with Policy 14, concerns include • Access, reduced size of golf course, viability. • Recommend cross reference to policy 19: Affordable Housing.
Policy 14: Hassocks Golf Club	169	Object to development on site 13 and Golf Course.
Policy 14: Hassocks Golf Club	184	Allocation is not consistent and not a suitable site. It's identification without proper reassessment of the gap to provide consistency and coherence is fundamentally flawed. Requiring golf course to be owned by the PC is a totally inappropriate and improper policy.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED
Policy 15: Land to the North of Clayton Mills and Mackie Avenue	Circa 80 representations made	Circa 80 responses/letters of objection were received in response to to the allocation at Land to the North of Clayton Mills and Mackie Avenue. Concerns raised have been summarised below; Land previously designated as open space Ongoing legal challenge Erosion of Gap Site 13 and 4 were independent sites at consultation events Concerns re merging of sites Clayton Mill have borne the brunt of development in the Parish Concerns re impartiality of the NPWG, site selection and interests of the NPWG Impact on Ockley Lane Lack of consultation with Mackie Avenue Residents Management Company (MARMC) Concerns regarding traffic and impacts on AQMA Concerns regarding access, flood risk, biodiversity, impact on PRoW, site ownership.
Policy 16: National Tyre Centre	9	National Tyres site would be better as a community facility.
Policy 16: National Tyre Centre	19	Recommend National Tyre sites retain some open community space.
Policy 16: National Tyre Centre	27, 83	Objects to site 20
Policy 16: National Tyre Centre	98	Surprised National Tyre Centre is allocated for residential development
Policy 16: National Tyre Centre	113	Village Square be incorporated where events can be held.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED
Policy 16: National Tyre Centre	151	We disagree with Policy 16 (National Tyre Centre), concerns include; • 3 storey contradict Policy 8 • Additional information of density of housing would make clearer • Recommend cross reference to Policy 19: Affordable Housing • Document does not acknowledge hosting of monthly village market, To drive Aim 3 and also Policy 21, propose that the National Tyre Centre area is ear-marked for a village “square” area.
Policy 16: National Tyre Centre	193	Concerns re site 20 including flood risk and vehicle access
Policy 19: Affordable Housing	175	The policy outlines that affordable housing mix should be aligned to meet the needs of the Parish. Recommend additional text to read: The policy will be monitored and kept under review having regard to the Council Housing Strategy and any changes to evidence of housing needs”.
CH 8: Economy	12, 14	Recommends one or more small developments of office/ laboratory/ workshop units is include in the plan, so that more local employment is available.
CH 8: Economy	151	We agree with Aim 3, ask whether the Parish can support local businesses / proposed businesses with assistance in finding funding,
CH 9: Transport	12, 14	Plan state more strongly that further growth in the population of Hassocks should follow the solution of the transport problems rather than preceding them
CH 9: Transport	98	Concerns re parking, Aim 6 should be strengthened. Aim 9;recommends trains should be 12 coaches
CH 9: Transport	113	Aim 5: 20mph restriction village wide Aim 6: Sort out the parking problem near station and near schools. Aim 7: Not sure how roundabout helps. Parking causes chaos and danger.
CH 9: Transport	151	Support Aim 7, further queries re parking

8. HOW THE MAIN ISSUES HAVE BEEN CONSIDERED

8.1. Paragraph 15(2)(d) requires the Consultation Statement to describe how these issues and concerns have been considered and, where relevant addressed in the proposed Neighbourhood Plan.

8.2. Section 6 detailed the stakeholder feedback, separated between those of the statutory consultation/ public bodies and those of local residents and their representatives. This Section includes a summary of how these comments have been addressed within the Submission Version HNP (Regulation 16).

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
General Comments on HNP	Hurstpierpoint and Sayers Common Parish Council	The Neighbourhood Plan should make reference to the growing demand for secondary school places.	The HNP acknowledges the growing demand for school places and wishes to support the provision of a school in principle and seek for a suitable site to be identified having regard to a range of criteria in Policy 12: Education Provision. Aim 1: Education Facilities, seeks to support the provision of adequate facilities to meet the needs of the local resident population.
General Comments on HNP	Natural England	Welcome commitment to protect areas of ancient woodland adjoining proposed sites. Care needs to be taken to factor in adequate buffers and maintain ecological networks to the south of Hassocks Golf Club. May be opportunities to enhance biodiversity and GI in this area as outlined Policy 4.	Comments noted.
		The Plan should specifically reference protection of the Clayton to Offham Escarpment SSSI.	Supporting text of Policy 4: Green Infrastructure updated to reference Clayton to Offham Escarpment SSSI. Additional wording under para 4.14 to read: "It also includes an important area of species rick chalk grassland, that is recognised by its designation as part of a SSSI. "
		Include a comment about lighting in the “Good Design” aspirations as light pollution has potential to impact on the special qualities of the South Downs National Park.	Additional criteria included under Policy 1 and 2 "to conserve and where possible enhance relative tranquility, in relation to noise and light pollution and dark night skies" .

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
		The Environment & Heritage Objective (p12) suggests that biodiversity is only of significance within the National Park, recommends opportunities to enhance Biodiversity should be sought wherever practical and appropriate across the area	Strategic Objective updated to read: "To preserve and enhance the rural character and biodiversity of the Parish and its historic buildings, maintaining Gaps to neighbouring towns and villages and having regard to the proximity of the Parish to the South Downs National Park and its biodiversity." The objective on page 12 reflects update.
		Recommends appropriate surveys should be undertaken prior to development. Reference should be made in the plan to the need for similar surveys for windfall sites.	Appropriate assessments will be required at the application stage and it is not for the NP to require surveys to be undertaken. HNP unchanged.
General Comments on HNP	Southern Water	We could find no policies to provide for new or improved infrastructure to support development. Recommend an additional policy to read; “New and improved utility infrastructure will be encouraged and supported in order to meet the identified needs of the community. New residential and commercial development will be permitted only if sufficient infrastructure capacity is either available or can be provided in time to serve it”.	The emerging Mid Sussex District Plan includes under Chapter 4: Policy DP 18: Securing Infrastructure, which seeks to ensure development will be permitted where infrastructure can be provided in a timely manner. Given the District Plan includes this Policy it is considered that there is no need to repeat a similar policy in the NP. HNP unchanged.
General Comments on HNP	Sports England	Important the Neighbourhood Plan reflect national policy for sport particular reference to para 73 and 74 to ensure proposals comply with National Planning Policy.	Comments noted. The HNP positively supports retention and enhancement of community facilities. HNP unchanged.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
General Comments on HNP	23	Para 2.8 - Understates the threat of flooding risk from the Herring Stream, which floods (esp at Friars Oak) every year. 2.15 - understates oversubscription of schools 2.22 - no mention here of additional housing already built post 2011 2.31 - understates traffic pollution / volumes and total lack of other roads crossing the railway between Clayton and Burgess Hill Question Why the housing allocations is more than the identified housing need, when windfall housing is taken into account? 6.12 concerns that the golf course site would lead to some of the same problems as Ham Fields 6.33 - surprised if there has been as few as 50 new dwellings built since 2011.	The HNP acknowledges over subscription of schools, houses built since 2011, air pollution and seeks to protect erosion of the Gap. HNP unchanged.
General Comments on HNP	24, 60	Concerns re impartiality of Parish Council NPWG.	The NPWG is made up of members of the Parish Council and members of the public. All members living within the Parish are geographically spread across Hassocks. All members have declared interests in any development sites/Local Green Space sites in which they have an interest (i.e live in close proximity to). Throughout the process members have abstained from voting on matters relating to these sites. Public consultation and exhibitions have been held throughout 2014/2015. Feedback from these events have fed into and shaped the Plan. HNP unchanged.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
General Comments on HNP	27	Raises concern re chair of NPWGA has a property which backs onto Ham Fields and this area is not recommended for development	The NPWG is made up of members of the Parish Council and members of the public. All members living within the Parish are geographically spread across Hassocks. All members have declared interests in any development sites/Local Green Space sites in which they have an interest (i.e live in close proximity to). Throughout the process members have abstained from voting on matters relating to these sites. Public consultation and exhibitions have been held throughout 2014/2015. Feedback from these events have fed into and shaped the Plan. HNP unchanged.
General Comments on HNP	49	Support any group or organisation that opposes any more houses being built in Hassocks or the surrounding area. Infrastructure will have great difficulty in sustaining any more new builds. Concerns re traffic in Hassocks	Comments noted. HNP unchanged.
General Comments on HNP	75, 83	Friars Oak better access and closer to train station.	Comments noted. The site has been carefully considered as part of the assessment and selection of housing sites. HNP unchanged.
General Comments on HNP	76	Queries where the proposed planning application for housing to the rear of the Friar Oak pub sits with the neighbourhood plan.	Application is outside of HNP process. HNP unchanged.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
General Comments on HNP	78	Concerns regarding; • Flood risk near Hassocks Golf Club • Infrastructure • Rail capacity • Parking	Comments noted. HNP unchanged.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
General Comments on HNP	79	Concern over housing need figures- Concern about the usefulness of Aims that simply state that "support is offered" Typos; • Foreword - last para - reference to "town" should be to village or parish, • A query on para 2.6 refers to scarp slopes running to the northern edge - should it be the southern edge? • Para 2.18 "within seating for 240 people" should be "with seating ...." • Para 2.19 correct name is "The Weald Lawn Tennis and Squash Racquets Club" • Para 4.3 "area fully with the parish" should be "... within ..." • Para 4.5 "to the north of (the) main built up area • Para 4.9 "the areas .....is consistent" should be "are consistent" • Para 4.12 "that (pass) this test" • Para 5.19 "sit" should be "site" • Para 6.3 "regard(ing)" • Para 6.12 "within" should be "with an" • Policy 14 "Hassocks Gold Course" should be "Golf" • Para 6.43 "affordable" • Para 7.6 "(the) Hassocks and Keymer" • Para 7.9 "month(s)"	Comments noted. With respect to housing need figures, the back ground paper "Estimation of Housing Need" provides justification for the proposed level of housing. Typos amended in Plan and LGS numbered.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
General Comments on HNP	79	• Para Para 8.1 suggest adding "and some residential streets in the vicinity of the station" • Aim 8 reference to A271 should be A273 • Para 8.20 "train service(s)" • Aim 12 are the easts and wests of the railway the correct way round? My memory was that the proposal had them the other way round. • Proposals map - is National Tyres on the map? • Should there be numbers for the LGS sites?	
General Comments on HNP	84	Queries where, if at all, the proposed planning application for housing to the rear of the Friar Oak pub sits with the Neighbourhood Plan.	Application outside of HNP process. HNP unchanged.
General Comments on HNP	98	Recommends capital letters are used appropriately. Recommends additional photos are taken.	Typos, capitals etc updated in HNP. Additional/ amended photos added.
General Comments on HNP	99	Lack of public consultation no meetings where public could speak. Bias from NPWG, own agenda and not representing the wider Hassocks community.	The NPWG is made up of members of the Parish Council and members of the public. All members living within the Parish are geographically spread across Hassocks. All members have declared interests in any development sites/Local Green Space sites in which they have an interest (i.e live in close proximity to). Throughout the process members have abstained from voting on matters relating to these sites. Public consultation and exhibitions have been held throughout 2014/2015. Feedback from these events have fed into and shaped the Plan. HNP unchanged.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
General Comments on HNP	100	Understands more houses needed but doesn't want community spirit of Hassocks to be lost.	Comments noted. HNP unchanged.
General Comments on HNP	105	Feels Plan could have gone further to address: • Providing the opportunity for housing 'built to the very highest standards of design, construction and energy and water efficiency', and • Reducing the impact of traffic. • flooding and flood mitigation ought to be included in the NP	Government guidance with respect to the Code for Sustainable Homes has been removed. Building efficiency/sustainable construction is now regulated through Building Regulations. HNP unchanged.
General Comments on HNP	113	Disappointed nothing about flood protection.	Flood risk was considered as part of the site assessment work and SA. HNP unchanged.
General Comments on HNP	124	Recommend amendment to page 25 'Clinical Commissioning Group'.	Para 5.33 updated to read; The commissioning of adequate healthcare is the responsibility of the Clinical Commissioning Group.
General Comments on HNP	147	Lack of consultation and working together	Comments noted. The Consultation Statement sets out how public participation has influenced and shaped the Plan. HNP unchanged.
General Comments on HNP	170	Concerns at development due to lack of infrastructure. Green sites cause confusion. 17 houses a year will affect residents.	Comments noted. HNP unchanged.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
General Comments on HNP	174	The Parish Council appears to have acted unilaterally.	The NPWG is made up of members of the Parish Council and members of the public. All members living within the Parish are geographically spread across Hassocks. All members have declared interests in any development sites/Local Green Space sites in which they have an interest (i.e live in close proximity to). Throughout the process members have abstained from voting on matters relating to these sites. Public consultation and exhibitions have been held throughout 2014/2015. Feedback from these events have fed into and shaped the Plan. This Consultation Statement sets out how public participation has influenced and shaped the NP. HNP unchanged.
General Comments on HNP	175	The PHLAA's conclusions with regard to site suitability are not consistent with the approach taken on other sites e.g. the Golf Club, and not properly supported by evidence. Most notably its rejection of the Ham Site (site ref 2) is not consistent with the Local Planning Authority‟s agreed position that development of the site would not unacceptably impact the Stonepound AQMA or would not fundamentally weaken the objective of the Local Gap. Indeed, the MSDC Strategic Housing Land Availability Assessment (SHLAA) identifies the Site as suitable for development.	All sites have been assessed independently and comparatively. HNP unchanged.
General Comments on HNP	176	Would not like any new houses being built unless new schools were also going to planned too	HNP seeks to support the provision of a two form entry primary school within the Parish and includes Policy 12: Education Provision and Aim 1: Education Facilities. HNP unchanged.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
General Comments on HNP	186	HNP dodges issue of where to locate school. Concerns re NPGW interests.	HNP seeks to support the provision of a two form entry primary school within the Parish and includes Policy 12: Education Provision and Aim 1: Education Facilities. HNP unchanged.
Objections to Plan on HNP	13	No to more houses, community infrastructure cant cope.	Comments noted. HNP unchanged.
Supports Plan on HNP	3, 4, 7, 9, 15, 17, 18, 19, 23, 26, 28, 29, 31, 33, 34, 35, 38, 39, 40 , 41, 42, 43, 44 , 46, 47, 48, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 90, 91, 93, 96, 101, 102, 103, 106, 107, 111, 116, 118, 120, 121, 122, 123, 125, 127, 128, 130 , 131, 132, 133, 135, 136, 137, 138, 139, 141, 143, 144, 145, 148, 149, 150,	Support the Plan	Comments of support noted.
Supports Plan on HNP	152, 155, 157, 159, 160, 165, 167, 171, 172,178, 179, 182, 185	Support the Plan	Comments of support noted.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
Supports Plan on HNP	30	Pleased that the Plan acknowledges the high quality of the landscape in the Parish which includes the important chalk scarp slopes. Rightly recognizes the importance of Hassocks as a gateway to the National Park with its good transport links, network of rights of way and cycle hire facilities. Strongly underpinned by reference to the South Downs National Park Local Plan. Applaud the fact that in selecting sites for housing, those in or adjacent to the NP, have been rejected in favour of those outside the park.	Comments of support noted.
Supports Plan on HNP	92	Support the Plan • Based on independent research • Creation of a new two-form entry primary school will be of relief to many. • Site selection has been done fairly • Clayton mills makes sense • Support development at Golf Club • Support LGS's. •Would support improvements to air quality at Stonepound.	Comments of support noted.
Supports Plan on HNP	98	Thanks to the NPWG. Background helpful. Vision and objectives well argued.	Comments of support noted.
Supports Plan on HNP	105	Particularly support the aims and policies relating to local green spaces and green infrastructure, community infrastructure, housing and transport	Comments of support noted.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
Supports Plan on HNP	151	Agree with Vision and key objectives and Policies 1 to 12 inclusive. We agree with Policies 17-21. We agree with Aims 1-12.	Comments of support noted.
Supports Plan on HNP	154	Full Support for Plan as it is realistic of local need, particularly in regard to housing, yet the proposals avoid causing significant damage to the local environment and green spaces, ensure that the character of Hassocks is retained, ensures strategic gaps are protected and fully ensures that Hassocks remains a vibrant, friendly and fulfilling place to live where there is a good quality of life and where the needs of the local community are fully met. Consultation events well attended. No doubt that all opinions and ideas related to the future of Hassocks and the Neighbourhood Plan have been fully expressed and explored in an open, fair and democratic way fully in keeping with the spirit of the localism agenda.	Comments of support noted.
Supports Plan on HNP	177	Support in general but not development East or West of London Road due to impact at Stonepound Crossroads.	Comments of support noted.
Supports Plan on HNP	181	Support Plan and intention to protect the Green Spaces and to reduce further deterioration of air quality in the area of Stonepound Crossroads.	Comments of support noted.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
Policy 1: Hassocks - Burgess Hill Gap	South Downs National Park	Policies 1 & 2 noise and light pollution for the park a concern add additional criteria to enhance tranquillity in relation to noise and light pollution and dark night skies. Second criteria of each policy to refer to "landscape character". Number bullet points. Include ; and, at the end of each criteria.	Additional criteria added to read: "It would conserve and where possible enhance relative tranquility, in relation to noise and light pollution and dark skies. Additional word "character" to be added to Policy 1 and Policy 2. Bullet points are numbered for ease of reference, ";" and included at end of each critera.
Policy 1: Hassocks - Burgess Hill Gap	Southern Water	Policies 1 & 2 - Burgess Hill Gap and Ditchling Gap & Hurstpierpoint Gap Unable to support current policy as these policies may not allow utility providers to provide essential infrastructure. Recommend additional bullet point for Policy 1 and Policy 2: It is essential to meet specific necessary utility infrastructure needs and no alternative feasible site is available.	It is considered that the policy appropriately sets out the importance of the Gaps. Any development proposed as an exception to this policy will be appropriately considered having regard to relevant material considerations. HNP unchanged.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
Policy 1: Hassocks - Burgess Hill Gap	16	Broadly support Concerned that as currently worded the Policy is overly restrictive and would not permit the redevelopment of Hassocks Golf Club in a manner that would best reflect local character and amenity. Recognise the importance of this Gap. Consider that the policy wording should be modified to allow for sufficient flexibility. Suggest that an additional criterion is added to Policy 14 to the effect of: It forms part of a wider comprehensive masterplan for the re development of Hassocks Golf Club.	The Neighbourhood Plan Working Group (NPWG) were advised by Mid Sussex District Council that policies C2: Strategic Gaps and C3: Local Gaps of the 2004 Local Plan were not being carried forward to the District Plan. The NPWG were therefore advised should they wish to continue to protect the Gaps that policies of a similar nature should be contained in the Neighbourhood Plan. The Hassocks Neighbourhood Plan seeks to protect the Gaps between the settlements to maintain the visual separation of these settlements to retain their individual identity and to prevent coalescence. Policy DP10: Preventing Coalescence in the District Plan confirms this advice. “Local Gaps can be identified in Neighbourhood Plans or a Site Allocation Development Plan Document". HNP unchanged.
Policy 1: Hassocks - Burgess Hill Gap	108	Does not consider it appropriate or necessary to have Policy 1 within the neighbourhood plan and there is no evidence that an additional layer of protection is needed and no evidence that the area identified as gap on the proposals map is essential to be retained free of development in order to prevent coalescence. Policy 1 too prescriptive and does not allow a flexible approach following site analysis for development proposals. With respect to the Burgess Hill Gap (Policy 1), Gleeson query whether this policy is appropriate for the neighbourhood plan, given its strategic nature and with regard to national and regional policy.	The Neighbourhood Plan Working Group (NPWG) were advised by Mid Sussex District Council that policies C2: Strategic Gaps and C3: Local Gaps of the 2004 Local Plan were not being carried forward to the District Plan. The NPWG were therefore advised should they wish to continue to protect the Gaps that policies of a similar nature should be contained in the Neighbourhood Plan. The Hassocks Neighbourhood Plan seeks to protect the Gaps between the settlements to maintain the visual separation of these settlements to retain their individual identity and to prevent coalescence. Policy DP10: Preventing Coalescence in the District Plan confirms this advice. “Local Gaps can be identified in Neighbourhood Plans or a Site Allocation Development Plan Document".

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
Policy 1: Hassocks - Burgess Hill Gap	166	Policy 1: Objection relates to the boundaries of the gap and the built up area.	The Neighbourhood Plan Working Group (NPWG) were advised by Mid Sussex District Council that policies C2: Strategic Gaps and C3: Local Gaps of the 2004 Local Plan were not being carried forward to the District Plan. The NPWG were therefore advised should they wish to continue to protect the Gaps that policies of a similar nature should be contained in the Neighbourhood Plan. The Hassocks Neighbourhood Plan seeks to protect the Gaps between the settlements to maintain the visual separation of these settlements to retain their individual identity and to prevent coalescence. Policy DP10: Preventing Coalescence in the District Plan confirms this advice ". Local Gaps can be identified in Neighbourhood Plans or a Site Allocation Development Plan Document". HNP unchanged.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
Policy 1: Hassocks - Burgess Hill Gap	184	Policy 1: Burgess Hill Gap, not assessed by means of evidence base. Insufficient justification for its use and functioning. Recommend NPWG should reconsider the extent of the Golf Course that is excluded and exclude the land north of Shepherds Walk for consistency and to allow for reasonable settlement expansion.	The Neighbourhood Plan Working Group (NPWG) were advised by Mid Sussex District Council that policies C2: Strategic Gaps and C3: Local Gaps of the 2004 Local Plan were not being carried forward to the District Plan. The NPWG were therefore advised should they wish to continue to protect the Gaps that policies of a similar nature should be contained in the Neighbourhood Plan. The Hassocks Neighbourhood Plan seeks to protect the Gaps between the settlements to maintain the visual separation of these settlements to retain their individual identity and to prevent coalescence. Policy DP10: Preventing Coalescence in the District Plan confirms this advice ". Local Gaps can be identified in Neighbourhood Plans or a Site Allocation Development Plan Document". Paragraph 109 of the NPPF encourages the planning system to contribute to and enhance the natural and local environment by, amongst other things, protecting and enhancing valued landscapes. The Burgess Hill Gap is considered to fulfill an important and valued planning function of contributing to the retention of the individual settlement identity of Hassocks and prevent coalescence with Burgess Hill. It is considered that the gap is relatively limited and vulnerable, and merits protection as identified on the Proposals Map that accompanies the HNP HNP unchanged.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
Policy 2: Hassocks - Ditchling Gap	South Downs National Park	Policies 1 & 2 noise and light pollution for the park a concern add additional criteria to enhance tranquillity in relation to noise and light pollution and dark night skies. Second criteria of each policy to refer to "landscape character". Number bullet points. Include ; and, at the end of each criteria.	Additional criteria added to read: "It would conserve and where possible enhance relative tranquility, in relation to noise and light pollution and dark skies. Additional word "character" to be added to Policy 1 and Policy 2. Bullet points are numbered for ease of reference, ";" and included at end of each critera.
Policy 2: Hassocks - Ditchling Gap	175	Policy 2: Suggest para 4.9 in Policy 2 repeats MSDP DP11 and should be removed.	The Neighbourhood Plan Working Group (NPWG) were advised by Mid Sussex District Council that policies C2: Strategic Gaps and C3: Local Gaps of the 2004 Local Plan were not being carried forward to the District Plan. The NPWG were therefore advised should they wish to continue to protect the Gaps that policies of a similar nature should be contained in the Neighbourhood Plan. The Hassocks Neighbourhood Plan seeks to protect the Gaps between the settlements to maintain the visual separation of these settlements to maintain their individual identity and to prevent coalescence. Policy DP10: Preventing Coalescence of the District Plan confirms this advice " Local Gaps can be identified in Neighbourhood Plans or a Site Allocation Development Plan Document" HNP unchanged.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
Policy 3: LGS	Mid Sussex District Council	Policy 3: Local Green Spaces In the preamble (paragraph 4.12 it is recommended that the word "meet" should be inserted before "...this test and merit...." In order to aid clarity. It is noted that a number of the sites being allocated for Local Green space have recent planning history, namely the Land at the Ham and Land to the North of Shepherds Walk. It is recommended that the Parish Council satisfies itself that the evidence on these two sites in particular is robust and can withstand a potential challenge.	Para 4.12 updated to read: "Having regard to these criteria, it is considered that there are a number of green spaces both within and around the built up areas of the Parish that meet this test and merit special designation and protection. The background paper on LGS was also reviewed and updated to expand the reasoning behind the LGS designation and to highlight how each site meets the criteria as set out in para 77 of the NPPF (See Appendix 20).
Policy 3: LGS	South Downs National Park	Policy 3, helpful to number the LGS on the Proposals Map. It is not clear whether land at Lag Wood is also preferred for LGS designation,	LGS sites labelled on Proposals Map
Policy 3: LGS	Southern Water	This policy may not allow utility providers to provide essential infrastructure. Recommend an additional bullet point; Development proposals which conflict with the purpose of this designation will be resisted in these areas, with the exception of proposals for essential utility infrastructure, where the benefit outweighs any harm, or it can be demonstrated there are no reasonable alternative sites available.	It is considered that the policy appropriately sets out the importance of the Local Green Spaces. Any development proposed as an exception to this policy will be appropriately considered having regard to relevant material considerations. HNP unchanged.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
Policy 3: LGS	4, 23, 45, 54, 93, 101, 102, 103, 106, 111, 112, 126, 129, 130, 135, 139, 140, 143, 149, 152, 159, 160, 165, 167, 182	Support designation	Comments noted.
Policy 3: LGS	184	LGS1 is prejudicial to the sustainable development of the site for housing as proposed in current application. The site is not in close proximity to the community it serves and is only accessible by a small part of the community. The footpath across the site is not widely used and it crosses the railway.	This demonstrates that the site is valued by local people. Written evidence of its value and informal accessibility has been provided in a report compiled by the community. The site is immediately adjacent to the residential village edge and overlooked by houses. The footpath is promoted as part of the circular walk around the village and as a longer distance route between Hurstpierpoint and Ditchling.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
Policy 3: LGS	175	Policy 3: Objects to allocation of LGS2 part of which covers potential housing site 2. Go on to give reasons why should not be designated as such, 'not demonstrably special to the community'. EAD letter identifies that the ecological features of value within the eastern site do not warrant specific designation as Local Green Space. Does not meet para 77 of the NPPF. Recommend LGS2 is removed from Policy 3. None of the objectors to the Ham Fields application referred to the site as being in any way special or of particular local significance. Consultation responses to the potential housing sites for the NP. As above assertion is that this opposition was mainly on traffic, strategic gap and pollution issues, not local significance or value. Landscape Character and views and recreational value. Reference to technical note prepared by Fabrik. Site is not of exceptional landscape quality Site is of limited recreational value Site does not form part of a designated landscape Site is not considered tranquil Open views are not considered to be of particular local significance	In the region of 300 local people raised objections to the Ham Fields application. This in itself demonstrates how the site is valued by local people. In both consultations Ham Fields was consistently opposed as a housing allocation site. As above this in itself demonstrates how the site is valued by local people. Landscape quality is not a requirement of LGS designation. Para 77 of LGS refers to sites being 'local in character'. LGS paper concludes that site does reflect local landscape character. Site is highly valued by local people as demonstrated by objections to Ham Fields application. In addition to use of the public footpath there has been (unchallenged) informal access to much of the land for many years. As above landscape designation for scenic beauty or character is not a requirement of LGS designation. Disagree. In central parts of site there is a good sense of tranquillity – limited urban intrusions in views, natural sounds eg birdsong predominate as opposed to traffic noise. Agree – views are of local significance. Reflects designation as a local greenspace.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
		Heritage significance Refers to archaeological mitigation strategy in the event of development and no clear reasoning for identification of heritage significance Wildlife Significance Letter provides evidence from the EAD Ecology Assessment of the site and how features could be protected in the event of development. Letter argues that various features – hedgerows, mature trees, etc do not 'warrant designation as LGS'.	Objection does not contest the heritage significance identified in the LGS paper. Objection does not contest the features of wildlife significance identified in the LGS paper. Agree that individual features might not 'warrant designation as LGS', but these features are of local significance and reflect local ecology and in combination strongly reflect local character.
Policy 3: LGS	183 & 2	Comments on LSG 4 LGS4 not suitable as LGS with regard to NPPF criteria Recreational Value – Not merited as there is a single footpath running across the field and other informal paths are not recognised by the land owner. Historic significance – reference to archaeological surveys which would be undertaken in the event site is developed. Richness of wildlife/Tranquillity – site is regularly cropped, proximity to development, regular pedestrian and dog	LGS paper cites valued views from the site. Informal paths have been used unchallenged for over 20 years. Objection does not challenge heritage significance. Indicates how it might be conserved in the event of development. Again objection does not challenge wildlife significance associated with boundaries and proximity to the stream and SNCI. Statement recognises the proximity of the site to the village which is a key consideration in LGS designation. These factors would not impact on wildlife. Site benefits from a high degree of tranquillity and sense of place.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
		access mean site could not be considered rich in wildlife or tranquil. Recognise value of mature trees and field boundaries. National Park Designation – As park benefits from NP status LGS designation is not necessary	Disagree – LGS designation would serve a different purpose providing accessible green space for the local community. The LGS policy is not being used as a blanket designation – seven discrete sites are proposed spread around the edges of the village/settlement boundary.
Policy 3: LGS	2	Comments on LGS 5 Object to the proposed designation of LGS5 “Land at South Downlands”.	This reference is probably confused with LGS4 (which was previously LGS5) as the land to the south of Downlands is not farm land but is in the SDNP

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
Policy 3: LGS	21	Comments on LGS 7 As owners of LGS7 object to the description given in the background document "Proposed Local Green Spaces (LGS) and Enhanced Footpaths (EP)". 1. Pheasant Field is not "Open Access" and we have not expressed any such wish.. 2. Update wording to read; The area is being managed for wildlife conservation and the promotion of biodiversity. 3. Wildlife Significance. The area is not an SNCI it is PART of an SNCI 4. Landscape Character and Views. Views of the downs are extremely limited. 5. The text contains other errors, there is significant "investigative evidence" of heritage value, ancient semi natural woodland is abbreviated to ASNW not "SNAW", the SNCI is three times larger than that described here or on the map in the document "Hassocks Constraints and AQMA Radius Map". The proposed LGS8 is not consistent with the AQMA Radius Map. We object to any proposal to change the existing public footpath across Pheasant Field from a footpath to a bridleway or cycleway.	1. Noted and the background paper will be up-dated to reflect this. 2. Noted as above. 3. Noted as above. 4. There are some views to the downs and the report does not state that these are extensive. 5. Noted and will check against the Historic Environment Record in reviewing the background paper. The SNCI has been masked by the ASNW where this coincides on the map. This will be clarified in the text. This has not been suggested in the background paper or the Policy. This may be a confusion with aspirations for LGS6.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
Policy 4: Green Infrastructure	Mid Sussex District Council	Policy 4: Green Infrastructure is broadly supported, however it is recommended that reference is made to the planting of native species being actively encouraged.	Policy 4 updated to read: "Planting contributes to wildlife and links to existing woodland, hedges and streams; Proposals include the planting of native species."
Policy 4: Green Infrastructure	South Downs National Park	Include GI Plan in main body of NP. Show LGS within GI Plan. Identify opportunities to enhance GI network incl. within sites.	Mark Bristow (Neighbourhood Planning Officer, MSDC) confirmed at a meeting on 06 April 2016 that it is not possible for MSDC to map the GI of the Parish. HNP therefore unchanged and no GI map to be included in Plan. Site allocation policies (Policy 14 and Policy 15) seek to ensure existing GI assets (ancient woodland and mature trees) are protected and open space provided for the benefit of existing and future residents.
Policy 4: Green Infrastructure	West Sussex County Council	Policy 4: Green Infrastructure – Recommend the wording could be strengthened to actively seek the provision of safe and convenient off-road access, whether by creating entirely new routes or up-grading existing paths.	Policy 4 updated to read: "Where proposals include the provision of additional green infrastructure, these will be supported where: They seek to link to the existing path and open space networks; They provide off road access for walking, cycling and horseriding; Planting contributes to wildlife and links to existing woodland, hedges and stream.
Policy 4: Green Infrastructure	16	Strongly support Policy 4	Comments of support noted. HNP unchanged.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
Policy 4: Green Infrastructure	175	Policy 4 Green Infrastructure: Map of Green Infrastructure Plan includes agricultural and fallow land and this should be removed	Mark Bristow (Neighbourhood Planning Officer, MSDC) confirmed at a meeting on 06 April 2016 that it is not possible for MSDC to map the GI of the Parish. HNP therefore unchanged and no GI map to be included in Plan.
Policy 5: SDNP	Mid Sussex District Council	Policy 5: South Downs National Park, the Parish Council may wish to consider an additional criteria relating to dark skies being included as part of this policy. Wording could be “ Development proposals should support the implementation of policies by the SDNP Authority aimed at reducing light pollution and its overall landscape impact by seeking to: 1. Eliminate any upward lighting that causes harmful sky glow, 2. Reduce light trespass to an acceptable level, 3. Reduce the impact of glare and direct visibility.”	Comments noted. As per SDNP recommendations, additional wording is included in Policy 1: Burgess Hill Gap and Policy 2: Ditchling Gap and Hurstpierpoint Gap. Additional criteria to read: "It would conserve and where possible enhance relative tranquility, in relation to noise and light pollution and dark skies."
Policy 5: SDNP	Southern Water	Unable to support current policy as it could create a barrier to statutory utility providers, such as Southern Water, from delivering its essential infrastructure required to serve existing and planned development. Recommend additional wording is included to read: Are for the provision of essential utility infrastructure, where it can be demonstrated that this is in the public interest, and there are no reasonable alternative sites available.	It is considered that the policy appropriately sets out the importance of the South Downs National Park. Any development proposed as an exception to this policy will be appropriately considered having regard to the relevant material considerations.
Policy 5: SDNP	16	Support policy.	Comments of support noted. HNP unchanged.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
Policy 5: SDNP	30	Supports Policy 5. Draw attention however to the reference to the 1995 Environment Act which could be usefully extended to section 62 of the same Act which imposes a duty to have regard to the Park's designation	Comments of support noted. HNP unchanged. Support for this policy has also been received from South Downs National Park Authority (SDNPA).
Policy 5: SDNP	184	Policy should include specific reference to the application of the National park Policies and guidelines.	Comments of support noted. HNP unchanged. Support for this policy has also been received from South Downs National Park Authority (SDNPA).

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
Policy 6: Development in Conservation Areas	Historic England	Policy 6: Support Policy, question whether this policy really adds anything that isn't already in the National and Local Planning Policy documents. Recommends it might be helpful to add to this policy by identifying features of the area's character that are of particular importance that new development should sustain where possible, or to identify issues that new development should contribute to resolving.	Policy 6 updated to read; Development proposals which seek to protect, enhance and conserve the Keymer Conservation Area and Clayton Conservation Area will be supported. Proposals which respect the following features of the Keymer Conservation Area will be supported: 1 - Keymer Terrace and the stone wall by the church; 2 - The Church and its setting; 3 - Properties in the Crescent; 4 - Properties and features of Lodge Lane; 5 - The bend in Keymer Road; 6 - Views into an out of the Conservation area; and 7 - The use of traditional building materials. Proposals which respect the following features of the Clayton Conservation Area will be supported; 8 - Rural setting within the Downs rising steeply to the south; 9 - The Church and its setting; 10 - Rural character of Underhill Lane; 11 - The flint building material; and 12 - The sense of enclosure created by the narrow sunken lane.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
Policy 6: Development in Conservation Areas	South Downs National Park	Policy 6 adds little to existing national legislation on Conservation Areas therefore remove or add local level protection eg through indentifying non designated heritage assets or nominations for LPA list.	Policy 6 updated to read; Development proposals which seek to protect, enhance and conserve the Keymer Conservation Area and Clayton Conservation Area will be supported. Proposals which respect the following features of the Keymer Conservation Area will be supported: 1 - Keymer Terrace and the stone wall by the church; 2 - The Church and its setting; 3 - Properties in the Crescent; 4 - Properties and features of Lodge Lane; 5 - The bend in Keymer Road; 6 - Views into an out of the Conservation area; and 7 - The use of traditional building materials. Proposals which respect the following features of the Clayton Conservation Area will be supported; 8 - The Church and its setting; 9 - Rural setting within the Downs rising steeply to the south; 10 - Rural character of Underhill Lane; 11 - The flint building material; and 12 - The sense of enclosure created by the narrow sunken lane.
Policy 7: Air Quality	113	AQM any additional housing will decrease air quality.	Comments noted. HNP unchanged.
Policy 7: Air Quality	175	Policy 7 AQM- Policy should be removed. An adverse effect on air quality does not necessarily lead to unacceptable levels of pollutants.	Comments noted. HNP unchanged.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
Policy 7: Air Quality	184	The term “no adverse impact” is too demanding. The policy is unrealistic. Policy wording should require development proposals to address any potential impacts and to ensure that acceptable levels of air quality are maintained	Policy 7: Air Quality Management updated to read " Development will be supported where it would have no unacceptable adverse effect upon air quality within the Air Quality Management Area". Supporting text para 4.30 updated to reference EU air quality standard. Para 4.30 updated to read: The Parish Council consider that development should not be supported that either has an adverse effect on the AQMA, or if a proposed use or users within the AQMA would be adversely effected by the air quality. The Parish Council do not wish to support proposals which could lead to "unacceptable" adverse effect, upon air quality within the AQMA, in line with EU air quality standards.
Policy 8: Character and Design	Historic England	Policy 8: Support Policy. Pleased a townscape character study has been prepared and sees this as a really helpful piece of evidence that should make an important contribution to the planning of development in the future. Notes the document is not referred to in the policy. Recommend referring to the document alongside the village design statement by adding text to read “Has regard to the Village Design Statement and seeks to sustain key spatial and built form characteristics identified in the Hassocks Townscape Appraisal and, where practicable, contributes to resolving identified detractors from character.”	Policy updated to read; "Has regard to the Village Design Statement and seeks to sustain key spatial and built form characteristics identified in the Hassocks Townscape Appraisal and, where practicable, contributes to resolving identified detractors from character.”

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
Policy 8: Character and Design	175	Policy 8: Reference to Village Design Statement should be instead made in supporting text rather than policy	Reference to the Village Design Statement (VDS) remains in the Policy. Para 4.34 updated to read: "It is considered the spatial and architectural character of the Parish contribute to its sense of place and quality. These merit protection in conjunction with future development proposals. The Village Design Statement supports Policy 8: Character and Design and provides guidance on local design and characteristics. "
Policy 9: Open Space	Southern Water	Unable to support current policy as it could create a barrier to statutory utility providers, such as Southern Water, from delivering its essential infrastructure required to serve existing and planned development. Recommend additional wording to read: Development proposals which result in the loss of open space will not be supported, with the exception of proposals for essential utility infrastructure, where the benefit to the community outweighs any harm, or it can be demonstrated there are no reasonable alternative sites available.	It is considered that the policy appropriately sets out the importance of the Open Space. Any development proposed as an exception to this policy will be appropriately considered having regard to relevant material considerations. HNP unchanged.
Policy 9: Open Space	16	Strongly support Policy.	Comments of support noted. HNP unchanged.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
Policy 9: Open Space	175	Policy 9: Open Space: Not clear which open spaces these are are they part of GI Plan?	Para 5.3 of the Plan defines Open Space as per the NPPF. The NPWG have liaised with the mapping team at MSDC. Mark Bristow (Neighbourhood Planning Officer, MSDC) confirmed at a meeting on 06 April 2016 that it is not possible for MSDC to map the open space of the Parish. HNP unchanged.
Policy 9: Open Space	163	Recommend Policy 9: ' REPLACEMENT of open space should be PROVIDED 'before loss of the existing.	Policy 9 requires replacement before the loss of existing open space. HNP unchanged.
Policy 10: Outdoor Play Space	Mid Sussex District Council	Policy 10: Outdoor Playing Space We note the requirement for on site provision for developments of more than 14 homes however in this regard the developer will also need to make ongoing management and maintenance arrangements for the play facilities. Attention is drawn to the use of the word ‘commuted’ as this word refers to a sum provided for maintenance not a contribution towards.	Policy updated to read: "Development proposals of 15 or more homes will be required to provide play areas and associated equipment. This should be preferably provided on site or alternatively provided towards both the provision and long term maintenance of community facilities."
Policy 10: Outdoor Play Space	16	Strongly support Policy.	Comments of support noted. HNP unchanged.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
Policy 12: Education Provision	97	Policy 12 as written is unclear. Recommends revised policy wording to read; “This study and any subsequent planning application will be determined having regard to the following criteria: •The site:is geographically well placed to serve the needs of the local resident population; • is sequentially preferable in landscape and planning policy terms, including (but not limited to) seeking to avoid areas within the defined National Park, Ditchling Gap and Hurstpierpoint Gap, Burgess Hill Gap, and to avoid areas at a sequentially higher risk of flooding; • avoids significant adverse effect upon air quality at the Stonepound Crossroads; • provides of a minimum of 2 hectares; • provides appropriate access and parking; • is free of public access (Rights of Way), and does not enable access to adjacent land or properties; and is well placed and accessible to sustainable modes of transport.”	The wording for the criteria reflects the Local Education Authority's advice, which it is noted and drawn from "Proposed new school sites as part of the Section 106 Agreements". HNP unchanged.
Policy 12: Education Provision	98	The criteria for any new school are well defined. It is unlikely that any new school on a new site will be able to satisfy accessibility criteria and will thus risk significant traffic problems.	Comments noted. HNP unchanged.
Policy 13: Housing Allocations	Environment Agency	Pleased to see that the Hassocks Golf Club and the Land North of Clayton Mills proposed allocations have been directed to the areas at the lowest probability of flooding and that they are both located within Flood Zone 1.	Comments noted. HNP unchanged.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
Policy 13: Housing Allocations	West Sussex County Council	Of the three sites the two largest sites would each be large enough to require a full transport assessment (TA) in support of a planning application. The A273/B2116 signalled junction at Stonepound Crossroads is well known for being congested. It is essential that the planning of new housing development in and around Hassocks takes account of the combined impacts of the proposed allocations on Stonepound Crossroads in terms of traffic flow. Upon review of the "Traffic Effects of Housing Development" document, the County Council recommends that, before the draft Neighbourhood Plan is progressed to Submission stage, study work be undertaken to estimate the numbers of additional vehicles likely to use the junction in the AM and PM peak hours. Subject to whether the predicted increase in traffic at the junction can be expected to result in a "severe residual cumulative impact" further work may also be required to establish whether there are practicable measures, funded by developer contributions, that could mitigate the impacts of the proposed allocations.	The HNP has been mindful of the air quality issues within the Parish and have taken this environmental constraint into consideration throughout the Plan making process including the selection of housing sites. The evidence base, which includes amongst other documents, the HNP Map, acknowledges the environmental constraints of the Parish and includes an AQMA buffer which ranges from 250m-1000m (see Appendix 1). The HNP acknowledges air quality and includes Policy 7: Air Quality Management, which seeks to support development where it would not have an unacceptable adverse effect upon air quality within the AQMA. The Parish Council do not wish to support supports which could lead to unacceptable adverse effects, upon air quality within the AQMA, in line with European Union air quality standards. The HNP also includes Aim 8: Pollution which supports actions which could help reduce traffic levels through Stonepound Crossroads. The District have confirmed the HNP has had regard to the AQMA in a proportionate way and complies with national policy and guidance West Sussex County Council confirmed they were happy for the HNP to proceed to Regulation 16 without further transport evidence base reports, subject to the findings of the Mid Sussex Transport Study and confirmation that the matter of traffic at Stonepound Crossroads had been adequately covered as part of the Study.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
		It is recognised that the study work and its associated costs should be proportionate to the amount of development proposed in the draft Neighbourhood Plan. To that end the County Council would be willing to assist with the scoping of the work.	
Policy 13: Housing Allocations	16	Strongly support proposed housing allocation for up to 130 dwellings.	Comments of support noted. HNP unchanged.
Policy 13: Housing Allocations	108	The proposed housing allocation target of 280 – 290 new homes over the plan period is not sufficient and does not reflect objectively assessed need.	The HNP seeks to allocate land for the delivery of 280-290 homes. Additional units are expected to come forward through windfall development (Policy 17). Consideration and justification of housing numbers contained within the HNP is set out in the background paper on Housing Need. HNP unchanged.
Policy 13: Housing Allocations	113	Query re Policy 13 regarding National Tyres site and whether the continued trading of National Tyres was an issue for deliverability.	The Site Assessment for the National Tyre Centre (Appendix A.11, Hassocks Parish Housing Land Availability Assessment), acknowledges the site is subject to a lease agreement with a break in 5 years.
Policy 13: Housing Allocations	151	Disagree with Policy 13	Comments noted. HNP unchanged.
Policy 13: Housing Allocations	166	Policy 13: Additional site north of the Friars Oak public house on the east side of London Road. Site could deliver up to 18 dwellings.	The HNP seeks to allocate 3 sites to meet the Parishes identified local housing need of 210-270 units over the Plan period. Additional units are expected to come forward through windfall development (Policy 17). Additional sites are not required to meet housing need. HNP unchanged.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
Policy 13: Housing Allocations	174	Housing is significantly below the figure of 630 in the Mid Sussex HEDNA Hassocks Golf Club is not a sustainable location for additional housing. Questions how the Sustainability Appraisal suggests the golf club would have a significant positive impact on the objective to “maintain and enhance community infrastructure”. No evidence has been provided to confirm that the site would not have an adverse impact on the Stonepound Air Quality Management Area.	The Parishes identified housing need is 210- 270. The HNP seeks to allocate land for the delivery 280-290 homes. Additional units are expected come forward through windfall development (Policy 17). The SA Objective has been scored in this way as the allocations have the potential to deliver modest community benefits. The sites have been assessed in respect of their potential comparative impact on air quality. Discussions have also taken place with MSDC regarding the assessment of housing sites and impact on the Stonepound AQMA. This is also considered in the Mid Sussex Transport Study.
Policy 13: Housing Allocations	175	Policy 13: Object as seeks to impose a cap on numbers. The Neighbourhood Plan would benefit from the inclusion of the presumption in favour model policy.Recommend policy figure is identified as a minimum.	The Parishes identified housing need is 210- 270. The HNP seeks to allocate land for the delivery 280-290 homes. Additional units are expected come forward through windfall development (Policy 17). Given the HNP is in general conformity with the District Plan there is no need to repeat this policy. HNP unchanged.
Policy 13: Housing Allocations	184	Plan not aligned with MSDC Local Plan and fails to meet objectively assessed needs for the area. Hassocks is a sustainable settlement and should accommodate a significant share of Districts housing requirement. Policy 13 should include the land north of Shepherds walk.	The HNP seeks to allocate 3 sites to meet the Parishes identified local housing need of 210-270 units over the Plan period. Additional units are expected come forward through windfall development (Policy 17). Additional sites are not required to meet housing need. The site Land North of Shepherds Walk was considered for housing. It was not considered a suitable housing site having regard to need and other candidate sites. It has also been assessed, and then subsequently allocated as a LGS.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
Policy 14: Hassocks Golf Club	Historic England	Policy 14: We would recommend providing guidance within the policy to ensure that development would not have a negative affect on the listed building at Friar's Oak House, through impacts in its setting through a requirement in the site allocation policy (Policy 14). Recommend consideration is given to require the retention of a planted landscape buffer between new development and this building to preserve the rural character of its setting. Recommend additional wording to read;: "Development proposals must be informed by an archaeological investigation prepared according to a brief agreed with the Council's archaeological advisor. Proposals will be required to preserve important archaeological remains in-situ and to reveal their significance within the layout of where practicable. Where preservation-in-situ is not possible it must be clearly demonstrated that development is required to deliver public benefits that could not be provided otherwise and that outweigh any harm incurred to the archaeological record."	Recommend 5th bullet is amended to read; Protect and do not adversely affect heritage assets, including Friars Oak House and its <u>rural</u> setting; It is considered that matters relating to archaeological investigations are most appropriately addressed at a detailed design stage. No further changes to HNP.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
Policy 14: Hassocks Golf Club	Hurstpierpoint and Sayers Common Parish Council	The proposed housing development at Hassocks golf club is opposed because it creates an unsatisfactory and possibly unsustainable pattern for the boundary of the built-up area. It also contributes to the incremental erosion of the local gap with Hurstpierpoint and to potential coalescence of the settlements. Recommends if public space is to be provided in association with housing development, then that space should be covenanted against future development in perpetuity.	NPWG appreciate and recognise the sensitivity of the Local Gap between the Parishes. Preparation of the Plan has sought to minimise development within the Gap, whilst seeking to meet the needs of the Parish, as far as possible. The NPWG do not support residential development expanding westerly into the Gap.
Policy 14: Hassocks Golf Club	Southern Water	The proposed development would need to make a connection at the nearest point of adequate capacity. Site assessment has also revealed that there is existing below-ground sewerage infrastructure at Hassocks Golf Course that needs to be taken into account when designing the proposed development. An easement width of 6 metres would be required, which may affect the site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting. Recommend additional policy wording to read: • Provide a connection to the nearest point of adequate capacity in the sewerage network, as advised by the service provider. • Ensure future access to the existing sewerage infrastructure for maintenance and upsizing purposes.	It is considered that these matters are most appropriately addressed at a detailed design stage. HNP unchanged.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
Policy 14: Hassocks Golf Club	South Downs National Park	Policy 14 Site is dissected from the town by A273 therefore does not relate well to existing built up area.Likley to be visible from prominent areas in SDNP landscape screening required consider light pollution in design. Recommend following additional criteria to be added to Policy 14; Provide appropriate landscaping and sensitve design to mitigate the impact on near and long views of the site. Conserve and where possible enhance the relative tranquility in regards to lighting and dark night skies.	Comments noted. Additional criteria added to Policy 1 and 2 to read: "It would conserve and where possible enhance relative tranquility, in relation to noise and light pollution and dark skies. Policy 14 unchanged.
Policy 14: Hassocks Golf Club	12, 14	Higher density housing recommended for Golf Club site.	Comments noted. HNP unchanged.
Policy 14: Hassocks Golf Club	16	Suggest that the criteria of the policy (1st bullet point) is reworded to read:Does not extend residential development into the Burgess Hill Gap (Policy 1) as identified on the Proposals Map unless forming part of a comprehensive masterplan for the whole Golf Club site.	The HNP seeks to protect the Gap to maintain the visual separation of these settlements, to maintain their individual identity and to prevent coalescence. HNP unchanged.
		Suggest rewording; Provide land to the west of Belmont Recreation Ground for formal/informal open space in the event that the 2.3ha site is not needed or developed as a primary school.	It is considered that the Policy, as drafted in the Regulation 14 NP provides sufficient flexibility to enable the land to be delivered for an appropriate use. HNP unchanged.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
Policy 14: Hassocks Golf Club	16	Suggest partial deletion of bullet point 11; bullet point to read Provide a 9 - hole golf course facility and associated infrastructure, including but not limited to, a club house and associated parking.	Policy 14 updated to read; "Provide a 9 - hole golf course facility and associated infrastructure, including but not limited to, a club house and associated parking."
		Request that bullet point 7 is reworded to more accurately reflect discussions with the Parish Council. Amended bullet point to read Ensure that legal title to the golf course and associated infrastructure is gifted the Parish Council or other specially created trust in return for grant of a lease in perpetuity to the golf course operator at a peppercorn rent.	Policy 14 updated to read; "Ensure that legal title to the golf course and associated infrastructure is gifted to the Parish Council or other specially created trust in return for grant of a lease in perpetuity to the golf course operator at a peppercorn rent."
		The supporting text to Policy 14, at paragraph 6.14, should be amended to refer to 5.5ha not 5.1ha as stated.	HNP seeks to protect the Gap and does not support westward extension to facilitate a more "serpentine" shape. It is considered that adequate land is contained within the site allocation area to facilitate the delivery of residential development and 5.1 ha of open space. The site allocation seeks to balance the delivery of adequate land for housing along with the open space and protection of Local Gaps. HNP unchanged.
		The supporting text to Policy 14, at paragraph 6.15 should refer to 4.3ha of public open space not 5.5ha as stated	HNP seeks to protect the Gap and does not support westward extension to facilitate a more "serpentine" shape. It is considered that adequate land is contained within the site allocation area to facilitate the delivery of residential development and 5.1 ha of open space. The site allocation seeks to balance the delivery of adequate land for housing along with the open space and protection of Local Gaps. HNP unchanged.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
		Recommend Proposals Map is updated to create a more 'serpentine' shape to the housing allocation area as it interfaces with the proposed public open space	HNP seeks to protect the Gap and does not support westward extension to facilitate a more "serpentine" shape. It is considered that adequate land is contained within the housing site allocation area to facilitate an adequate urban design and layout of the development, including a 'serpentine' western edge to the housing development, if necessary. The site allocation seeks to balance the delivery of adequate land for housing and protection of Local Gaps. HNP unchanged.
Policy 14: Hassocks Golf Club	54	Golf Course allocation seems sensible.	Comments noted. HNP unchanged.
Policy 14: Hassocks Golf Club	93	Support allocation.	Comments of support noted. HNP unchanged.
Policy 14: Hassocks Golf Club	113	Policy 14 would like community centre or shop not just houses.	Comments noted. HNP unchanged.
Policy 14: Hassocks Golf Club	125	Reservations on the Golf Course, the proposed new club house and golf range threaten the local gap.	The HNP is mindful of the importance of the Gap and seeks to protect westward extension into the Gap. HNP unchanged.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
Policy 14: Hassocks Golf Club	146	Believe the proposed redevelopment of Hassocks Golf Club site would: 1) have far less disruption to the village 2) less visual impact 3) help to retain and increase local jobs 4) ensure the continuance of a Golfing facility in a reduced and more viable form 5) allow other needed leisure activities to be provided 6) make a significant contribution to the overall number of dwellings needed in the area.	Comments noted. HNP unchanged.
Policy 14: Hassocks Golf Club	147	Policy 14 clearly refers to the impact on Friars Oak Cottage and yet Ockley Manor is ignored and it will be directly impacted by a new proposed road lay out.	The potential impact on heritage assets has been carefully considered and is detailed within the SA. HNP unchanged.
Policy 14: Hassocks Golf Club	151	Disagree with Policy 14, concerns include; • Access, reduced size of golf course, viability. • Recommend cross reference to policy 19: Affordable Housing.	Comments noted. All policies of the HNP will be taken into account should an application come forward on this site. Therefore the site allocation policy does not need not to cross reference to other policies in the HNP.
Policy 14: Hassocks Golf Club	169	Object to development on site 13 and Golf Course.	Comments noted. HNP unchanged.
Policy 14: Hassocks Golf Club	184	Allocation is not consistent and not a suitable site. It's identification without proper reassessment of the gap to provide consistency and coherence is fundamentally flawed. Requiring golf course to be owned by the PC is a totally inappropriate and improper policy.	The HNP is mindful of the importance of the Gap and seeks to protect westward extension into the Gap. Policy seeks to ensure the legal title to the golf course and associated infrastructure is gifted to the Parish Council or other specially created trust in return for the granting of a lease in perpetuity to the golf course operator at a peppercorn rent.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
Policy 15: Land to the North of Clayton Mills and Mackie Avenue	Historic England	Acknowledges part of archaeological notification area lies partially within the site and represents a dispersed multi-period landscape of Prehistoric and Roman period occupation and settlement. Notes the policy requires that development is limited within the northern part of the allocation site. Suggest that a similar policy wording is used to that suggested for Policy 14 to draw attention to the archaeological potential of the land and to ensure appropriate investigation is undertaken to inform development proposals and decisions. Recommend additional wording to read;: “Development proposals must be informed by an archaeological investigation prepared according to a brief agreed with the Council’s archaeological advisor. Proposals will be required to preserve important archaeological remains in-situ and to reveal their significance within the layout of where practicable. Where preservation-in-situ is not possible it must be clearly demonstrated that development is required to deliver public benefits that could not be provided otherwise and that outweigh any harm incurred to the archaeological record.”	It is considered that matters relating to archaeological investigations are most appropriately addressed at a detailed design stage. HNP unchanged.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
Policy 15: Land to the North of Clayton Mills and Mackie Avenue	Southern Water	Assessment reveals that the local sewerage system has limited capacity this is not a constraint to development providing there is planning policy support for the provision of the necessary local infrastructure. Recommend an additional bullet point to read: • Provide a connection to the nearest point of adequate capacity in the sewerage network, as advised by the service provider	It is considered that these matters are most appropriately addressed at a detailed design stage. HNP unchanged.
Policy 15: Land to the North of Clayton Mills and Mackie Avenue	South Downs National Park	Policy 15 , Recommend following additional criteria to be added to Policy 15; Provide a significant landscape buffer to the northern edge, and where necessary to the east of the site to screen views from the National Park. Conserve and where possible enhance the relative tranquiliry in regards to lighting and dark night skies.	Comments noted. Additional criteria added to Policy 1 and 2 to read: "It would conserve and where possible enhance relative tranquility, in relation to noise and light pollution and dark skies. Policy 15 unchanged.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
Policy 15: Land to the North of Clayton Mills and Mackie Avenue	Circa 80 representations received	Circa 80 responses/letters of objection were received in response to toposed allocation at Land to the North of Clayton Mills and Mackie Avenue. Concerns raised have been summarised below; • Land previously designated as open space • Ongoing legal challenge • Erosion of Gap • Site 13 and 4 were independent sites at consultation events • Concerns re merging of sites • Clayton Mill have borne the brunt of development in the Parish • Concerns re impartiality of the NPWG, site selection and interests of the NPWG • Impact on Ockley Lane • Lack of consultation with Mackie Avenue Residents Management Company (MARMC) • Concerns regarding traffic and impacts on AQMA • Concerns regarding access, flood risk, biodiversity, impact on PRoW, site ownership.	The NPWG acknowledge the concerns of local residents, including in relation to the previous open space designation that affects the southern part of the site. Local circumstances and the environmental constraints of the site have been taken into account throughout the plan preparation process. This Consultation Statement details the engagement with stakeholders throughout the plan-making process, commencing in late 2012. It details how engagement exercises have been extensively advertised and promoted. This includes the well-attends public consultation exercises on potential housing sites in both January 2015 and July 2015, prior to the Parish Council's consideration and resolution on housing need and site allocations at their EGM on 22nd September 2015. It also confirms that representatives of the MARMC have made direct representations to the NPWG at a pre-booked session. Local residents and stakeholders have therefore had opportunity to influence and shape the Plan, throughout its preparation. This statement also details the changes made in light of the feedback to the Regulation 14 Consultation. This includes changes to Policy 15. The NPWG is made up of members of the Parish Council and members of the public. All members living within the Parish are geographically spread across Hassocks All members have declared interests in any development sites/Local Green Space sites in which they have an interest (i.e live in close proximity to). Throughout the process members have abstained from voting on matters relating to these sites. The policy requires the provision of a suitable access into the site, the detail of which will be agreed with the Highways Authority in due course.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
			The site promoters Masterplan indicates this is likely to be via Ockley Lane. The Policy seeks to protect the Gap with no residential development to extend into the Gap. In response to consultation feedback and to accompany their representations on the Plan, the site promoters have provided the NPWG with a Masterplan. The NPWG has reviewed this and it has been resolved to support the location of the housing on the north boundary of the site allocation area. This then enables the provision of a landscape buffer between the northern edge of the existing houses in Clayton Mills and the southern edge of the proposed houses. As a result, it is recommended the policy is updated to enable residential development to be located within the northern part of the site and a compensatory/mitigatory buffer is to be required to be provided on land beyond the northern edge of the allocation site area. The location of the housing will need to ensure the amenity of local residents which border the site is protected. It is recommended the policy is amended to read; "Residential development on Land to the north of Clayton Mills and Mackie Avenue (as identified on the Proposals Map) for up to 140 units will be supported where proposals: • Do not extend residential development into the Burgess Hill Gap (Policy 1) as identified on the Proposals Map; • Provide a significant landscape buffer between the proposed development site and the Burgess Hill Gap

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
			Recommend supporting text is updated to read; Para 6.22 "The site is considered suitable for residential development to deliver up to some 140 dwellings. T<u>hese should be located within the southern part of the site, with a landscape buffer provided to protect the amenity of Clayton Mills residents and to</u> protecting and preserving the existing woodland alongs its western edge. Residential development will also be supported on the northern boundary of the site. Para 6.23. ~~The norther part of the site, principally comprising the existing arable field,~~ <u>Beyond the allocation site boundary, the</u> land should be use to provide both compensatory open space for existing residents as well as future residents and a significant landscape buffer. The latter should assist to reinforce the settlement edge and protect the Burgess Hill Gap.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
Policy 16: National Tyre Centre	Environment Agency	The National Tyre Centre is in Flood Zone 3 ie an area at highest risk of flooding. In accordance with the National Planning Policy Framework (NPPF) para 100-102, recommend the Sequential Test is undertaken when allocating sites to ensure development is directed to the areas of lowest flood risk. The EA would have concerns if development is allocated in this flood zone without the Sequential Test being undertaken. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. Recommend risks of contamination may need to be investigated at National Tyre Centre.	Supporting text updated to read; Para 6.24 Due to the historical uses of the site, there is potential for the land to be affected by contamination. This will require further investigation to ensure appropriate mitigation measures (if required) can be put in place. The majority of the site lies within the lowest risk flood zone (Flood Zone 1), as identified on the Environment Agency's Flood Map for Planning (Rivers and Sea). Given a small proportion of the site lies within the higher flood risk zone (Flood Zone 2 and 3), a sequential approach will need to be taken on site to ensure development is directed to the lower flood risk zone. Policy 16 updated to read; .... Take account of the historical uses of the site and address contamination; and Assess and mitigate flood risk and take a sequential approach to ensure development is directed to the lower flood risk zones".

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
Policy 16: National Tyre Centre	Southern Water	Assessment reveals that the local sewerage system has limited capacity this is not a constraint to development providing there is planning policy support for the provision of the necessary local infrastructure. Recommend an additional bullet point to read:Provide a connection to the nearest point of adequate capacity in the sewerage network, as advised by the service provider.	It is considered that these matters are most appropriately addressed at a detailed design stage. HNP unchanged.
Policy 16: National Tyre Centre	9	National Tyres site would be better as a community facility.	The site has been proposed for consideration as a housing site. This has been considered having regard to housing need, its merits and demerits in relation to other candidate sites, and parish constraints. In light of these assessment, it is considered that the site is suitable for residential development. HNP unchanged.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
Policy 16: National Tyre Centre	19	Recommend National Tyre sites retain some open community space.	Given the size constraints of the site it may not be possible for the site to provide open community space. The site currently facilitates community events, however this is a private matter and at the discretion of the current landowner, the ongoing use of the site for community events is not something which can be required as part of the HNP. MSDC have recommended Policy 10: Outdoor Playing Space, is updated to read; "Development proposals of 15 or more homes will be required to provide play areas and associated equipment. This should be preferably provided on site or alternatively provided towards both the provision and long term maintenance of community facilities." As a result, it is anticipated that residential development of the site would ensure the delivery of off-site benefits in community outdoor play space.
Policy 16: National Tyre Centre	27, 83	Objects to site 20.	Comments noted. HNP unchanged.
Policy 16: National Tyre Centre	98	Surprised National Tyre Centre is allocated for residential development	Comments noted. HNP unchanged.
Policy 16: National Tyre Centre	113	Village Square be incorporated where events can be held.	Comments noted. HNP unchanged.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
Policy 16: National Tyre Centre	151	We disagree with Policy 16 (National Tyre Centre), concerns include; • 3 storey contradicts Policy 8. • Additional information of density of housing would make clearer. • Recommend cross reference to Policy 19: Affordable Housing. • Document does not acknowledge hosting of monthly village market. To drive Aim 3 and also Policy 21, propose that the National Tyre Centre area is ear-marked for a village "square" area.	The site allocation has been determined having regard to the context and land uses of the site. Residential development within the parish would need to comply with other Neighbourhood Plan policies, including those in relation to Affordable Housing. HNP unchanged.
Policy 16: National Tyre Centre	193	Concerns re site 20 including flood risk and vehicle access	Supporting text updated to read; Para 6.25; The majority of the site lies within the lowest risk flood zone (Flood Zone 1), as identified on the Environment Agency's Flood Map for Planning (Rivers and Sea). Given a small proportion of the site lies within the higher flood risk zone (Flood Zone 2 and 3), a sequential approach will need to be taken on site to ensure development is directed to the lower flood risk zone. Policy updated to read; Assess and mitigate flood risk and take a sequential approach to ensure development is directed to the lower flood risk zones.
Policy 19: Affordable Housing	175	The policy outlines that affordable housing mix should be aligned to meet the needs of the Parish. Recommend additional text to read: The policy will be monitored and kept under review having regard to the Council Housing Strategy and any changes to evidence of housing needs".	The policy is considered to contain adequate flexibility to facilitate and respond to changing housing need over the lifetime of the Plan. HNP unchanged.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
Policy 20: Reuse of Rural Buildings for Residential Use	South Downs National Park	Policy 20 Policy repeats unnecessarily in part NPPF 55. SDNP recommend greater alignment with emerging SDNP Local Plan especially policy SD49 Conversion of redundant Agricultural Buildings.	Policy 20: Reuse of Rural Buildings for Residential Use is intended to be broader in scope than policy SD49, which specifically relates to agricultural buildings rather than 'rural buildings'.
Policy 21:Tourism	Mid Sussex District Council	The District Council is supportive of enhancing the tourism offer in Hassocks. Hassocks is one of only a few places within walking and cycling distance (500m) of the South Downs National Park with direct rail links to London and Gatwick. This provides a unique opportunity for sustainable tourism and to promote Hassocks as a key gateway to the national park. Visitors should be encouraged to stay and spend which would have a positive impact on the local economy.	Comments noted. HNP unchanged.
Policy 21:Tourism	South Downs National Park	Policy 21 SDNP emerging policy SD20 Sustainable Tourism and the visitor economy recommend greater alignment to this	SDNP emerging Policy is in relations to proposals within the SDNP. The Neighbourhood Plan policy relates to land that is both within and beyond the NP boundary. It is not therefore considered to be required to have greater alignment to emerging Policy SD20.
CH 8: Economy	12, 14	Recommends one or more small developments of office/ laboratory/ workshop units is include in the plan, so that more local employment is available.	The evidence base collated to support the preparation of the Plan did not identify a need for the allocation of further employment floorspace. HNP unchanged.
CH 8: Economy	151	We agree with Aim 3, ask whether the Parish can support local businesses / proposed businesses with assistance in finding funding.	Such support is considered to lie outside of the remit of the Neighbourhood Plan. HNP unchanged.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
Aim 7: Safety	West Sussex County Council	Aim 7: Safety. Acknowledges if the existing pedestrian crossing of the railway line could be replaced with a tunnelled crossing this would provide a considerable improvement in safety and convenience. A formal diversion order would be needed if the tunnel did not follow the existing legal line of footpath 5K. Important to establish at the outset where responsibility would lie for the future maintenance of the tunnel.	Comments noted. HNP unchanged.
Aim 10: Public Transport- Bus	West Sussex County Council	Aim 10: Public Transport, Bus. Recommend Neighbourhood Plan could support existing bus routes by encouraging improvements to bus stops served by those routes.	Aim 10: Bus updated to read: "Support will be offered to measures, which could improve the bus service and bus stops to and from Hassocks."
Aim 11: Footpaths and Accessibility	West Sussex County Council	Aim 11: Footpaths and Accessibility - Support for the resurfacing of paths in future is welcomed. Recommend it acknowledges this would be in partnership with WSCC Public Rights of Way. Recommends Neighbourhood Plan takes account of West Sussex County Council's Rights of Way Improvement Plan.	Aim 11: Footpaths and Accessibility updated to read: "To improve the accessibility of footpaths support will be offered (in partnership with WSCC Public Rights of Way) to:" Recommend para 8.26 updated to read: " The Parish Council supports improvements to public pathways and an increase in their accessibility in line with West Sussex County Council's Rights of Way Improvement Plan."
Aim 12: Cycleways and Bridleways	Hurstpierpoint and Sayers Common Parish Council	Aim 12: The suggested route of the cycle path should be subject to consultation with HP&SCPC before being finalised.	Aim 12: Cycleways and Bridleways updated to read: "Support will be offered to investigate the feasibility of: An off road cycle route to Hurstpierpoint, possibly via Hurst Wickham and Belmont, linking to Little Copse Road and Woodsland Road (in consultation with Hurstpierpoint and Sayers Common Parish Council)..."

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
Aim 12: Cycleways and Bridleways	South Downs National Park	Aim 12 support for off road cycle/bridleway to Clayton please supply details for SDNP Infrastructure delivery plan.	Comments noted. Available details are to be shared with the SDNP.
Aim 12: Cycleways and Bridleways	West Sussex County Council	Aim 12: Cycleways and Bridleways – recommends it acknowledge that investigations will be done in partnership with WSCC Public Rights of Way. The creation of a link to Burgess Hill would be supported although a bridleway would be considered preferable in order to meet the need of equestrians as well as pedestrians and cyclists	Comments noted. NPWG specifically seeks to promote pedestrian and cycle accessibility improvements.
CH 9: Transport	12, 14	Plan should state more strongly that further growth in the population of Hassocks should follow the solution of the transport problems rather than preceding them	The Plan seeks to take account of traffic and transport constraints and seeks development to ensure adequate access provision is delivered to meet its impacts. The Plan contains support for the delivery of solutions to transport concerns. HNP unchanged.
CH 9: Transport	98	Concerns re parking, Aim 6 should be strengthened. Aim 9;recommends trains should be 12 coaches	The HNP acknowledges the parking issues within the Parish and seeks to offer support for improvements to station parking. The HNP is mindful of WSCC parking standards and does not seek to repeat existing guidance. HNP unchanged.

PLAN	STAKEHOLDER REFERENCE	SUMMARY OF COMMENTS RECEIVED	RESPONSE TO COMMENTS (UNDERLINED TEXT INDICATES ADDITIONAL TEXT TO BE ADDED TO HNP, ~~STRIKETHROUGH TEXT~~ INDICATES THE DELETION OF TEXT FROM HNP)
CH 9: Transport	113	Aim 5: 20mph restriction village wide Aim 6: Sort out the parking problem near station and near schools. Aim 7: Not sure how roundabout helps. Parking causes chaos and danger.	The HNP seeks to address these local issues through offering support to improvements to local infrastructure. Delivering improvement to the existing infrastructure network and associated public transport services generally lies outside the scope of a Neighbourhood Plan and is reliant on other organisations. HNP unchanged.
CH 9: Transport	151	Support Aim 7, further queries re parking	The HNP acknowledges the parking issues within the Parish and seeks to offer support for improvements to station parking. HNP unchanged.

9. SUMMARY

9.1. This Consultation Statement sets out how stakeholder engagement has been undertaken in accordance with Regulation 14 and 15 of the Neighbourhood Planning (General) Regulations 2012.

9.2. The neighbourhood plan working group (NPWG) have throughout the plan making process sought to engage with local residents and stakeholders. Key issues that have been identified through the engagement process have influenced and shaped the Vision, Strategic Objectives, Polices and Aims of the HNP, both in the Pre Submission (Regulation 14) and Submission Version (Regulation 16) documents.

9.3. In line with Regulation 15(2) (a) and (b) this Statement summarises all stakeholder responses received as part of the consultation and stakeholder engagement exercises; and how the HNP has changed and evolved in response to consultation feedback. Where the HNP has not been changed as a result of comments made at Regulation 14 stage, an explanation for this has been provided.

9.4. This Statement demonstrates that the HNP has been the subject of robust consultation and satisfactorily meets the requirements of the Regulations.

dowsettmayhew
Planning Partnership

APPENDIX 1

Copy of Questionnaire 2012

Hassocks Parish Council

Neighbourhood Plan

What should be in our Plan?

Possible issues to include	Yes - a priority for the Plan	Yes - should be included	No - not needed in the Plan
HOUSING - We need to identify future private and social housing needs of the village - We need to deliver the right type and mix of housing - We need to determine favourable future housing locations			
ECONOMIC DEVELOPMENT - We need to identify and implement ways to encourage prosperous local shops and businesses - We need to determine the location and mix of these			
TOURISM - We need to identify the benefits and challenges of tourism - We should consider how best to develop it			
YOUTH - We should identify and encourage services and plan for facilities for young people			
OLDER PEOPLE - We should identify and plan for the needs of older people			
AMENITIES - We should identify and encourage the development of further recreational facilities			
EDUCATION - We should help develop a strategic vision for local education - We should identify and plan for future provision			
HEALTH - We should identify and plan for future provision and improved access			
TRANSPORT - We should set objectives to improve roads, rail and parking; encourage cycling; and cater for pedestrians			
VILLAGE ENVIRONMENT - We should plan to improve the look and feel of the village landscapes			
WILDLIFE AND COUNTRYSIDE - We plan to help preserve and enhance the rural environment			

What other issues should be covered? What should be our priorities?

.....

.....

.....

.....

.....

.....

What should be the vision for the future? What should be our objectives?

.....

.....

.....

.....

.....

.....

How should we consult the community?

Method	Good idea	Won't work
More stalls, e.g. at village market, school fetes, other community gatherings		
Public meetings in Adastra Hall		
Workshops in the Adastra Hall with table led discussions		
Invite written submissions by e-mail and letter?		

How else? .....

Are you happy to be contacted to discuss your ideas? YES / NO

If so, please give your details below:

Name: .....

Telephone: .....

E-mail: .....

Address: .....

.....

dowsettmayhew
Planning Partnership

APPENDIX 2

Copy of Questionnaire 2014

HASSOCKS PARISH COUNCIL

HASSOCKS 2034 – Neighbourhood Plan

WHAT FUTURE WOULD YOU LIKE FOR YOUR PARISH?

WHAT SORT OF VILLAGE SHOULD WE PLAN FOR FUTURE GENERATIONS?

Respond to this questionnaire by 31st May 2014 and help to plan the future of your village

The Neighbourhood Plan

The Parish Council is preparing a Neighbourhood Plan which will shape the future of the village to 2031 and beyond. It will give the local community a greater say in planning issues, letting local people decide the vision for their area through a Neighbourhood Plan which will be voted on in a local referendum. We need your help and input to produce a plan which reflects the views and aspirations of our village.

Controlling future development

The Neighbourhood Plan will allow the community to play a part in controlling the amount and location of new development. Prepared in consultation with and approved by the community, it will give us the chance to shape the future of our village, rather than having no say in development. That is why the Parish Council is seeking the views of a wide cross section of the community – residents, businesses, landowners, community groups and all other people with an interest.

Some change is inevitable

It is very important to remember that some change is inevitable. A Neighbourhood Plan must comply with local and national planning policies and these require Hassocks to accept some new housing and business development. Our task is to plan for this development so that it best serves the needs of the community.

A vision for Hassocks

The Parish Council sees Hassocks as a village and places great value on its rural character and setting. We suggest this as a vision for Hassocks over the next twenty years:

> **Proposed Vision**
> "*To ensure Hassocks continues to develop sustainably as a vibrant village within a countryside setting. To provide access for the whole community to local social, cultural and environmental amenities and to ensure the village remains a desirable place to live, work and visit. It is recognised that changes will occur but those changes should protect and enhance the existing rural character of the village.*"

Q1. Does the **Vision** capture your aspiration for the village? (please tick one)

Yes, the vision is about right ☐

No, I suggest the following changes ☐

.....

.....

.....

Proposed Objectives for the implementation of the vision

1. To preserve and enhance the rural character of the parish and its historic buildings, maintaining strategic gaps to neighbouring towns and villages and having regard to the proximity of the parish to the South Downs National Park and its biodiversity.
2. To provide the opportunity to access appropriate, affordable and sustainable housing, developed in sympathy with the village and its surroundings, built to very high standards of design, construction and energy and water efficiency.
3. To ensure all sections of the community have access to key local services including education, health, community services, sporting, cultural, performing and social clubs, groups and shops.
4. To reduce the impact of traffic in terms of congestion and parking through traffic management, accessibility of public transport and improvements in pedestrian safety; encouraging people to walk, cycle and ride in and around Hassocks.
5. To ensure the village is safe, accessible and attractive to all, acting as a gateway to the South Downs National Park and supporting healthy lifestyles and wellbeing.
6. To encourage economic development and job creation within the built-up area of the village and to develop the centre of the village to form a distinctive social hub.

Q2. Are the **Objectives** appropriate for the Neighbourhood Plan? (please tick one)

Yes, the objectives are about right ☐

No, I suggest the following changes ☐

.....

.....

.....

.....

The next steps

In the next few months we will be asking questions and listening to ideas about the future, through public meetings, attendance at local events, and inviting everyone to let us have their views on a range of topics by letter, e-mail and questionnaires. At the moment we see these as the key topics for a Neighbourhood Plan:

Proposed Topics for the Neighbourhood Plan

- **Housing** - How much new housing do you think there should be? What type of housing? Who should it be for? Where should it be?
- **Economic development** - Should we encourage more shops and commercial development? If so, where should this be?
- **Tourism** - Should we encourage tourism and tourism-related development?
- **Younger people** - Should additional provision be made for younger people?
- **Older people** – How should we improve facilities for older people?
- **Village Environment** – What should be done to improve the look and feel of the village communities?
- **Amenities** - Should additional recreational provision be made for the general population? What would you like to see?

Proposed Topics for the Neighbourhood Plan (continued)

- **Education** - What should be the strategic vision for local education? How should we make sure that there are sufficient places for our children in our schools?
- **Health** - Are the existing arrangements satisfactory?
- **Transport** - What should be done to make our transportation system better and our roads safer? Should measures be taken to control parking in the village? What should we do for pedestrians and cyclists?
- **Wildlife and Countryside** - How should we preserve and enhance our countryside and wildlife? How should we improve access?

Q3. Have we included the appropriate range of **topics**? (please tick one)

Yes, the topics cover the right areas ☐

No, I suggest the following changes ☐

.....

.....

.....

.....

.....

Housing

With population in Mid Sussex increasing and household size falling, the District Council has a duty to provide more housing. Hassocks will be expected to accept some new housing and preliminary estimates indicate that the number of new houses in the parish might need to be between 150 and 400 over the lifetime of the plan (the next twenty years).

Q4. How many new housing units do you believe the village should have between now and 2031? (please tick one)

150 to 200 ☐ 201 to 250 ☐ 251 to 300 ☐ (Note: it cannot be less than 150)

301 to 350 ☐ 351 to 400 ☐ more than 400 ☐

Sites recently completed, under construction or that have planning permission include Clayton Mills (7 units), The Weald, Southbank (9), London Road (20), Stafford House (14), Stafford House North Field (16). In addition, there is agreement for development at the Station Goods Yard (60).

A number of other sites have been considered in the past.

Q5. Please indicate specific sites or general areas that you believe should be considered for future development.

.....

.....

.....

.....

HASSOCKS PARISH COUNCIL

Q6. Are you a resident of Hassocks? (please tick one) Yes ☐ No ☐

Q7. Are you involved in a business in Hassocks? (please tick one) Yes ☐ No ☐

Q8. What is your postcode? ..... (optional)

Q9. If you would like to receive future questionnaires by e-mail, please supply your e-mail address

.....

If you did not have sufficient space on the form to include all your comments, please attach an additional sheet.

If you would like further copies of this questionnaire, including large print versions, they are available from the Parish Centre at Adastra Park.

The information you provide will be treated confidentially in accordance with the Data Protection Act and only used by Hassocks Parish Council in connection with the Neighbourhood Plan.

Please return this questionnaire by 31st May 2014, or send your views to:

E-mail: **hassockspc@btconnect.com**

Letter: **Neighbourhood Plan Working Group**
Parish Centre
Adastra Park
Keymer Road
Hassocks
BN6 8QH

or return the questionnaire at one of the following locations.....

Best One, Keymer Parade
Orion News, Orion Parade
Purple Carrot, Station Approach West
The Parish Centre, Adastra Park

dowsettmayhew
Planning Partnership

APPENDIX 3

Poster and Flyer, September Event 2014

HASSOCKS
PARISH COUNCIL



Hassocks Neighbourhood Plan

We are holding a **public consultation meeting** in the **Green Room, Adastra Hall** on:

Friday 19 September
from **6 pm to 9 pm**

Saturday 20 September
from **10 am to 4 pm**

This is your chance to talk to the Council, find out what a plan can achieve, discuss the issues Hassocks faces and give us your views on what the plan should contain

dowsettmayhew
Planning Partnership

APPENDIX 4

Exhibition Boards, September 2014

Business Development and Tourism - Trends in the Parish

- Between 2001 and 2011 the Parish population rose from 6,821 to 7667 (12.4%)
- There was a rise in households of 287
- There was a rise in economically active residents from 3,154 to 3,737 (18.5%)

- We might expect a proportionate rise in economically active residents in the future as a result of future housing development



Economic Development Objectives

- The Parish Council has limited powers to affect economic development in the village, but should the council seek to:
  - Support the maintenance and development of sustainable business and employment opportunities in Hassocks;
  - Support the Hassocks and Keymer shopping districts as vibrant, attractive and successful village economic centres that meet the needs of the community;
  - Promote Hassocks as an access point and tourism hub for the South Downs National Park;
  - Promote the redevelopment of the village centre;
  - Promote opportunities for people to live and work within Hassocks, reducing the need for commuting; and
  - To protect *Assets of Community Value* within the Parish such as the Beacon Centre and Pauline Thaw Centre



What more should we do?

- Are you happy with these objectives?
- What more could the Parish Council be doing?
- What types of business does the parish lack?
- Where could other businesses be located?



Community Facilities - The good

- Health Centre (grouped with Hurstpierpoint and Ditchling)
- NHS Dentist
- Vet
- Infant, Primary and Secondary schools serving the local community
- Local places of worship
- Local burial grounds
- A library service
- Local meeting places and a wide range of clubs and societies
- Adastra Park and Talbot Field bequeathed in perpetuity
- A varied range of shops and businesses and regular market
- Rail links from Hassocks station



Community Facilities - The not so good

- Lack of available parking to use amenities and traffic congestion
- School places oversubscribed and constraints to expanding provision in future
- Increased waiting times for health appointments
- Youth Centre not yet reopened and limited facilities for young people
- Library service could be lost



What do you think?

- Do you think this reflects where we are?

Then thinking ahead for the future:

- What community facilities do we need to retain?
- What community facilities do we need to add?
- What community facilities do we need to improve?

- Where could future facilities go?



Countryside

Being surrounded by countryside with views to the South Downs:

- contributes to the distinct rural character and history of Hassocks
- enhances the quality of life for residents



Landscape

- The rolling hills and chalkland in the SDNP form the backdrop to the Parish
- The Low Weald Area of the Parish includes several areas of woodland, ponds and streams
- The habitat supports a wide diversity of flora and fauna which add to the character and setting of the built up areas



Local Gaps

- The pattern of this area of Sussex is defined by small towns and villages, separated by countryside mostly under agricultural management
- These Local Gaps provide areas rich in diversity
- Local Gaps between settlements prevent coalescence and the loss of separate identity and amenity of nearby settlements

Local Gaps have been identified:

- between Hassocks and Hurstpierpoint
- between Hassocks and Burgess Hill
- between Hassocks and Ditchling



Questions

- What do you value about the setting of Hassocks?
- Should Local Gaps be maintained to prevent coalescence with neighbouring towns and villages?
- If it were necessary to lose part of the Local Gaps, which area should be given up first?
- If the Local Gaps are to be used, what type of development should they be used for? (eg residential, commercial, leisure, open space)



Education & Trends in the Parish

- Between 2001 and 2011 the Parish population rose from 6,821 to 7667 (12.4%)
- There was a rise in households of 287
- There was a 26% rise in numbers of children of 15 and under.
- We might expect a proportionate rise in school age children from any future household changes



Pressure on school places

- The Infant and Junior schools seek to **educate children of Hassocks in Hassocks**
- Increasing numbers put **severe pressure on the schools**
- Recent housing developments have meant that children have had to be **educated in temporary classrooms**
- The **current building work** at the Infant and Junior schools is catch-up work to deal with this existing pressure – so that children can be taught in proper classrooms with proper facilities
- That pressure will soon start reaching Downlands, so that it will have to consider its own catchment area and admissions



Who controls and pays for school places?

- Education is **outside the control of the Parish Council**, being run by West Sussex County Council
- Housing developers are required to make a **financial contribution** to education which is calculated by a set formula and paid to County central funds
- The formula provides for additional places in current schools and would **not meet major new infrastructure costs** i.e. a new school (unless a very large number of houses are built)



What are the options for our schools?

- **What are your views** on how schools should re-act to and accommodate increased numbers from further housing development?
- Should the schools **further expand their buildings** (upwards in the case of the Infants)?
- Are you happy for Hassocks children to be **educated in neighbouring towns/villages** where there might be places?
- Do you think the community should try to build a new **Free School** (if this continues as government policy)?



Young People

Neighbourhood Plan Consultation



Investing in the Future

- By investing in young people, we are investing in the future of Hassocks - creating a sense of belonging and pride in the community
- We are keen to hear what matters to young people and what facilities they would like to make them feel a valued part of the larger community



Facilities for the Young

- The Beacon Centre Youth Club closed due to funding cuts
- There are limited recreational or advice facilities available to young people in Hassocks
- If it was possible to obtain funding for improved facilities, what would you like to see?



Older People



Comfort and Convenience

- Age Concern (Pauline Thaw Centre)
- Warden Assisted Flats
- Care Homes
- Post Office
- Banks
- Range of shops and services
- Exercise classes



Facilities for the older generation

- The older generation should be able to play a full part in the life of the community
- What additional facilities or services would you like to see?



What is a Neighbourhood Plan?

- A Neighbourhood Plan will help shape the future of the village to 2031 and beyond
- It will give the local community a greater say in planning issues, letting local people decide the vision for their area, influencing the amount and location of new development
- The plan will be voted on in a local referendum
- We need your help and input to produce a plan which reflects the views and aspirations of our village



What happened between 2001 and 2011?

The following slides show:

- Increases in population
- A significant rise in school age children
- An increase in rented homes
- Increased household size
- Increased economic activity rate
- A higher qualified population
- Increased car ownership

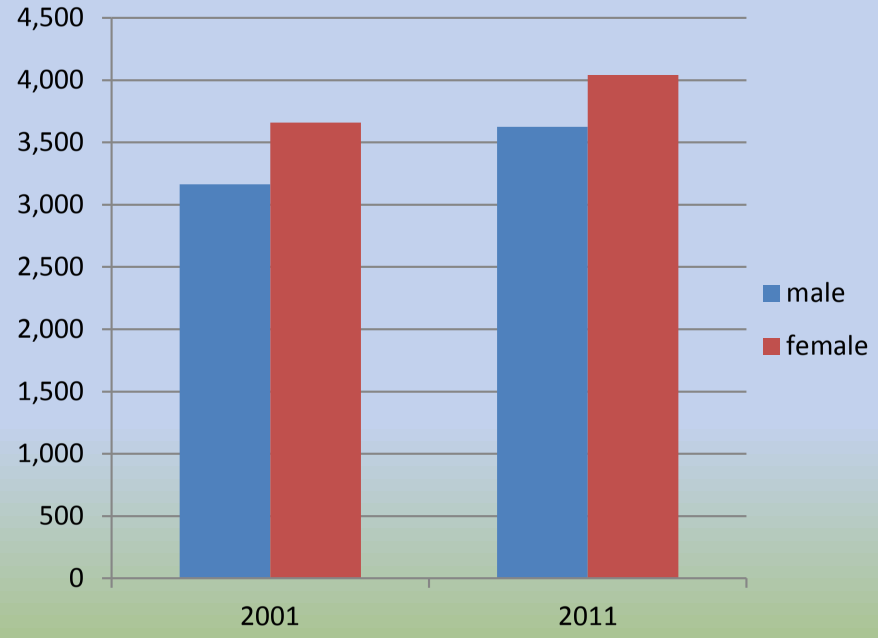


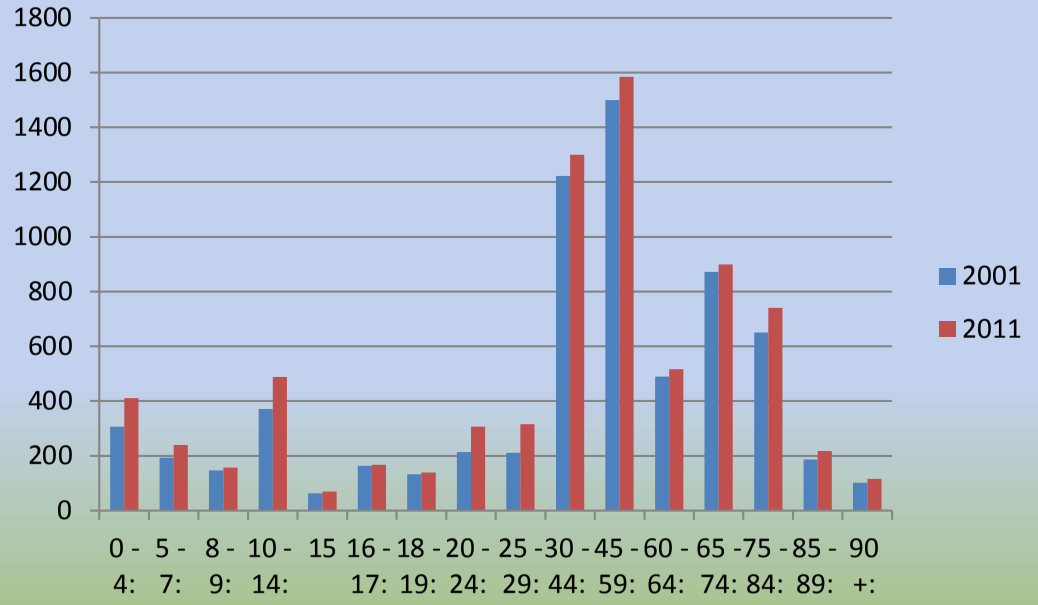
The Impacts

- More pressure on infrastructure
  - Health services
  - Transport
  - Schools
  - Drainage
  - Water supply
  - Community Facilities



Population by gender and age





Population:
2001: 6,821
2011: 7,667
Increase 12.4%

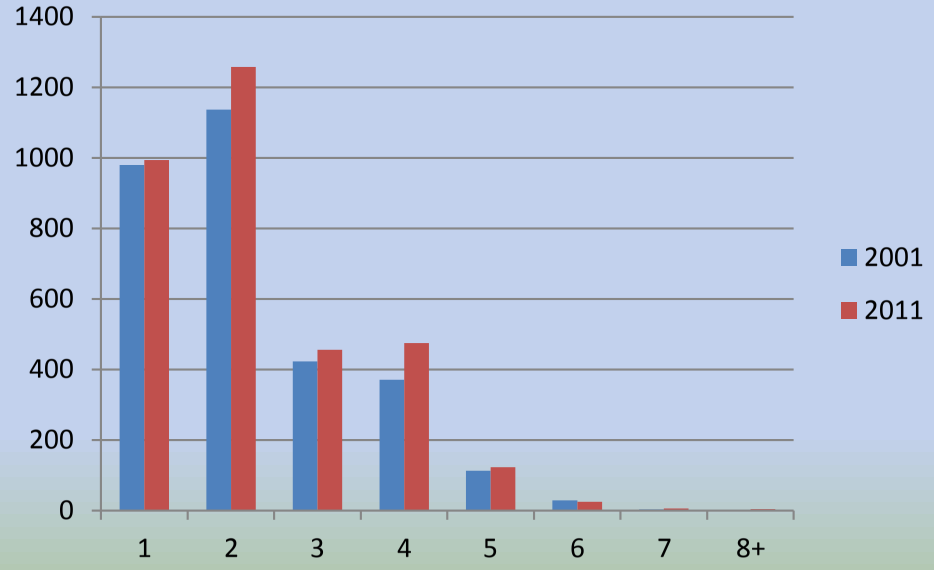
Age Structure:
Average Age 2001: 46.3
Average Age 2011: 45.0
Decrease 2.8%

% Increase in 0-15 year olds: 26.4%



Home Ownership & Household Size





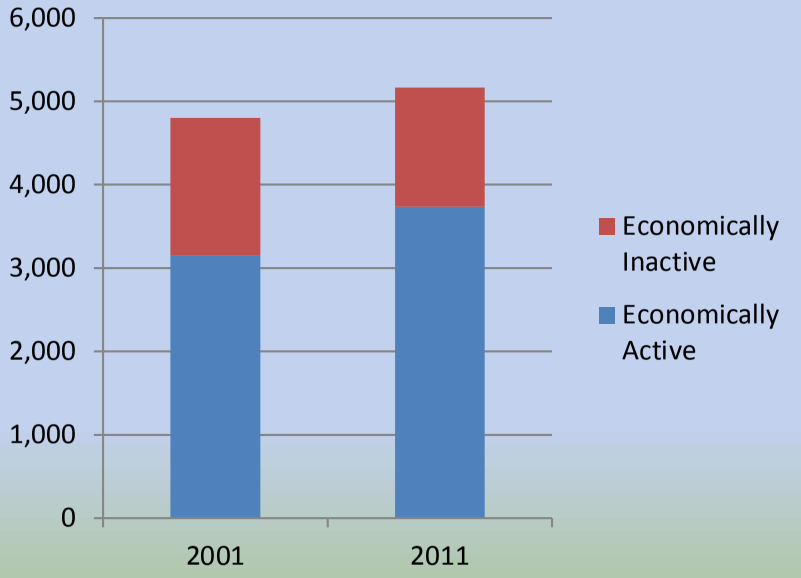
Home Ownership:
% Owned 2001: 85.2%
% Owned 2011: 81.9%
Decrease 3.9%

Household Size:
2001 Average: 2.21
2011 Average: 2.28
Increase 3.0%

% Increase in households: 9.4%



Economic Activity & Qualifications



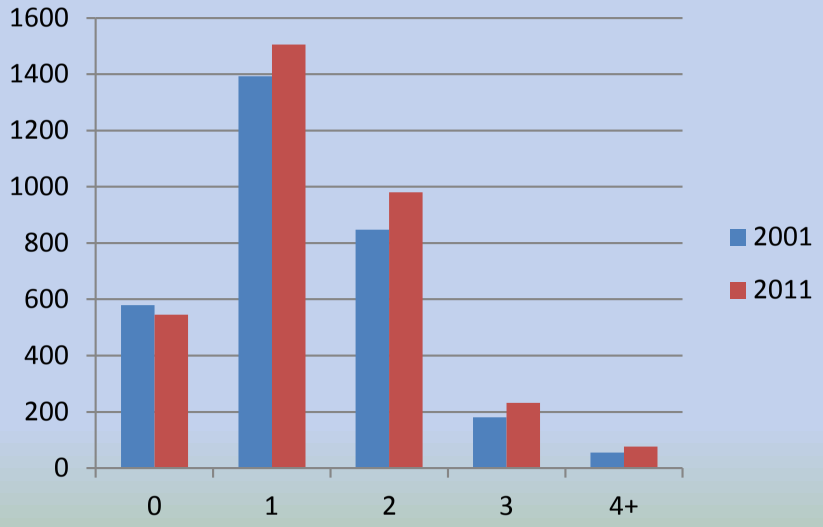


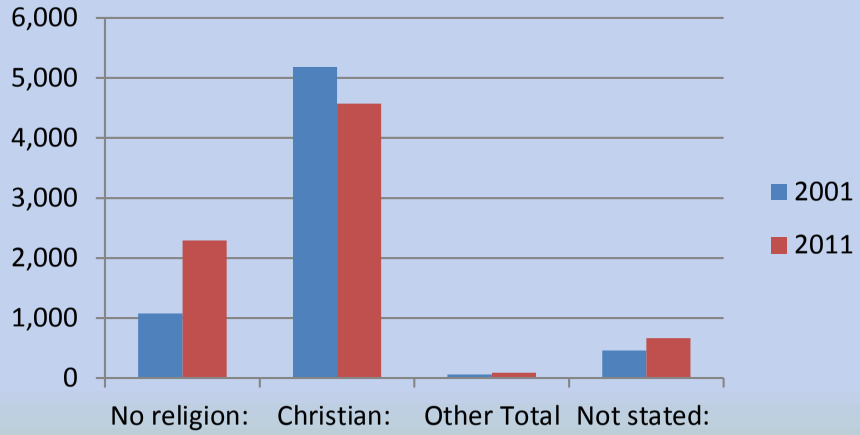
Economic Activity (15-74):
2001 Rate: 0.46
2011 Rate: 0.49
Increase 5.4%

Qualifications:
2001 % 5 GCSEs or above: 57.1%
2011 % 5 GCSEs or above: 68.4%
Increase 19.8%



Household Car Ownership & Religion





Household Car Ownership:
2001 Average: 1.27 cars per household
2011 Average: 1.35 cars per household
Increase 6.3%

Religion:
2001 % Christian: 76%
2011 % Christian: 59%
Decrease 21.8%



Housing Needs in Hassocks

Three approaches to forecasting housing needs:

1. Changes in Household Size
2. Migration, births and deaths
3. Economic Changes (job formation and growth)

- Using various scenarios for these potential changes, the implied need is for **250 to 400** additional houses (including 126 already identified by MSDC)
- This is in contrast to the **496** identified on a proportional basis from the new draft District Plan



Potential Limitations on Development

- South Downs National Park
- Flood Plain
- Environmentally sensitive areas
- Heritage sites/listed buildings
- Strategic gaps to Hurstpierpoint, Burgess Hill and Ditchling
- Parks and recreation areas; school playing fields
- Impact on traffic levels (particularly at Stonepound)
- Strong preference in favour of brown field sites



Potential housing sites (previously identified)

- Additions to Clayton Mills (7) - now built
- The Weald, Southbank (9) - now built
- London Road (20) - now built
- Stafford House (14) - planning permission
- Stafford House North Field (16) - under construction
- In addition, there is agreement for development in the Station Goods Yard (60)



Map of the Sites Above



Additional sites suggested by respondents to the NP Questionnaire

- West of London Road

(Ham Fields, Golf Course, opposite South Downs Nursery, Russells Nursery site)

- East of London Road

(N of Shepherds Walk, South Downs Nursery)

- Central Hassocks

(Clayton Mills, Station Goods Yard, Infants School Site, National Tyre Centre)

- Keymer

(Lodge Lane (E & W), E of Ockley Lane, Beacon Centre/Library)



Map of the Sites Above



Our proposed approach

- Map all sites identified against limitations
- Identify sites not suitable for building
- Determine the housing capacity of the remaining sites
- Compare with forecast of housing needs
- Identify target number of households
- Set out the case in the draft Neighbourhood Plan for further consultation



How you can help

- Comment on the proposed approach to developing housing targets for the Neighbourhood Plan
- Identify further limitations on development (either in general or at particular sites)
- Identify further potential development sites



Leisure and Recreation

- Government has set out standards for recreation and leisure which have been used by Mid Sussex District Council to assess district needs
- These are generally based on the amount of land needed for different activities based on the population
- The Parish Council have used the same criteria to assess how we are meeting local needs, based on 2011 population of 7,667



Areas where the standards are met currently

- Allotments
- Artificial turf sportsfields
- Bowling greens
- Play areas – but not play areas with equipment
- Adult football pitches
- Cricket pitches
- Rugby pitches
- Green space, parks and gardens
- Tennis Courts



Areas where we need more provision to meet the standard

- Equipped play areas
  - should be readily accessible within 10 minutes safe walking distance
- Junior football pitches
  - shortfall of 2000 sq metres
- Teenage recreation areas
  - shortfall of 2000 sq metres



What should we have more of?

- Over the 20 years of the Neighbourhood plan there will be population growth which will impact on leisure and recreation needs.

- Please tell us
  - what you think we need more of?
  - where these amenities could be located?



Transport

- Rail services are good to London and South Coast
  - but capacity limitations create reliability issues
- Bus services generally run on A273, parallel to rail line
  - only 33 (hourly) and 824 (infrequent), plus ASDA, serve village centre
  - very limited east/west connections
- Puts pressure on parking at the station and village centre, spreading to neighbouring roads



Roads

- A273 Pyecombe to Burgess Hill – very busy in peaks
- B2116 Hurstpierpoint to Ditchling – reasonably busy in school and work peaks
- B2112 Ditchling to Clayton – moderately busy in peaks
- Stonepound Junction – an Air Quality Management Area, due to queueing traffic
- Excessive speeds on village roads



Forecasts

- Burgess Hill Northern Arc development has the potential to create substantially more traffic on the A273 by 2031
- District Plan modelling for 2031 indicates that traffic will transfer to an upgraded A2300
- Even if this is correct, Stonepound will be over capacity (and worse than today)
- Any development in Hassocks will make matters worse



Parking and Safety

- Free parking in Hassocks – time limited by discs
- Parking on residential streets near station and village centre causes congestion and safety problems

Accident records show main problems as:

- A273
- B2116 (between Dale Avenue and Parklands Road Junctions)



Parking Working Group Proposals

- Improve layout of Orion car park
- Improve use of Dale Avenue car park
- Seek additional long term parking in centre
- Provide short term parking on residential streets close to village centre
- Improve parking layout at the station and (in long term) seek additional parking
- Improve Keymer Road/Grand Avenue junction
- Seek to provide passing places on residential roads
- Identify solutions for worst affected residential roads
- Examine feasibility of an east/west bus service
- Examine feasibility of a parking warden



Suggestions being explored

- One way working in Parklands/Windmill road
- One way working in Woodlands Road/Chancellors Park
- 20 mph zone between Hassocks station and Lodge Lane, including Keymer Road, Dale Avenue, Windmill Road, Parklands Road, Grand Avenue, Woodlands Road and Chancellors Park
- Work with MSDC, WSCC and Highways Agency to re-route traffic from A273 to A23/A2300; this may require traffic calming measures on the A273



Tell us your views

- Do you have any comments on the above proposals and suggestions – or other suggestions to add?
- Tell us what you think about:
  - Rail services
  - Bus services
  - Roads
  - Parking
  - Safety
  - Walking/cycling



dowsettmayhew
Planning Partnership

APPENDIX 5

Neighbourhood Plan Booklet



Hassocks Neighbourhood Plan

Welcome to our Neighbourhood Plan exhibition which is your chance to learn more about what a Neighbourhood Plan can do for Hassocks and to give us your views on how the parish should develop over the next 20 years.

Results from our summer Neighbourhood Plan survey

The exhibition summarises the responses to our survey conducted from May-July 2014. There is overwhelming support for our proposed Vision, Objectives and Topics to cover in the Plan. Most respondents favoured a future housing number of between 150 - 300 houses over the next 15-20 years. Ideas about where future development should be were, inevitably, more split. Since then we have worked on our own formal housing needs assessment and details of the results under the various scenarios are include in the exhibition. Having your reaction to these and views on future housing needs remains key however.

Your views are vital to help us decide on the policies that should be included in the Neighbourhood Plan and will form part of the evidence base supporting our proposals. Please contribute, verbally, but especially in writing.

We have set out more information below on:

- What is a Neighbourhood Plan?
- What is Community right to challenge and Community right to bid?
- Frequently asked questions
- Appendices with more detailed background information

If you would like more information on the Hassocks Neighbourhood Plan, including if you would like to be included on our email list for further updates, then please contact the Parish Office at hassockspc@btinternet.com or by writing to the **NPWG, Parish Office, Adastra Park, Keymer Road, Hassocks, BN6 8QH**.

We hope you find this helpful and look forward to hearing your views.

Hassocks Parish Council

Neighbourhood Plan Working Group

September 2014

What is a Neighbourhood Plan?



Appendix 1 gives more information on Neighbourhood Planning. It is a short guide prepared by the Royal Town Planning Institute, an independent professional body.

What is Community right to challenge and Community right to bid?

The same act which allows for Neighbourhood Plans also included provisions for a community's right to submit an expression of interest to take over and run a local authority service.

It also means that voluntary and community organisations and parish councils can nominate an asset to be included in a 'list of assets of community value'. The local authority will then be required to maintain this list. If the owner of a listed asset then wants to sell the asset a moratorium period will be triggered during which the asset cannot be sold. This is intended to allow community groups time to develop a proposal and raise the required capital to bid for the property when it comes onto the open market at the end of that period.

Our intention is to consider listing 'assets of community value' in our Neighbourhood Plan. We need your suggestions for what to include.

Appendix 2 gives more information on these schemes.

Frequently asked questions

Listed below are some of the frequent questions that we are asked about the Neighbourhood Plan. We hope these answers help your understanding.

Will the Hassocks Neighbourhood Plan mean the people of Hassocks are free to decide on future development and housing numbers by themselves?

Unfortunately not. Our Neighbourhood Plan has to be in conformity with central government policy - the National Planning Policy Framework - and the Mid Sussex District Council Plan. As you will all be aware, central government policy has a presumption in favour of development and each of the main political parties are committed to encouraging new housing. We will not be able to prevent all future housing development, even if we put forward arguments about local infrastructure problems.

Mid Sussex District Council also has an obligation to deliver a district housing number over the next 15 years and expects every town and village to contribute to this, notwithstanding that there are certain strategic areas within the district which will take a substantial number.

The Mid Sussex District Plan has not been approved, so surely we can do what we like?



No. Our Neighbourhood Plan has to be reviewed and approved by MSDC and even if their Plan is not in place, they will only pass our Neighbourhood Plan if its in line with what they are drafting and contributes to the housing numbers they must provide. They will expect the Hassocks Neighbourhood Plan to include housing numbers that they think Hassocks should take.

Do we know when the Mid Sussex District Plan will be passed?

Not for certain, but we know they are completing their revised draft and expect to launch for consultation soon. We also know that they have a proposed district level housing number.

What housing numbers will Mid Sussex propose and what will they expect Hassocks to take?

We understand that Mid Sussex will propose 10,600 new homes over the course of 20142031. This is the same number they proposed in their original draft plan, but now over a shorter period. We expect that their starting presumption will be that Hassocks will take a proportion based on our population number, subject to a reduction where we can demonstrate there are legitimate and significant local constraints. We believe the starting number for Hassocks to be approximately 500 new homes over the course of the plan period to 2031.

We also know that some people do not think the 10,600 number is sufficient for the district plan to pass examination and that it may need to be increased.

Surely we have strong grounds to argue there are significant local constraints that make this number impossible?

We believe there a significant local infrastructure and environmental issues to examine and that achieving that kind of housing number may be difficult for Hassocks. At this stage we cannot and have not ruled anything out and need to examine both our own local housing needs and those constraints. The balance between the two will be our final proposed housing number.

If we do decide that local constraints exist and that we believe that, say, 500 new homes is unachievable, then it is important to remember that what you or a member of the Parish Council think is valid local constraint may not be interpreted as such by Mid Sussex or the Examiner of our Plan.

If you cast your minds back to the Mackie Ave development and the arguments that were made then (and how successful they were), you will recognise what may happen with some of the arguments that might be put forward around the Neighbourhood Plan. That does not mean we would not expect to make the arguments, but we must recognise that they would not stop all housing development and they would only partially reduce the expected numbers.



What numbers have we calculated we need?

Our Housing Needs Assessment suggests the Parish needs between 250-400 new homes (under the different scenarios used), including 126 which we and Mid Sussex had already identified under existing development frameworks.

What's the point of having a Neighbourhood Plan then?

Numbers are only part of the Neighbourhood Plan. Hassocks can, through the plan, have a significant say in location and the other aspects of what development may look like. There are also the other important aspects of the Neighbourhood Plan that will allow the community to help shape the future of the village, e.g. through having land use policies for business; leisure; young and the elderly; environment; energy, etc. Our exhibition boards give more details of all these areas.

If we do not have a Neighbourhood Plan then development will be decided as now by people submitting planning applications and Mid sussex, as the planning authority, deciding the outcome. There would be no effective contribution and involvement in the decision-making from the people of Hassocks. As a Council, we believe it is better to have a Neighbourhood Plan and our policies, supplementing Mid Sussex's, to help determine development applications.

At least no one can develop in the South Downs National Park area?

This is not necessarily correct. We have heard an argument that because the SDNP authority has not yet developed local planning policies, then the current planning regime applies to development in its area, e.g. they would be determined by Mid Sussex. We believe that some landowners and developers are working on this basis.

Where could Hassocks put 300, 400 or 500 new houses in any case?

Discounting the areas already assigned for development within the built-up boundary, it is inevitable that we will have to consider development on the outer fringes of the village. The Neighbourhood Plan is going to have to factor in development. Which ones are chosen and the precise numbers for each site are going to be the real work of the NP and are why it is essential for us to have your views. Again, please remember, that if we proposed no new homes for Hassocks or a number considered way out of line with Mid Sussex's expectation, then our draft Neighbourhood Plan will not pass Examination.

Should the parish be talking to landowners and developers?

Developers representing the landowners on some sites have approached the Parish Council to discuss their plans. Ultimately, they would no doubt like their proposals to be factored into the Neighbourhood Plan. Some have raised the possibility of making a contribution to the parish as part of their proposals, to help with the community's needs. By way of example, this



might be an offer of land as a wildlife area/park around a development or the offer of land for new allotments or recreational facilities.

So far the Parish Council has listened to developers, but we have not engaged any further in discussions and certainly not entered into any ‘negotiations’ (such as we are able to in any case) on behalf of the community. We would like your views on whether you believe we should take those discussions forward as part of our analysis of possible sites for development to ensure that the parish and people get the best outcome from any future development.



Appendix 1

Background to Neighbourhood Planning

From The *Handy Guide to Planning* by the Royal Town Planners Institute

Neighbourhood planning

The Localism Act 2011 introduces a new element to local plan-making called Neighbourhood Planning. The new law allows residents and businesses in a neighbourhood to do two things if they want to:

- Develop a plan for their neighbourhood.
- Propose that a particular development or sort of development should automatically get planning permission in their area.

Neighbourhood Plans

Some neighbourhoods already have plans, often called Parish Plans. What is different about Neighbourhood Plans from April 2012 is that they are part of the legal framework. This means that if they are agreed, planning decisions for that area have to be made in line with what they say, as well as the Local Plan for the whole area.

What does neighbourhood Planning look like?

Neighbourhood Plans can vary a great deal. They can set out a vision and a set of objectives for the future of the area, or they may be more detailed, setting out planning policies for the development and use of land in that neighbourhood. What geographical area the neighbourhood covers is largely up to the people applying to put together a Neighbourhood Plan or Neighbourhood Development Order. It could have the same boundaries as a ward, or be smaller than this, or contain parts of more than one ward. Both Neighbourhood Plans and Neighbourhood Development Orders must conform to the Local Plan. So, for example, a Neighbourhood Plan cannot promote less housing than envisaged in the Local Plan, but may be able to say what sort of housing, and where it should be built, or say that more housing is required.

Getting neighbourhood Planning agreed

The process for developing and agreeing a Neighbourhood Plan or Neighbourhood Development Order is as follows:

Local authorities need to agree the neighbourhood area, and will need to check that the boundaries proposed don't overlap with another. A neighbourhood area can cover more than one parish/town council, with one taking the lead with the agreement of the other. Where no parish/town council exists then a neighbourhood forum can take the lead. To become a neighbourhood forum the group must apply to the local authority who will check they meet



the requirements. Only one neighbourhood forum can exist in any designated neighbourhood area.

Then the parish/town council or neighbourhood forum will work up the details of the draft Neighbourhood Plan or Neighbourhood Development Order. They need to publicise and make available for comments to all people within the neighbourhood (within the area of the plan) for at least six weeks. During this time they must also consult **Statutory Consultees**. The next step is to formally submit the plan to the Local Authority for their consideration. They will check that all the relevant information that needs to accompany the Draft Plan or Order has been submitted.

The Neighbourhood Plan and Development Orders are then submitted to an **independent qualified inspector** for Examination. The purpose of the Examination process is to check the Neighbourhood Plan and/or Neighbourhood Development Order is in line with local and national policy, that is has special regard for listed buildings and conservation areas, and is compatible with equalities, environmental and human rights legislation. It also takes written representations from **Statutory Consultees**.

Subject to the approval of the Examiner, the local authority then organises a community **referendum**. All people living in the neighbourhood covered by the Neighbourhood Plan or Neighbourhood Development Order registered to vote in local elections will be entitled to vote. If it receives the majority of votes of those voting, the Neighbourhood Plan or Neighbourhood Development Order is passed, and incorporated into the Local Plan.

Appendix 2

Background to Community right to challenge and Community right to bid

Please open separate document.

dowsettmayhew
Planning Partnership

APPENDIX 6

Housing Needs Document, November 2014

Hassocks Parish Council
Neighbourhood Plan Working Group
August 2015



Re - Estimation of Future Housing Needs in Hassocks

The Mid Sussex District Council (MSDC) report Local Housing Assessment (updated October 2011) set out the calculation of housing need based on three different approaches:

- household formation (the changes in the average size of households);
- demographic changes (migration, births and mortality rates);
- economic changes (job formation and growth).

2012-based Household Projections: England, 2012-2037, Statistical Release, 27 February 2015, Department of Communities and Local Government.

Housing and Economic Development Needs Assessment (HEDNA), February 2015, Mid Sussex District Council.

Housing and Economic Development Needs Assessment (HEDNA) - Update, June 2015, Mid Sussex District Council.

Household Formation: National and regional forecasts estimate that the average household size will fall from 2.36 in 2012 to 2.24 in 2032, a drop of 5.4% (*previously from 2.41 in 2011 to 2.30 in 2031, a drop of 4.8%*). This reflects a long term national trend in decreasing household size as children leave home and set up new households. No doubt similar trends were evident in Hassocks when comparing census data for previous periods, but these are not in line with the trends observed locally between 2001 and 2011.

The Clayton Mills development, which was substantially completed by 2011, added in the order of 250 houses to the stock within the parish, approximately an 8% increase. The development has attracted a significant number of young families, changing the age structure of the village and leading to an increase in household size from 2.21 to 2.28 over the period. It is not unreasonable to assume that further housing would be aimed at a similar market (as opposed to flats) and that household size would, therefore, be unlikely to fall between 2011 and 2031.

Consequently, in considering the additional housing needs that might arise due to the changes in average household size, we have considered three scenarios:

- H1: a reduction in average household size of 5.4% (*previously 4.8%*) in line with the National forecast (a reduction to 2.16 (*previously 2.17*));
- H2: a return to a household size of 2.21 (a reduction in average household size of 3.2%)
- H3: average household size remaining at the 2011 value of 2.28.

The additional housing requirement for each of these three scenarios is:



H1: 209 (*previously192*) additional houses
H2: 128 additional houses
H3: 0 additional houses

Demographic Changes: The MSDC housing assessment for the District reports the Office for National Statistics prediction for the whole district to be an increase in population from the 2011 Census population of 139,860 to 159,535 by 2031 an increase of 14.1% (*previously 157,760 an increase of 12.8%*). This is based on current birth and mortality trends and includes net migration, but does not take account of planning policies which could introduce different housing allocations. If a similar level of growth was assumed to apply to the parish this would increase the total population by 1,079 from 7667 to 8746 (*previously by 981 from 7667 to 8648*).

The MSDC District Plan (2013) proposed that the Burgess Hill Townwide Strategy Northern Arc development and other allocations to the east of Burgess Hill, would allocate sites for 4000 homes. This is a substantial proportion of the District total (of 11,152 assessed need by 2031), and can reasonably be expected to reduce the pressure on villages to meet the unconstrained proportionate targets.

Hassocks has already accommodated a population increase of 12.4% between 2001 and 2011. Therefore it might be argued that Hassocks should seek to accommodate less than its proportionate share. We have tested two scenarios: a full proportionate rate of growth (14.1% (*previously 12.8%*) and half the proportionate rate of growth (7.05% (*previously 6.4%*) increase in population between 2011 and 2031.

Thus we have two demographic scenarios:

D1: growth of 14.1%, implying an increased population of 1,079 (*previously 12.8% and 981*);

D2: growth of 7.05%, implying an increased population of 540 (*previously 6.4% and 491*).

Combining these demographic scenarios with the three housing formation scenarios, gives the following six potential increases in household numbers:

D1H1: 500 (*previously 452*)
D1H2: 489 (*previously 444*)
D1H3: 474 (*previously 430*)
D2H1: 250 (*previously 226*)
D2H2: 245 (*previously 222*)
D2H3: 237 (*previously 215*)

Economic Changes: The MSDC housing assessment projects the economic growth would, lead to an additional 249 jobs per annum in the district through to 2031 (*previously 380 jobs per annum*). On a straightforward population proportion, this implies 14 (*previously 21*) jobs



per annum created in Hassocks[1] over the 20 year period, giving job creation of 275 (*previously 420*) jobs over the Plan period. The economic activity rate for Hassocks observed in the 2011 Census was 48.7%, an increase from the 2001 figure of 46.2%. To calculate the additional population needs to satisfy this number of jobs we have assumed three scenarios for the economic activity rate:

E1: economic activity rate of 47.5%, implies a population increase of 884

E2: economic activity rate of 50%, implies a population increase of 840

E3: economic activity rate of 52.5%, implies a population increase of 800

These population increase scenarios can be used, in conjunction with the household formation scenarios to produce nine views of future housing needs:

E1H1: 268 *(previously 407)*
E1H2: 262 (*previously 400*)
E1H3: 254 (*previously 388*)
E2H1: 253 (*previously 387*)
E2H2: 249 (*previously 380*)
E2H3: 241 (*previously 368*)
E3H1: 243 (*previously 369*)
E3H2: 237 (*previously 362*)
E3H3: 230 (*previously 351*)

Overall, it appears that the range of future housing requirement lies between 200 and 500, with only the full proportionate growth estimates being in excess of 400. As indicated above, we believe that the Burgess Hill Northern Arc will account for a significant proportion of the growth and therefore Hassocks requirement is more likely to lie in the range between 250 and 400 additional houses, as opposed to the 630 additional houses based on an average of a proportional split based on household and population bases in the MSDC HEDNA.

[1] This assumes that all jobs within the parish are filled by residents of the parish. In fact, the 2001 Census journey to work survey indicated that there were strong in- and out- commuting movements. Nevertheless, if economic growth is to be achieved for Hassocks residents then it is reasonable to assume that Hassocks residents will fill this many additional jobs, wherever they are located.

dowsettmayhew
Planning Partnership

APPENDIX 7

Poster and Flyer, January 2015 Event

HASSOCKS
PARISH COUNCIL



HAVE YOUR SAY

on potential new housing sites

Please come to the 2nd stage of the Neighbourhood Plan Consultation at:

Downlands Community School

Dale Avenue, Hassocks, West Sussex BN6 8LP

Friday 30th January
7.15pm for 7.30pm – 9.30pm

Saturday 31st January
10.15am for 10.30 – 12.30pm

Have your say on any potential new development in Hassocks by contributing to your Neighbourhood Plan.

dowsettmayhew
Planning Partnership

APPENDIX 8

Documents provided for January 2015 Event

Hassocks Parish Council
Neighbourhood Plan Working Group



Estimation of Future Housing Needs in Hassocks

The Mid Sussex District Council (MSDC) report Local Housing Assessment (updated October 2011) sets out the calculation of housing need based on three different approaches:

- household formation (the changes in the average size of households);
- demographic changes (migration, births and mortality rates);
- economic changes (job formation and growth).

Household Formation: National and regional forecasts estimate that the average household size will fall from 2.41 in 2011 to 2.30 in 2031, a drop of 4.8%. This reflects a long term national trend in decreasing household size as children leave home and set up new households. No doubt similar trends were evident in Hassocks when comparing census data for previous periods, but these are not in line with the trends observed locally between 2001 and 2011.

The Clayton Mills development, which was substantially completed by 2011, added in the order of 250 houses to the stock within the parish, approximately an 8% increase. The development has attracted a significant number of young families, changing the age structure of the village and leading to an increase in household size from 2.21 to 2.28 over the period. It is not unreasonable to assume that further housing would be aimed at a similar market (as opposed to flats) and that household size would, therefore, be unlikely to fall between 2011 and 2031.

Consequently, in considering the additional housing needs that might arise due to the changes in average household size, we have considered three scenarios:

- H1: a reduction in average household size of 4.8% in line with the MSDC assumption (a reduction to 2.17);
- H2: a return to a household size of 2.21 (a reduction in average household size of 3.2%)
- H3: average household size remaining at the 2011 value of 2.28.

The additional housing requirement for each of these three scenarios is:

H1: 192 additional houses
H2: 128 additional houses
H3: 0 additional houses

Demographic Changes: The MSDC housing assessment for the District reports the Office for National Statistics prediction for the whole district by 2031 to be an increase in population of 17,900 on the 2011 Census population of 139,860, an increase of 12.8%. This is based on current birth and mortality trends and includes net migration, but does not take account of planning policies which could introduce different housing allocations. If a similar level of



growth was assumed to apply to the parish this would increase the total population by 981 from 7667 to 8648.

The MSDC District Plan (2013) proposed that the Burgess Hill Townwide Strategy Northern Arc development and other allocations to the east of Burgess Hill, would allocate sites for 4000 homes. This is a substantial proportion of the District total (of 10,600 proposed to be built by 2031), and can reasonably be expected to reduce the pressure on villages to meet the unconstrained proportionate targets.

Hassocks has already accommodated a population increase of 12.4% between 2001 and 2011. Therefore it might be argued that Hassocks should seek to accommodate less than its proportionate share. We have tested two scenarios: a full proportionate rate of growth (12.8%) and half the proportionate rate of growth (6.4%) increase in population between 2011 and 2031.

Thus we have two demographic scenarios:

D1: growth of 12.8%, implying an increased population of 981

D2: growth of 6.4%, implying an increased population of 491

Combining these demographic scenarios with the three housing formation scenarios, gives the following six potential increases in household numbers:

D1H1: 452
D1H2: 444
D1H3: 430
D2H1: 226
D2H2: 222
D2H3: 215

Economic Changes: The MSDC housing assessment projects the economic growth at 3% GVA per annum in the Plan period, leading to an additional 380 jobs per annum by 2031. On a straightforward population proportion, this implies 21 jobs per annum created in Hassocks[1] over the 20 year period, giving job creation of 420 jobs over the Plan period. The economic activity rate for Hassocks observed in the 2011 Census was 48.7%, an increase from the 2001 figure of 46.2%. To calculate the additional population needs to satisfy this number of jobs we have assumed three scenarios for the economic activity rate:

E1: economic activity rate of 47.5%, implies a population increase of 884

E2: economic activity rate of 50%, implies a population increase of 840

[1] This assumes that all jobs within the parish are filled by residents of the parish. In fact, the 2001 Census journey to work survey indicated that there were strong in- and out- commuting movements. Nevertheless, if economic growth is to be achieved for Hassocks residents then it is reasonable to assume that Hassocks residents will fill this many additional jobs, wherever they are located.



E3: economic activity rate of 52.5%, implies a population increase of 800

These population increase scenarios can be used, in conjunction with the household formation scenarios to produce nine views of future housing needs:

E1H1: 407
E1H2: 400
E1H3: 388
E2H1: 387
E2H2: 380
E2H3: 368
E3H1: 369
E3H2: 362
E3H3: 351

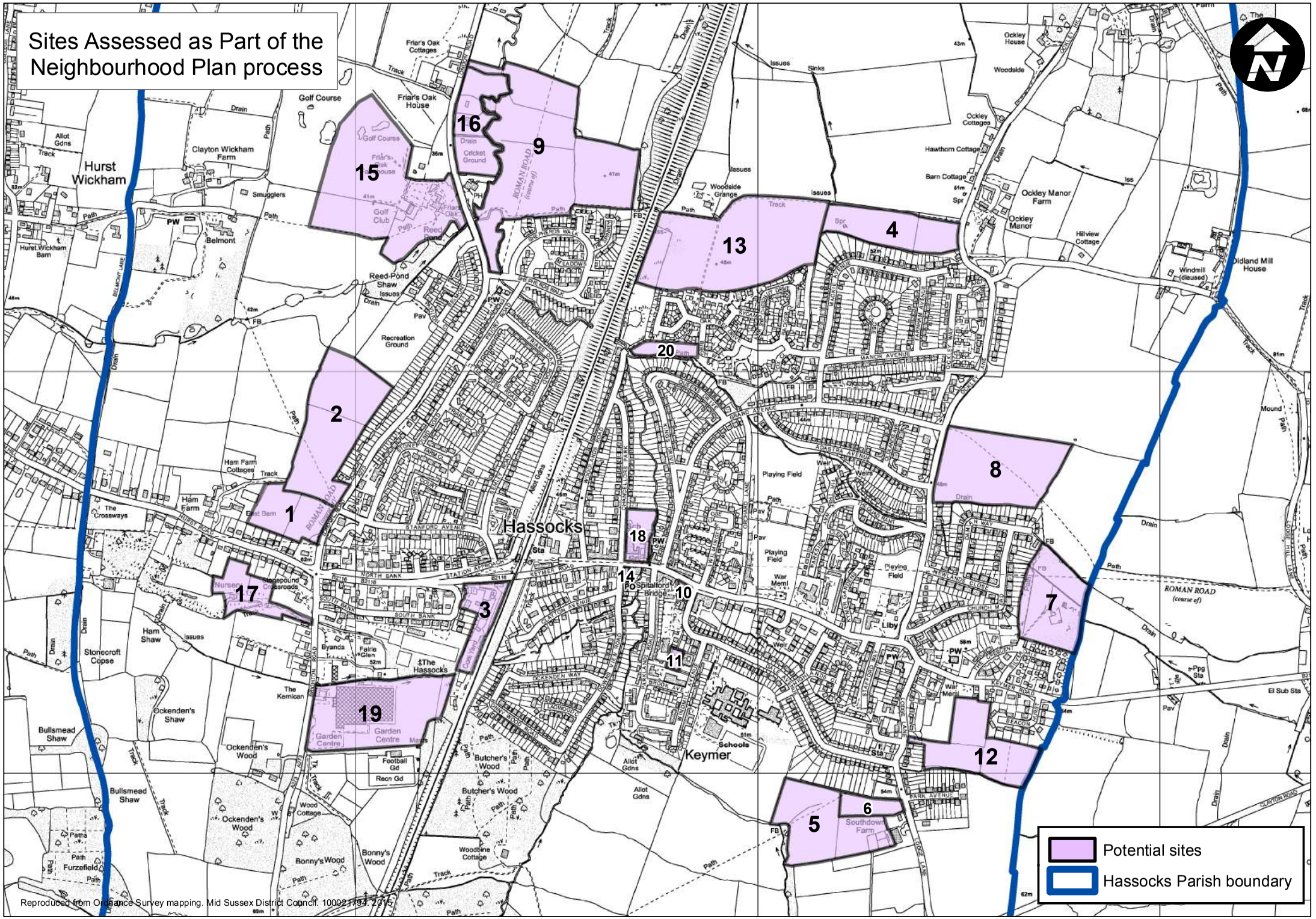
Overall, it appears that the range of future housing requirement lies between 200 and 450, with only the full proportionate growth estimates being in excess of 400. As indicated above, we believe that the Burgess Hill Northern Arc will account for a significant proportion of the growth and therefore Hassocks requirement is more likely to lie in the range between 250 and 400 additional houses.

Potential Housing Sites

A number of potential housing sites have been identified in developing the Strategic Housing Assessment for MSDC. In addition, responses to the questionnaire sent to all Hassocks residents indicated a number of potential sites. The combination of these two sources was presented at the Consultation event in September.

For each of these potential sites it is proposed to identify the constraints (eg in SDNP, subject to flooding, impact on environment, closure of strategic gap, etc) which will indicate that some of the sites should be excluded from further consideration. The number of houses that can be accommodated on the remaining sites can then be calculated and compared with the identified housing need.

Further consultation on potential housing sites will be undertaken in the coming months, as the Neighbourhood Plan is developed, prior to the publication of a draft Neighbourhood Plan.


Sites Assessed as Part of the Neighbourhood Plan process
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
Hassocks
Keymer
Hurst Wickham
Potential sites
Hassocks Parish boundary
Reproduced from Ordnance Survey mapping. Mid Sussex District Council. 100021794. 2015

Hassocks Neighbourhood Plan Site Assessments

Site Ref	LCA map 1 (HA/21)	**Area**	2 hectares
Name	Land Opposite Stanford Avenue,	**Potential number of dwellings**	
Location	London Road, Hassocks		
Character/Land Use		**Constraints**	
Existing use	Agriculture	Highway access	London Road
Previously developed?	No	Impact on AQMA at Stonepound	High
Planning history	Not known	National Park	No
Access to Services	**Distance in metres**	Heritage assets	Archeological Notification Area
Infant school	820	Contaminated land	No
Junior school	1250	Topography	Slopes south from Greensand Ridge
Secondary school	1100	Flood risk area	No
Doctor/Health centre	1000	Impact on views	Moderate to high sensitivity. Open landscape with long views into site from the countryside to the north and public footpaths.
Public transport (rail)	549	Impact on townscape/landscape character	High sensitivity. The site is rural in character and part of the green gap.
Public transport (bus)	10	Arboricultural issues	Ancient hedged field boundaries and mature trees.
Post office/bank	895	Ecology issues	No desingated sites
Food retail	190	Boundary with built up area	Part of local gap.
Age concern	960	Impact on coalescence	Development would impact on local gap.
Library	1400	Electricity supply	Yes
Formal public open space	100	Gas supply	Yes
Informal public open space	420	Ownership	Private

Site Ref	LCA map2 286 (HA/19)	**Area**	5.4 hectares
Name	Land at the Ham	**Potential number of dwellings**	97
Location	London Road		
Character/Land Use	Open countryside	**Constraints**	
Existing use	Agriculture	Highway access	London Road
Previously developed?	No	Impact on AQMA at Stonepound	High
Planning history	Refused May 2014	National Park	Visible from National Park
Access to Services	**Distance in metres**	Heritage assets	No but ANA on western boundary.
Infant school	770	Contaminated land	Not known
Junior school	1250	Topography	Level
Secondary school	1100	Flood risk area	Yes
Doctor/Health centre	1000	Impact on views	Moderate to high sensitivity from the countryside to the north and local footpaths and houses.
Public transport (rail)	510	Impact on townscape / landscape character	Moderate to high sensitivity as the area is rural in character and has historic field patterns.
Public transport (bus)	150	Arboricultural issues	Tree protection orders, Ancient woodland species and hedgerows.
Post office/bank	860	Ecology issues	No designations
Food retail	80	Boundary with built up area	On western boundary
Age concern	940	Impact on coalescence	Yes
Library	1400	Electricity supply	Yes
Formal public open space	300	Gas supply	Yes
Informal public open space	200	Ownership	Mr.Marlow Gleesons Developer Option

Site Ref	LCA Map 3 (HA/14)	**Area**	1.35
Name	Station Goodsyard	**Potential number of dwellings**	60-70
Location	Old goods yard south of Keymer Road		
Character/Land Use	**Distance in metres**	**Constraints**	
Existing use	Goods yard	Highway access	Keymer Road
Previously developed?	Yes	Impact on AQMA at Stonepound	High
Planning history	Yes, most recently approved development brief	National Park	No
Access to Services		Heritage assets	No
Infant school	340	Contaminated land	Yes old gasworks
Junior school	740	Topography	On greensand ridge
Secondary school	590	Flood risk area	No
Doctor/Health centre	510	Impact on views	Low sensitivity with the potential to enhance views in the local area.
Public transport (rail)	110	impact on townscape/landscape character	Low sensitivity and an potential for high quality development to enhance the local townscape.
Public transport (bus)	50	Arboricultural issues	No
Post office/bank	410	Ecology issues	No
Food retail	440	Boundary with built up area	Wholly within the built up area
Age concern	450	Impact on coalescence	No
Library	930	Electricity supply	Yes
Formal public open space	550	Gas supply	Yes
Informal public open space	480	Ownership	Private

Site Ref	LCA map 4	**Area**	
Name	Land to north east of Clayton Mills	**Potential number of dwellings**	
Location	North of Mackie Avenue		
Character/Land Use		**Constraints**	
Existing use	Rough meadow	Highway access	Ockley Lane.
Previously developed?	No	Impact on AQMA at Stonepound	Low
Planning history	Not known	National Park	No
Access to Services	**Distance in metres**	Heritage assets	None designated
Infant school	1000	Contaminated land	No
Junior school	1150	Topography	Site slopes gently to the north
Secondary school	1200	Flood risk area	Not recorded but spring arises on site
Doctor/Health centre	1150	Impact on views	Moderate sensitivity to views from the countryside to north, railway and footpath.
Public transport (rail)	1200	Impact on townscape/landscape character	Moderate sensitivity due to the rural character of the area and setting of Ockley Manor Farm.
Public transport (bus)	270	Arboricultural issues	on southern boundary mature trees
Post office/bank	1000	Ecology issues	No designations
Food retail	1000	Boundary with built up area	On northern perimeter
Age concern	1100	Impact on coalescence	Impact on the gap with Burgess Hill.
Library	950	Electricity supply	Yes
Formal public open space	575	Gas supply	Yes
Informal public open space	500	Ownership	Private

Site Ref	LCA Map 5	**Area**	3.94 hectares 2.2 developable
Name	Land Southdown Farm	**Potential number of dwellings**	
Location	Lodge Lane		
Character/Land Use		**Constraints**	
Existing use	Part agricultural / part school playing fields.	Highway access	Lodge Lane (although appears landlocked) impact on protected trees
Previously developed?	No	Impact on AQMA at Stonepound	Low
Planning history	Not known	National Park	Wholly within the National Park
Access to Services	**Distance in metres**	Heritage assets	No designations
Infant school	850	Contaminated land	No
Junior school	330	Topography	Level
Secondary school	470	Flood risk area	No
Doctor/Health centre	570	Impact on views	High sensitivity due to views from the scarp of the Downs and from the foot path which crosses the area.
Public transport (rail)	1060	Impact on townscape/landscape character	High sensitivity as the site is rural in character with established informal recreational use and historic boundary features.
Public transport (bus)	100	Arboricultural issues	Immediately adjacent to Ancient Woodland and Lodge Lane trees would be affected by access.
Post office/bank	770	Ecology issues	15 m buffer required with regard to Ancient Woodland
Food retail	400	Boundary with built up area	On southern edge of existing built up area
Age concern	650	Impact on coalescence	No
Library	445	Electricity supply	Yes
Formal public open space	580	Gas supply	Yes
Informal public open space	200	Ownership	Private

Site Ref	LCA map6 (HA/27)	**Area**	0.72 hectares

Name	Land to the west of Lodge Lane	**Potential number of dwellings**	
Location	Lodge Lane		
Character/Land Use		**Constraints**	
Existing use	Unused land	Highway access	Lodge Lane, mature trees in sight lines
Previously developed?	No	Impact on AQMA at Stonepound	Low
Planning history	Not known	National Park	Located wholly inside National Park
Access to Services	**Distance in metres**	Heritage assets	No designations
Infant school	900	Contaminated land	No
Junior school	380	Topography	Level
Secondary school	510	Flood risk area	No
Doctor/Health centre	600	Impact on views	Moderate sensitivity from the public footpath and the National Park
Public transport (rail)	1100	Impact on townscape/landscape character	Moderate sensitivity as a green field site, but closely associated with the built up area.
Public transport (bus)	100	Arboricultural issues	Protected trees along road frontage
Post office/bank	800	Ecology issues	No designations
Food retail	420	Boundary with built up area	On edge of existing southern boundary of built area
Age concern	680	Impact on coalescence	None
Library	450	Electricity supply	Yes
Formal public open space	630	Gas supply	Yes
Informal public open space	270	Ownership	Private

Site Ref	LCA map7 506 (HA/04)	**Area**	3.2 hectares 2.2 hectares developable
Name	Pattendens	**Potential number of dwellings**	
Location	The Crescent, Keymer		
Character/Land Use		**Constraints**	
Existing use	Gardens to large private house	Highway access	Restricted as via existing development.
Previously developed?	Yes	Impact on AQMA at Stonepound	Low
Planning history	Yes	National Park	Wholly within the National Park
Access to Services	**Distance in metres**	Heritage assets	No designations
Infant school	1,000	Contaminated land	No
Junior school	680	Topography	Level
Secondary school	820	Flood risk area	High
Doctor/Health centre	870	Impact on views	Low sensitivity from the wider countryside and site enclosed. Views in from the adjacent footpath in the National Park.
Public transport (rail)	1,320	Impact on townscape/ landscape character.	Low sensitivity in the south as the site is an old nursery with a large modern house in the centre. Moderate sensitivity on the more rurla area to the north.
Public transport (bus)	140	Arboricultural issues	Tree protection orders in the area.
Post office/bank	970	Ecology issues	SNCI to the north of the area - buffer required.
Food retail	320	Boundary with built up area	On the eastern boundary of the existing built up area
Age concern	910	Impact on coalescence	No
Library	430	Electricity supply	Yes
Formal public open space	680	Gas supply	Yes
Informal public open space	100	Ownership	Private

Site Ref	LCA map 8(HA/03)	**Area**	
Name	Land to east of Ockley Lane	**Potential number of dwellings**	
Location	Ockley Lane		
Character/Land Use		**Constraints**	
Existing use	Agriculture/Arable	Highway access	Ockley Lane
Previously developed?	No	Impact on AQMA at Stonepound	Low
Planning history	Not known	National Park	Wholly within the National Park
Access to Services	**Distance in metres**	Heritage assets	No designations
Infant school	890	Contaminated land	No
Junior school	820	Topography	Sloping north to south
Secondary school	890	Flood risk area	In the southern third where there is an open stream channel.
Doctor/Health centre	900	Impact on views	Moderate to high sensitivity due to the impact on views from the scarp slope of the Downs, local footpaths and houses.
Public transport (rail)	1150	Impact on townscape / landscape character	Moderate to high sensitivity as the site is rural, historic in character and part of the setting for Keymer Church and Conservation Area.
Public transport (bus)	10	Arboricultural issues	Mature boundary trees.
Post office/bank	840	Ecology issues	No designations
Food retail	550	Boundary with built up area	Outside
Age concern	880	Impact on coalescence	Development could encroach on gap between Hassocks and Ditchling
Library	530	Electricity supply	Yes
Formal public open space	370	Gas supply	Yes
Informal public open space	300	Ownership	Private

Site Ref	LCA Map 9 221 (HA/24)	**Area**	10.5 hectares

Name	Land to the north Shepherds Walk	**Potential number of dwellings**	150
Location	Shepherds Walk		
Land Use	Open countryside	**Constraints**	
Existing use	Grassland Agriculture	Highway access	London Road
Previously developed?	No	Impact on AQMA at Stonepound	Medium
Planning history	Not known	National Park	No
Access to Services	**Distance in metres**	Heritage assets	No designations. Roman road in vicinity.
Infant school	930	Contaminated land	No
Junior school	1400	Topography	Level
Secondary school	1300	Flood risk area	South end floods-Herring Stream
Doctor/Health centre	1250	Impact on views	Low sensitivity on wider views as the site is enclosed, but moderate sensitivity from the public footpath and adjacent houses.
Public transport (rail)	880	Impact on townscape/landscape character	Moderate sensitivity. The site is rural in character with historic field boundaries and mature boundary oak trees.
Public transport (bus)	30	Arboricultural issues	Deciduous woodland and mature hedgerow trees
Post office/bank	1000	Ecology issues	No designations but Chalk bed stream, varied wildlife, mature trees and ancient hedges.
Food retail	800	Boundary with built up area	Outside built up boundary.
Age concern	1150	Impact on coalescence	Would reduce Gap between Hassocks and Burgess Hill.

Site Ref	LCA Map 9 221 (HA/24)	**Area**	10.5 hectares
Library	1370	Electricity supply	yes
Formal public open space	400	Gas supply	yes.

Informal public open space	100	Ownership	Developer option

Site Ref	LCA Map 10 375 (HA16)	**Area**	0.14 Hectares
Name	National Tyre Centre	**Potential number of dwellings**	
Location	60 Keymer Road, Hassocks		
Character/Land Use		**Constraints**	
Existing use	Tyre Centre UO91	Highway access	Keymer Rd/Dale Avenue
Previously developed?	Yes	Impact on AQMA at Stonepound	Low
Planning history	None recently	National Park	No
Access to Services	**Distance in metres**	Heritage assets	No designations
Infant school	165	Contaminated land	Yes
Junior school	360	Topography	Level
Secondary school	260	Flood risk area	No
Doctor/Health centre	190	Impact on views	Low sensitivity with potential to significantly enhance views within the village centre.
Public transport (rail)	420	Impact on townscape/landscape character	Low sensitivity with potential to create a high quality village centre with a focal 'square' for events.
Public transport (bus)	40	Arboricultural issues	No
Post office/bank	75	Ecology issues	No designations
Food retail	40	Boundary with built up area	Within centre of village
Age concern	110	Impact on coalescence	None
Library	460	Electricity supply	yes
Formal public open space	200	Gas supply	yes
Informal public open space	400	Ownership	Mr.Saxby

Site Ref	LCA map11 (HA/20)	**Area**	0.18 hectares
Name	Telephone Exchange	**Potential number of dwellings**	
Location	Windmill Avenue		
Character/Land Use	Urban	**Constraints**	
Existing use	Post & telecomms	Highway access	Windmill Avenue
Previously developed?	Yes	Impact on AQMA at Stonepound	Low
Planning history	Not known	National Park	No
Access to Services	**Distance in metres**	Heritage assets	No designations
Infant school	230	Contaminated land	Possibly
Junior school	310	Topography	Level
Secondary school	180	Flood risk area	Unknown
Doctor/Health centre	90	Impact on views	Low sensitivity but chnage would need to be mindful of views from local residences.
Public transport (rail)	420	Impact on townscape / landscape character	Low sensitivity and potential to enhance the local townscape.
Public transport (bus)	140	Arboricultural issues	No
Post office/bank	160	Ecology issues	No designations
Food retail	120	Boundary with built up area	Totally within
Age concern	20	Impact on coalescence	No
Library	500	Electricity supply	Yes
Formal public open space	270	Gas supply	Yes
Informal public open space	240	Ownership	BT?

Site Ref	LCA map 12	**Area**	
Name	Land to the east of Lodge Lane	**Potential number of dwellings**	
Location	East of Lodge Lane		
Character/Land Use		**Constraints**	
Existing use	Private recreation and grazing.	Highway access	New highway access required from Lodge Lane
Previously developed?	no	Impact on AQMA at Stonepound	Low
Planning history	not know	National Park	Wholly within the National Park
Access to Services	**Distance in metres**	Heritage assets	Just outside Conservation Area
Infant school	920	Contaminated land	No
Junior school	410	Topography	Level
Secondary school	560	Flood risk area	Stream on south side
Doctor/Health centre	645	Impact on views	Low sensitivity due to the enclosed nature of the area.
Public transport (rail)	1150	Impact on townscape/landscape character	Low sensitivity due to the built up and suburbanised nature of the surrounding area.
Public transport (bus)	90	Arboricultural issues	Some mature trees and hedgerows
Post office/bank	840	Ecology issues	No desigations.
Food retail	320	Boundary with built up area	Adjacent and surrounded on three sides by development.
Age concern	720	Impact on coalescence	No
Library	410	Electricity supply	Yes
Formal public open space	600	Gas supply	Yes
Informal public open space	100	Ownership	Not Known

Site Ref	LCA map 13	**Area**	8ha
Name	Land to the north west of Clayton Mills	**Potential number of dwellings**	
Location	running from the railway track to the rear of the gardens of Mackie Avenue		
Character/Land Use		**Constraints**	
Existing use	Rough grassland	Highway access	Through Clayton Mills
Previously developed?	Re landscaped as part of neighbouring development.	Impact on AQMA at Stonepound	Low
Planning history		National Park	No
Access to Services	**Distance in metres**	Heritage assets	ANA in northern area. Site assessed for previous development.
Infant school	750	Contaminated land	No
Junior school	1050	Topography	Level with artificial bunds
Secondary school	1050	Flood risk area	No
Doctor/Health centre	990	Impact on views	Moderate sensitivity from the countryside to the north and from Ockley Lane, the railway and footpath
Public transport (rail)	950	Impact on townscape/landscape character	Low sensitivity as an area of poorly restored landscape from previous development. A well defined landscape boundary would be required to the countryside.
Public transport (bus)	370	Arboricultural issues	None
Post office/bank	800	Ecology issues	No designations

Site Ref	LCA map 13	**Area**	8ha
Food retail	840	Boundary with built up area	On the edge of the countryside.
Age concern	920	Impact on coalescence	Would be contained within the existing building line.
Library	900	Electricity supply	Yes
Formal public open space	500	Gas supply	Yes
Informal public open space	280	Ownership	Unclear

Site Ref	LCA map14 (HA/25)	**Area**	0.10 Hectares
Name	Hassocks Delivery Office	**Potential number of dwellings**	
Location	36 Keymer Road		
Character/Land Use	Light industrial	**Constraints**	
Existing use	Post and telecoms	Highway access	Keymer Road
Previously developed?	Yes	Impact on AQMA at Stonepound	Very Low
Planning history	Unknown	National Park	No
Access to Services	**Distance in metres**	Heritage assets	No designations
Infant school	40	Contaminated land	No
Junior school	490	Topography	Level
Secondary school	375	Flood risk area	No
Doctor/Health centre	285	Impact on views	Low sensitivity as the present building does not enhance local views.
Public transport (rail)	270	Impact on townscape/landscape character	Low sensitivity as the present building does not enhance local character.
Public transport (bus)	25	Arboricultural issues	No
Post office/bank	85	Ecology issues	No designations
Food retail	200	Boundary with built up area	No
Age concern	195	Impact on coalescence	No
Library	620	Electricity supply	Yes
Formal public open space	350	Gas supply	Yes
Informal public open space	350	Ownership	Not known

Site Ref	LCA map 15	**Area**	
Name	Hassocks Golf Club	**Potential number of dwellings**	170
Location	London Road		
Character/Land Use	Recreational	**Constraints**	
Existing use	Golf Club	Highway access	London Road
Previously developed?	Golf course	Impact on AQMA at Stonepound	Low/moderate.
Planning history	Golf Club	National Park	No
Access to Services	**Distance in metres**	Heritage assets	Archaeological notification area.
Infant school	900	Contaminated land	No
Junior school	1400	Topography	flat
Secondary school	1300	Flood risk area	Boggy-ground water.
Doctor/Health centre	1300	Impact on views	Moderate sensitivity. Potential visual harm in western portion from the surrounding countryside and the scarp slope of the downs in the National Park.
Public transport (rail)	900	Impact on townscape/landscape character	Moderate sensitivity. The site is rural in character and separated from the built up area.
Public transport (bus)	30	Arboricultural issues	Ancient woodland and individual mature trees.
Post office/bank	1000	Ecology issues	No designations
Food retail	690	Boundary with built up area	Outside
Age concern	1150	Impact on coalescence	On the gaps between Hassocks and Hurst and Burgess Hill
Library	1400	Electricity supply	Yes
Formal public open space	350	Gas supply	Not known
Informal public open space	0	Ownership	Mr.Cole

Site Ref	LCAmap16	**Area**	2.4 hectares
Name	Land and house	**Potential number of**	22

	to north of Friars Oak	**dwellings**	
Location	North of Friars Oak		
Character/Land Use		**Constraints**	
Existing use	Houses and unused land	Highway access	London Road
Previously developed?	Partly	Impact on AQMA at Stonepound	Medium
Planning history	No recent	National Park	No
Access to Services	**Distance in metres**	Heritage assets	No designations
Infant school	1000	Contaminated land	No
Junior school	1500	Topography	level
Secondary school	1450	Flood risk area	Yes, Herring Stream
Doctor/Health centre	1350	Impact on views	Low sensitivity as there is a tree screen on London Road and no footpaths or residential views in.
Public transport (rail)	970	Impact on townscape/landscape character	Moderate sensitivity as countryside with historic character and landscape features.
Public transport (bus)	80	Arboricultural issues	Significant mature trees.
Post office/bank	1100	Ecology issues	No designations
Food retail	820	Boundary with built up area	Outside the built up area but with ribbon development.
Age concern	1270	Impact on coalescence	Extends the northern boundary towards Burgess Hill
Library	1500	Electricity supply	Yes
Formal public open space	380	Gas supply	Yes
Informal public open space	100	Ownership	multiple private

Site Ref	LCA map17	**Area**	hectares
Name	Russells Nursery	**Potential number of dwellings**	
Location	Brighton Road		
Character/Land Use		**Constraints**	
Existing use	Nursery	Highway access	Brighton Road
Previously developed?	Yes as a nursery	Impact on AQMA at Stonepound	High
Planning history	Not known	National Park	No
Access to Services	**Distance in metres**	Heritage assets	Archeological Notification Area
Infant school	915	Contaminated land	Not known
Junior school	1300	Topography	Sloping north to greensand ridge
Secondary school	1100	Flood risk area	Unknown
Doctor/Health centre	1050	Impact on views	Low sensitivity as views in are limited to views from Brighton Road.
Public transport (rail)	640	Impact on townscape/ landscape character	Low sensitivity as the area is surrounded by residential development and is not of local landscape value.
Public transport (bus)	20	Arboricultural issues	Not known
Post office/bank	980	Ecology issues	No designations
Food retail	400	Boundary with built up area	On south west boundary of existing built area
Age concern	1000	Impact on coalescence	No
Library	1500	Electricity supply	Yes
Formal public open space	650	Gas supply	Yes
Informal public open space	450	Ownership	Private

Site Ref	LCA 18	**Area**	
Name	Infant school	**Potential number of dwellings**	
Location	Keymer Road		
Character/Land Use		**Constraints**	
Existing use	Infant school	Highway access	Keymer Road / Chancellors Park
Previously developed?		Impact on AQMA at Stonepound	Moderate
Planning history		National Park	No
Access to Services	**Distance in metres**	Heritage assets	No designations
Infant school	Unknown	Contaminated land	No
Junior school	500	Topography	Sloping
Secondary school	390	Flood risk area	Yes
Doctor/Health centre	300	Impact on views	Moderate sensitivity for local views in the village centre.
Public transport (rail)	280	Impact on townscape/landscape character	The old school building has character and local value. The setting for this could be enhanced if retained as part of a development.
Public transport (bus)	45	Arboricultural issues	Mature trees in grounds
Post office/bank	80	Ecology issues	No designations
Food retail	200	Boundary with built up area	Within built up area.
Age concern	200	Impact on coalescence	None
Library	610	Electricity supply	Yes
Formal public open space	350	Gas supply	Yes
Informal public open space	550	Ownership	WSCC

Site Ref	LCA map 19 (HA/05)	**Area**	
Name	Tates, Garden Centre	**Potential number of dwellings**	
Location	East Brighton Road		
Character/Land Use	Brownfield	**Constraints**	
Existing use	Garden Centre	Highway access	Brighton Road
Previously developed?	Yes	Impact on AQMA at Stonepound	High
Planning history		National Park	No
Access to Services	**Distance in metres**	Heritage assets	No designations
Infant school	795	Contaminated land	Not known
Junior school	1060	Topography	Level
Secondary school	920	Flood risk area	Yes
Doctor/Health centre	860	Impact on views	Low sensitivity but views from the scarp of the Downs would need to be considered.
Public transport (rail)	570	Impact on townscape/ landscape character	Low sensitivity and potential enhancement if well designed and mitigated.
Public transport (bus)	10	Arboricultural issues	Woodland adjacent to the railway.
Post office/bank	840	Ecology issues	No designations
Food retail	560	Boundary with built up area	On the boundary, but most of the site is built up already.
Age concern	830	Impact on coalescence	No
Library	1300	Electricity supply	Yes
Formal public open space	100	Gas supply	Yes
Informal public open space	250	Ownership	Private

Site Ref	LCA Map 20	**Area**	
Name	Undeveloped land to the south of Clayton Mills	**Potential number of dwellings**	
Location	southside of Clayton Mills		
Character/Land Use		**Constraints**	
Existing use	Rough grassland	Highway access	Via Clayton Mills
Previously developed?	no	Impact on AQMA at Stonepound	Low
Planning history	intended use for Health Centre	National Park	No
Access to Services	**Distance in metres**	Heritage assets	None designated
Infant school	500	Contaminated land	Not known
Junior school	900	Topography	Sloping
Secondary school	850	Flood risk area	Yes
Doctor/Health centre	760	Impact on views	Low sensitivity as only view local views and public footpath.
Public transport (rail)	650	Impact on townscape/landscape character	Low sensitivity as enclosed by development . Character of streamside footpath should be preserved.
Public transport (bus)	250	Arboricultural issues	Trees by stream, hedge
Post office/bank	550	Ecology issues	None designated
Food retail	615	Boundary with built up area	Wholly within
Age concern	690	Impact on coalescence	No
Library	800	Electricity supply	Yes
Formal public open space	300	Gas supply	Yes
Informal public open space	300	Ownership	Barratts?

Explanation of Site Assessment Forms

Site number on the map, site name and general description of location

Area, if known, and any already proposed number of dwellings

Description of current use, previous development and known planning history

Hassocks Neighbourhood Plan Site Assessments

Site Ref	LCA map 1 (HA/21)	**Area**	2 hectares
Name	Land Opposite Stanford Avenue,	**Potential number of dwellings**	
Location	London Road, Hassocks		
Character/Land Use		**Constraints**	
Existing use	Agriculture	Highway access	London Road
Previously developed?	No	Impact on AQMA at Stonepound	High
Planning history	Not known	National Park	No
Access to Services	**Distance in metres**	Heritage assets	Archeological Notification Area
Infant school	820	Contaminated land	No
Junior school	1250	Topography	Slopes south from Greensand Ridge
Secondary school	1100	Flood risk area	No
Doctor/Health centre	1000	Impact on views	Moderate to high sensitivity. Open landscape with long views into site from the countryside to the north and public footpaths.
Public transport (rail)	549	Impact on townscape/landscape character	High sensitivity. The site is rural in character and part of the green gap.
Public transport (bus)	10	Arboricultural issues	Ancient hedged field boundaries and mature trees.
Post office/bank	895	Ecology issues	No desingated sites
Food retail	190	Boundary with built up area	Part of local gap.
Age concern	960	Impact on coalescence	Development would impact on local gap.
Library	1400	Electricity supply	Yes
Formal public open space	100	Gas supply	Yes
Informal public open space	420	Ownership	Private

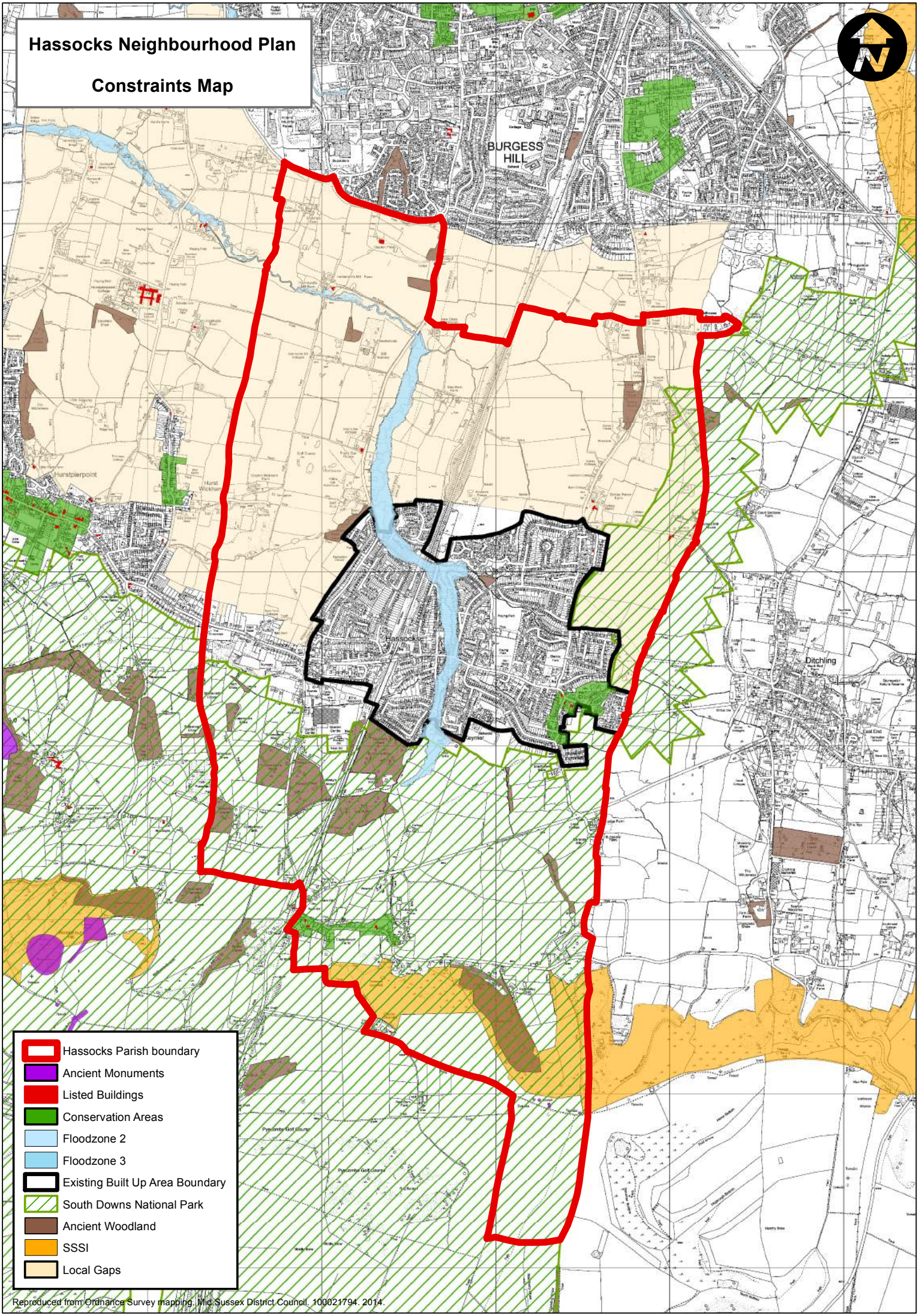
Known notable constraints

The distance, as the crow flies, from the site to these amenities

Known ownership and provision of utilities

Hassocks Neighbourhood Plan

Constraints Map



Reproduced from Ordnance Survey mapping, Mid Sussex District Council, 100021794, 2014.

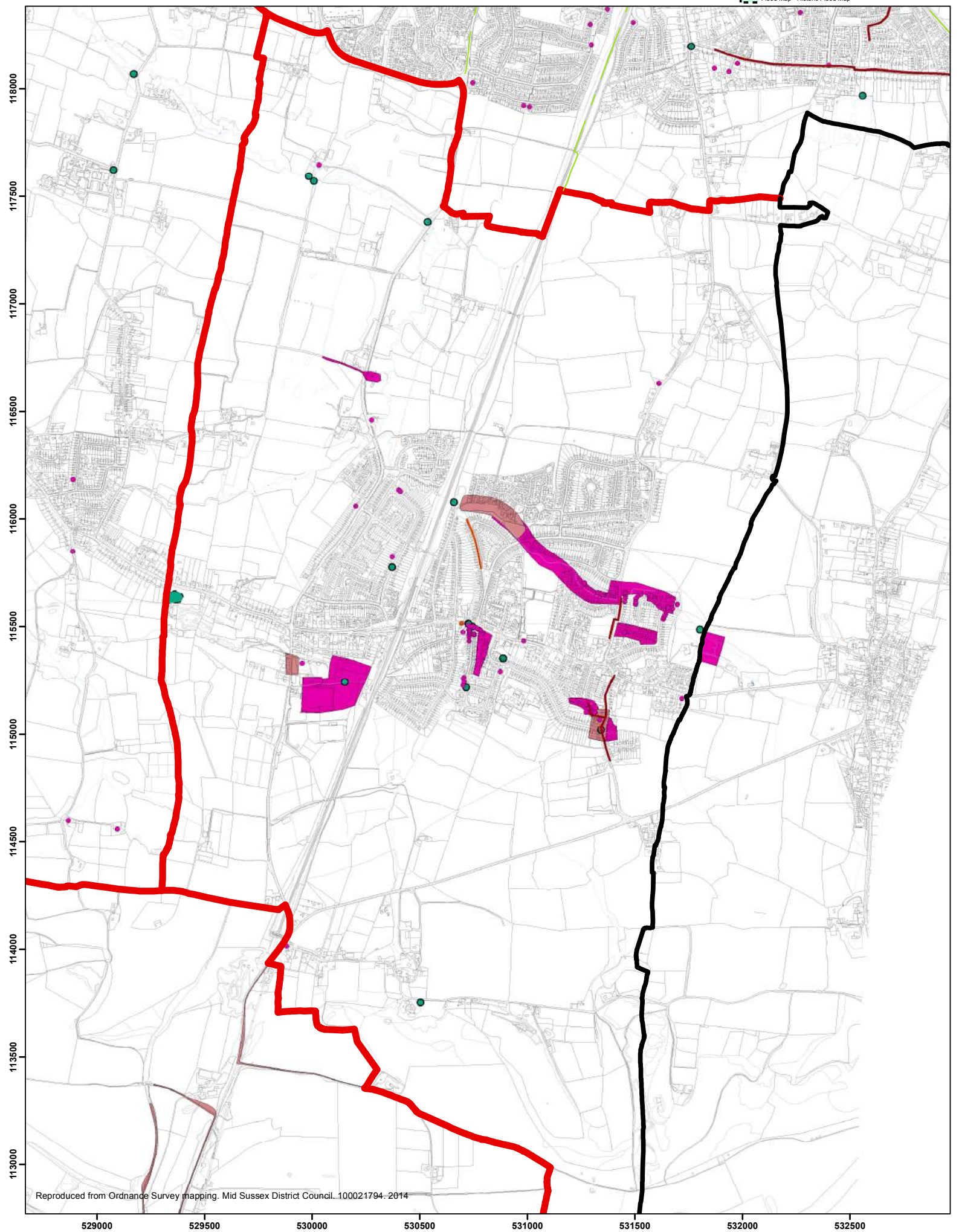
MID SUSSEX DISTRICT COUNCIL

Historic Flood Events Parish Map

Legend
- SFRA - Southern Water Data
- SFRA - External Data Source (L)
- Historical - External Data Source (P)
- Historical - Internal Data Source (P)
- Historical - EA Data Source (P)
- SFRA - EA Data Source (A)
- SFRA - External Data Source (A)
- SFRA - Internal Data Source (A)
- Flood Map - Historic Flood Map

N

1:15,000



Reproduced from Ordnance Survey mapping. Mid Sussex District Council. 100021794. 2014

dowsettmayhew
Planning Partnership

APPENDIX 9

Feedback Form, January 2015

Hassocks Neighbourhood Plan - 2nd Stage Consultation Jan 2015 - Potential Development Sites

Name.....

Address..... E mail address.....

PLEASE CONTINUE COMMENTS ON BACK OF PAGE QUOTING SITE NO AND NAME

Site	For – please tick (Reasons?)	Against – please tick (Reasons?)	Neutral	Are there any other constraints? (see site assessment sheets)
1. Land opposite Stanford Avenue				
2. Land at the Ham				
3. Station Goodsyard				
4. Land North of Mackie Ave / Clayton Mills				

Site	For	Against	Neutral	Are there any other Constraints?
5. Land at Southdown Farm				
6.Land to West of Lodge Lane				
7.Pattendens				
8. Land to East of Ockley Lane				

Site	For	Against	Neutral	Any other Constraints?
9. Land to North of Shepherd's Walk				
10. National Tyre Centre				
11. Telephone Exchange				
12. Land East of Lodge Lane				

Site	For	Against	Neutral	Any other Constraints?
13. Land to N West of Clayton Mills				
14. Hassocks Post Delivery Office				
15. Hassocks Golf Club				
16. Land North of Friar's Oak				

Site	For	Against	Neutral	Any other Constraints?
17. Russell's Nursery				
18. Infants School				
19. Tate's Garden Centre				
20. Undeveloped Land South of Clayton Mills				

Are there any other sites you think should be included?

Any other comments? eg. Aspirations for other developments / Size of sites / Density

dowsettmayhew
Planning Partnership

APPENDIX 10

Feedback, January 2015

Hassocks Neighbourhood Plan
Consultation on Potential Housing Sites
January 2015

Two consultation events were held at Downlands School on the 30th and 31st January 2015.

Attendees were given a short presentation about the purpose and the need for a neighbourhood plan and were given the opportunity to ask questions.

Each attendee was given a questionnaire (Appendix 1) listing the sites which had been identified as potential areas for future housing development. That list had been compiled from a number of sources, including:

- those suggested in previous consultation exercises;
- those included in the Mid Sussex and/or South Downs National Park Strategic Housing Land Availability Assessment;
- those where previous planning applications have been made.

Following the presentation, attendees were invited to take a place at round-table sessions to discuss the pros and cons of each of the sites to assist them in completing the questionnaire.

Further information (appendix 2) was also provided in the form of maps of the sites, of the parish boundary, of the relevant part of the South Downs National Park and of known flooding events. In addition, an additional assessment of the sites, undertaken by the Neighbourhood Plan Working Group, was provided for each table.

Many of the attendees completed the questionnaire during the evening, others took them away to return to the Parish Office at a later date.

The questionnaires, maps and site assessments were also made available on the Parish website, and could be returned by e-mail, by post or by hand.

Quantitative Analysis of Responses

The analysis has been based on the 429 responses received up to 17th February 2015.

In order to understand how responses varied between different parts of the parish, they were coded to eight different areas, 3 to the West of the railway and 5 to the East. Whilst it is possible to undertake the analysis separately for each of the areas, the sample sizes at this level are relatively small, and the analysis was confined to differentiating between West and East of the railway.

Of the 429 respondents, approx 150 live to the West of the railway, and 250 to the East of the railway (the remainder did not give addresses, or lived outside the parish). A number of respondents did not provide answers for all of the sites and some used the questionnaire to object to only one site (generally close to their home address).

Overall (across all sites) there were more responses AGAINST housing development on sites than there were FOR. And more support for small, brownfield sites than for large greenfield sites. The overall percentages were as follows:

No response	9%
FOR	34%
AGAINST	42%
NEUTRAL	15%

Analysis of the FOR Responses
The three sites with the strongest **support** were:

Site number	Site Location	Percentage FOR
3	Station Goods Yard	72%
11	Old telephone exchange	72%
10	National tyre centre	66%

The four sites with the least **support** were:

Site number	Site Location	Percentage FOR
18	Infants school	14%
8	Field opposite Thatched Inn	14%
2	Ham fields	19%
1	Fields opposite Stanford Ave	19%

The remaining sites had between 22% and 50% support

Not surprisingly, respondents were more in favour of sites that were more distant from their home, those on the West of the railway tend to be more in favour of sites on the East and vice versa. However, this does not affect the choice of the three sites with most support.

It does have some effect on the bottom four sites, as site 9 (Friars Oak Fields) has only 10% support from those West of the railway, but 35% support from those East of the railway. There was a strong turnout from the Shepherds Walk estate with 64 respondents, all recording AGAINST Friars Oak Fields. Similar results were found for site 8 from those living close to the Thatched Inn, and for sites 1 and 2 from those living to the West of the railway.

Analysis of the AGAINST responses
The analysis shows stronger reactions AGAINST sites - and roughly in the inverse order to the FOR analysis.

%FOR				%AGAINST			
Site	All	West of Railway	East of Railway	Site	All	West of Railway	East of Railway
3	72.0	74.8	71.2	18	74.6	66.0	79.7
11	71.9	76.9	69.3	8	74.5	58.3	85.2
10	66.5	72.4	63.6	2	67.3	84.9	55.5
14	50.0	53.1	48.7	1	66.7	78.4	58.3
17	49.4	46.3	52.7	5	63.3	45.0	75.2
13	47.3	55.0	42.1	9	61.6	85.1	47.6
4	42.3	54.6	33.8	16	59.5	74.0	50.2
20	40.9	46.5	38.7	15	52.5	67.3	44.7
12	35.8	50.3	26.7	6	51.1	34.4	62.3
15	34.6	22.2	39.4	19	43.6	37.7	45.9
7	34.4	45.6	27.6	4	42.8	30.9	52.8
19	32.1	32.2	33.3	12	42.2	25.5	53.0
6	30.9	43.0	23.7	7	41.4	24.5	52.6
16	26.6	14.9	34.8	20	36.7	31.3	39.2
9	24.7	10.4	34.9	13	36.5	27.5	43.4
5	22.4	35.8	14.6	14	26.2	20.4	28.3
1	19.4	12.4	25.0	17	26.0	31.3	21.0
2	18.5	7.2	26.9	10	21.7	15.8	25.5
8	14.2	22.9	9.1	3	15.8	11.6	18.9
18	13.5	16.3	12.1	11	7.7	4.8	10.1

Analysis of the Comments on Particular Sites

This analysis is based on the 436 questionnaires returned by the end of February 2015.

There were a total of 9270 individual comments on the potential sites, of which 2773 were FOR development and 6497 were AGAINST development. In this analysis, responses which had been written in the NEUTRAL box were coded as FOR or AGAINST, depending on the implication of the comment.

The individual comments were coded, using 35 separate codes that were identified during the analysis. The codes, and the numbers of respondents quoting them as reasons FOR or AGAINST development are shown in the following table.

The most often used reasons (FOR or AGAINST) were traffic, strategic gap, National Park and good site. The first three of these were usually, but not always, quoted as reasons AGAINST development on a site. The last one was something of a catch-all for support FOR a site, often supported by a statement about the type of housing (sustainable, low density, high density) or proximity to the village centre. Brownfield site, and within the existing village boundary were other main reasons given for supporting a site.

Impact on traffic was another reason given for supporting some sites, although there are some sites where traffic is given by some respondents as a reason FOR and by other respondents as a reason AGAINST. This reveals a difference in perception of the impact of development at those sites.

Code	Comment	For	Against
1	National Park	26	684
2	Strategic Gap	51	801
3	Boundary of built up area	135	181
4	Flood plain	25	705
5	Impact on views/countryside	119	780
6	Impact on traffic	172	939
7	Impact on Health Services	4	34
8	Impact on schools	9	261
9	impact on jobs/employment	13	146
10	Difficult road access	161	363
11	Distance from shops	104	70
12	Distance from station	50	24
13	Distance from schools	35	46
14	Distance from health centre	18	23
15	My land - not consulted	0	2
16	Tree Preservation Orders	0	42
17	Conservation area	4	61
18	Affordable housing	41	6
19	Need high density housing	58	20
20	Need low density housing	98	8
21	Housing quality	28	7
22	Sustainable housing	125	11
23	keep as open land	6	409
24	flats for older people	58	0
25	brownfield site	389	7
26	impact on pollution	9	404
27	use as station car park	17	23
28	use as new health centre	16	14
29	good site, balances development	823	51
30	impact on local services/amenities	29	290
31	new village centre - not housing	87	34
32	small site	40	37
33	conversion not demolition	3	1
34	develop as sports ground	5	12
35	Promote ribbon development	15	1
	total	2773	6497

Comments on Individual Sites

For each site we have undertaken a full analysis of the reasons given either FOR or AGAINST the site. In summary, we present the number of responses given FOR and AGAINST the site and the top three reasons given FOR or AGAINST. The codes refer to those shown in the preceding table.

In commenting on the degree of support or opposition for a site, we have used the percentage of comments on that site that were FOR or AGAINST. Our comments have been graded as follows:

Over 80% is referred to as **much more**
Between 65% and 79% is referred to as **more**
Between 50% and 64% is referred to as **slightly more**

Site 1: Land opposite Stanford Avenue

	FOR		**AGAINST**	
Total	**98**		**541**	
	Code	**No of responses**	**Code**	**No of responses**
1st	29	31	6	173
2nd	6	10	26	123
3rd	11	6	2	92

There is much more opposition than support for this site (85% of comments were AGAINST).
For the people who supported this site, the most popular reasons were that it was a good site, with a limited impact on traffic, and within easy reach of the shops.
For the people who were against the site, the main reasons given were the impact on traffic, air pollution and the strategic gap.

Site 2: Land at the Ham

	FOR		**AGAINST**	
Total	**86**		**545**	
	Code	No of responses	Code	No of responses
1st	29	27	6	150
2nd	10	14	2	112
3rd	6	12	26	110

There is much more opposition than support for this site (86% of comments were AGAINST).
For the people who supported this site, the most popular reasons were that it was a good site, with a limited impact on traffic, without difficult road access.
For the people who were against the site, the main reasons given were the impact on traffic, the strategic gap and air pollution.

Site 3: Station Goodsyard

	FOR		AGAINST	
Total	**345**		**148**	
	Code	**No of responses**	**Code**	**No of responses**
1st	25	124	10	38
2nd	29	71	9	29
3rd	22	29	27	22

There is more support than opposition for this site (70% of comments were FOR).
For the people who supported this site, the most popular reasons were that it was a brownfield site, it is a good site, suitable for sustainable housing.
For the people who were against the site, the main reasons given were the impact on jobs/employment, the difficult road access and a preference for use of the site as a station car park.

Site 4: Land to N West of Clayton Mills

	FOR		AGAINST	
Total	**176**		**278**	
	Code	**No of responses**	**Code**	**No of responses**
1st	29	74	2	76
2nd	10	22	5	34
3rd	3	16	10	33

There is slightly more opposition than support for this site (61% of comments were AGAINST).
For the people who supported this site, the main reasons were it is a good site that balances development, the ease of road access and the fact that it is within the boundary of the built-up area.
For the people who were against this site, the main reasons were that it would close the strategic gap, would impact on views and the difficulty of road access.

Site 5: Land at Southdown Farm

	FOR		AGAINST	
Total	**80**		**453**	
	Code	**No of responses**	**Code**	**No of responses**
1st	29	22	1	172
2nd	6	16	5	101
3rd	11	9	23	35

There is much more opposition than support for this site (85% of comments were AGAINST).
For the people who supported the site, the main reasons were it is a good site that balances development, the good impact it would have on traffic and the proximity to the village centre.
For the people who were against the site, the main reasons were that it is in the National Park, the impact on views and the need to keep green open space.

Site 6: Land to West of Lodge Lane

	FOR		AGAINST	
Total	**109**		**347**	
	Code	**No of responses**	**Code**	**No of responses**
1st	29	32	1	136
2nd	20	10	5	75
3rd	32	8	6	30

There is more opposition than support for this site (76% of comments were AGAINST).
For the people who supported the site, the main reasons were it is a good site that balances development, it could be developed with low density housing and it is a small site.
For the people who were against the site, the main reasons were that it is in the National Park, the impact on views and on traffic.

Site 7: Pattendens

	FOR		AGAINST	
Total	**111**		**319**	
	Code	**No of responses**	**Code**	**No of responses**
1st	29	45	1	101
2nd	5	10	4	67
3rd	20	8	5	36

There is more opposition than support for this site (74% of comments were AGAINST).
For the people who supported the site, the main reasons were it is a good site that balances development, the fact that it does not impact on views and it could be developed with low density housing.
For the people who were against the site, the main reasons were that it is in the National Park, the fact that it floods and the impact on views.

Site 8: Land to East of Ockley Lane

	FOR		AGAINST	
Total	**53**		**524**	
	Code	**No of responses**	**Code**	**No of responses**
1st	29	14	1	130
2nd	6	10	5	121
3rd=	1	5	23	73
3rd=	3	5		

There is much more opposition than support for this site (91% of comments were AGAINST).
For the people who supported the site, the main reasons were it is a good site that balances development, the fact that it would have a positive impact on traffic, that it is in the National Park and is within the boundary of the built-up area.
For the people who were against the site, the main reasons were that it is in the National Park, the impact on views and the need to retain the open green fields.

Site 9: Land to North of Shepherd's Walk

	FOR		AGAINST	
Total	**119**		**644**	
	Code	**No of responses**	**Code**	**No of responses**
1st	29	39	4	147
2nd	10	16	2	130
3rd	6	13	5	86

There is much more opposition than support for this site (84% of comments were AGAINST).
For the people who supported the site, the main reasons were it is a good site that balances development, the fact that it would have good road access and have a positive impact on traffic.
For the people who were against the site, the main reasons were that it is prone to flooding, that it would close the strategic gap and the impact on views.

Site 10: National Tyre Centre

	FOR		AGAINST	
Total	**318**		**112**	
	Code	**No of responses**	**Code**	**No of responses**
1st	31	69	31	30
2nd	25	67	6	27
3rd	29	58	30	18

There is more support than opposition for this site (74% of comments were FOR).
For the people who supported the site, the main reasons were that it should be redeveloped as a village centre rather than housing, it is a brownfield site, and it is a good site that balances development.
For the people who were against the site, the main reasons were that it should be developed as a village centre rather than housing, the impact on traffic and the loss of local services.
Overall, there was a strong feeling that the site should be redeveloped as a village centre to include retail and some flats, but the housing quality would be important.

Site 11: Telephone Exchange

	FOR		AGAINST	
Total	**252**		**50**	
	Code	**No of responses**	**Code**	**No of responses**
1st	25	63	6	9
2nd	29	54	32	9
3rd	24	22	28	7

There is much more support than opposition for this site (83% of comments were FOR).
For the people who supported the site, the main reasons were that it is a brownfield site, it is a good site that balances development and that development should be flats for older people.
For the people who were against the site, the main reasons were the impact on traffic and the fact it is a small site; there was also some opinion that it should be used for an extension to the health centre.

Site 12: Land East of Lodge Lane

	FOR		AGAINST	
Total	**115**		**343**	
	Code	**No of responses**	**Code**	**No of responses**
1st	29	41	1	100
2nd	3	17	4	60
3rd	6	11	5	49

There is more opposition than support for this site (75% of comments were AGAINST).
For the people who supported the site, the main reasons were that it is a good site that balances development, is within the boundary of the built-up area and would have limited impact on traffic.
For the people who were against the site, the main reasons were that it is in the National Park, is prone to flooding and the impact on views.

Site 13: Land North of Mackie Ave/Clayton Mills

	FOR		AGAINST	
Total	**157**		**246**	
	Code	**No of responses**	**Code**	**No of responses**
1st	29	78	2	42
2nd	3	20	10	37
3rd	20	9	5	36

There is slightly more opposition than support for this site (61% of comments were AGAINST).
For the people who supported the site, the main reasons were that it is a good site that balances development, is within the boundary of the built-up area and could be developed with low density housing.
For the people who were against the site, the main reasons were that it would close the strategic gap, the difficulty of road access and the impact on views.

Site 14: Hassocks Post Delivery Office

	FOR		AGAINST	
Total	**165**		**114**	
	Code	**No of responses**	**Code**	**No of responses**
1st	25	44	30	47
2nd	29	31	9	28
3rd	24	11	6	12

There is slightly more support than opposition for this site (59% of comments were FOR).
For the people who supported the site, the main reasons were that it is a brownfield site, is a good site that balances development, and could be developed as flats for older people.
For the people who were against the site, the main reasons were that it would impact on local services and jobs and the impact on traffic.

Site 15: Hassocks Golf Club

	FOR		AGAINST	
Total	**89**		**471**	
	Code	**No of responses**	**Code**	**No of responses**
1st	29	38	2	120
2nd	6	14	6	68
3rd	10	11	4	41

There is much more opposition than support for this site (84% of comments were AGAINST).
For the people who supported the site, the main reasons were that it is a good site that balances development, would have limited impact on traffic and would have good road access.
For the people who were against the site, the main reasons were that it would close the strategic gap, would have an impact on traffic and is prone to flooding.

Site 16: Land North of Friar's Oak

	FOR		AGAINST	
Total	**74**		**441**	
	Code	**No of responses**	**Code**	**No of responses**
1st	29	26	2	115
2nd	10	12	4	100
3rd	6	9	6	60

There is much more opposition than support for this site (86% of comments were AGAINST).
For the people who supported the site, the main reasons were that it is a good site that balances development, would have good road access and would have limited impact on traffic.
For the people who were against the site, the main reasons were that it would close the strategic gap, is prone to flooding and would have an impact on traffic.

Site 17: Russell's Nursery

	FOR		AGAINST	
Total	**137**		**182**	
	Code	**No of responses**	**Code**	**No of responses**
1st	29	36	6	60
2nd	25	26	26	33
3rd	5	17	10	21

There is slightly more opposition than support for this site (57% of comments were AGAINST).
For the people who supported the site, the main reasons were that it is a good site that balances development, is a brownfield site and would have limited impact on views.
For the people who were against the site, the main reasons were the impact on traffic, the impact on pollution and the difficulty of road access.

Site 18: Infants School

	FOR		AGAINST	
Total	**50**		**279**	
	Code	**No of responses**	**Code**	**No of responses**
1st	29	16	8	189
2nd	25	6	6	23
3rd=	6	4	5	13
3rd=	8	4		

There is much more opposition than support for this site (85% of comments were AGAINST).
For the people who supported the site, the main reasons were that it is a good site that balances development, is a brownfield site and would have limited impact on traffic.There were views expressed that the infants school would be better moved to adjoin Windmills and Downlands schools in Dale Avenue, which would leave the present site open for development.
For the people who were against the site, the main reasons were the loss of the infants school in the centre of the village, the impact on traffic and the impact on a heritage property.

Site 19: Tate's Garden Centre

	FOR		AGAINST	
Total	**120**		**263**	
	Code	**No of responses**	**Code**	**No of responses**
1st	29	35	9	59
2nd	25	32	30	48
3rd	6	11	5	34

There is more opposition than support for this site (69% of comments were AGAINST).
For the people who supported the site, the main reasons were that it is a good site that balances development, is a brownfield site and would have limited impact on traffic.
For the people who were against the site, the main reasons were the loss of employment and of local services and the impact on views.

Site 20: Undeveloped Land South of Clayton Mills

	FOR		AGAINST	
Total	**111**		**196**	
	Code	**No of responses**	**Code**	**No of responses**
1st	29	55	4	75
2nd	3	14	23	43
3rd	22	10	5	12

There is slightly more opposition than support for this site (64% of comments were AGAINST).
For the people who supported the site, the main reasons were that it is a good site that balances development, is within the boundary of the built-up area and could be developed as sustainable housing.
For the people who were against the site, the main reasons were that it is prone to flooding, should be kept as open green fields and the impact on views.

Conclusions

The quantitative and qualitative analysis tell a similar story in terms of the proportionate support or opposition for sites. Proportionately, there is a **strong adverse** reaction to the development of the following six sites:

18 Infants School (329 comments, 85% AGAINST)
8 Land East of Ockley Lane (577 comments, 91% AGAINST)
2 Land at the Ham (631 comments, 86% AGAINST)
1 Land opposite Stanford Avenue (639 comments, 85% AGAINST)
5 Land at Southdown Farm (533 comments, 85% AGAINST)
9 Land to North of Shepherd's Walk (763 comments, 84% AGAINST)

There are two sites that have a **strong adverse** reaction in the qualitative analysis, but appeared to have a more **mixed** reaction in the quantitative analysis. Those sites are:

16 Land North of Friar's Oak (515 comments, 86% AGAINST)
15 Hassocks Golf Club (560 comments, 84% AGAINST)

The primary reason for the difference between the quantitative and qualitative analysis for these two sites is that many people were neutral to the option of development on the sites, but nevertheless reported comments against the development.

There is a **clear adverse** reaction to the following four sites:

6 Land to West of Lodge Lane (456 comments, 76% AGAINST)
7 Pattendens (430 comments, 74% AGAINST)
12 Land to East of Lodge Lane (458 comments, 75% AGAINST)
19 Tate's Garden Centre (383 comments, 69% AGAINST)

There is a **slight adverse** reaction to the following four sites:

4 Land to North West of Clayton Mills (454 comments, 61% AGAINST)
13 Land North of Mackie Ave/Clayton Mills (403 comments, 61% AGAINST)
17 Russell's Nursery (319 comments, 57% AGAINST)
20 Undeveloped Land South of Clayton Mills (307 comments, 64% AGAINST)

There is **support** for the following four sites:

3 Station Goods Yard (493 comments, 70% FOR)
10 National Tyre Centre (430 comments, 74% FOR)
11 Telephone Exchange (302 comments, 83% FOR)
14 Hassocks Post Delivery Office (279 comments, 59% FOR)

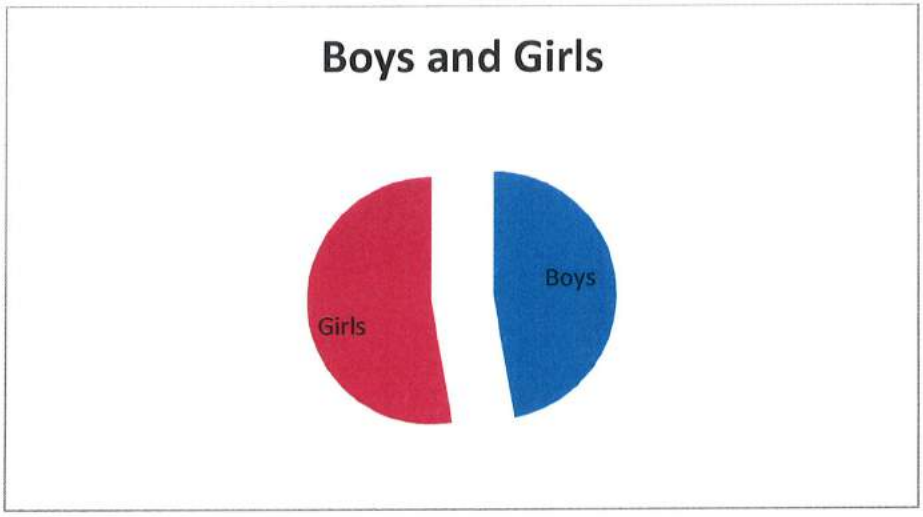
dowsettmayhew
Planning Partnership

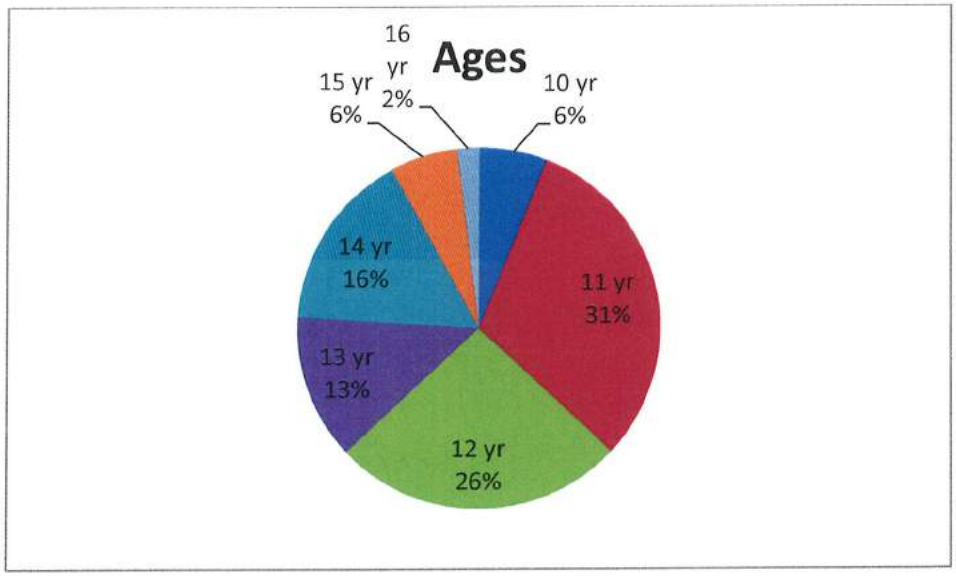
APPENDIX 11

Young Person Survey for Hassocks Neighbourhood Plan

Young Person survey for Hassocks Neighbourhood Plan

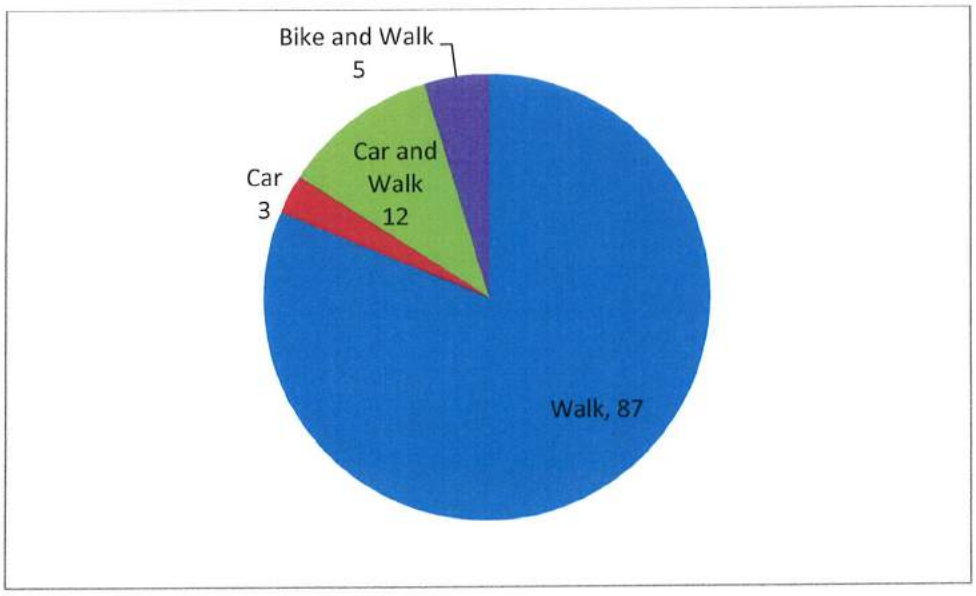
We surveyed 108 boys and girls from Downlands School,local guides and scout groups. All the Downlands pupils and most of the Scouts and guides live in Hassocks.





We were not able to mention everything that they have requested but looked at what was mentioned most frequently.

We were pleased to note that 81% regualarly walked to school. Only 5% however cycled regularly and this maybe because they do not feel safe and cycle routes mentioned by 6 young people, could well improve this ratio.



We were also pleased that the general impression was that they liked living in Hassocks.

28 thought it was a small, friendly and safe community.

23 liked the station which gave them access to towns.

Parks 20, Shops 19 and Schools 19 were also appreciated as was access to the countryside 7.

In spite of the fact that the parks and shops were appreciated, these are the areas in which they would most like improvements. These were suggestions that were mentioned most often.

29 (mostly boys) improved Skate Park

20 Improved variety of shops

16 Cinema

16 Improved park facilities

14 Clothes shops for young people

13 Swimming pool

11 Fast food outlets

6 Cycle Paths

4 Zip wire

A youth centre would obliviously be well used as 53 (49%) of those questioned said they would go.

We would like to mention Mr Hill, students of Downlands School and local Scouts and Guides for their cooperation in the survey.

Completed by Janet Slaughter and Georgia Cheshire on behalf of the HAA. November 2014

dowsettmayhew
Planning Partnership

APPENDIX 12

Business and Tourism Questionnaire, April 2015



HASSOCKS PARISH COUNCIL

HASSOCKS NEIGHBOURHOOD PLAN

BUSINESS QUESTIONNAIRE

HASSOCKS NEIGHBOURHOOD PLAN

BUSINESS QUESTIONNAIRE

The Hassocks Parish Council is preparing a Neighbourhood Plan which will control the development of the parish for the next 20 years. A key part of this Plan is the development and support of local businesses.

> *Our vision for the economy of the village is "A strong sustainable Hassocks economy, where business profits fully from growth and where our residents have the opportunity to work within their community".*

This questionnaire seeks your views on the ways we can fulfill this vision by supporting your business and helping it to develop.

> **We would appreciate if you would complete the questionnaire Within 10 days when we will call again for collection.**

Individual data will be kept confidential

Copies of the questionnaire are downloadable from
www.hassockspc.net

Thank you!

Neighbourhood Plan Working Group
(Economic Development and Tourism)

1 Name and address of Business?

Building Name/No.		
Street		Postcode

2 What is the type of business?

[Please tick] Retail: ☐ Non Retail ☐

3 Please describe product and / or service provided

4 How many people are employed in the Business? [Please tick one box]

1		2-5	
6-10		11-20	
21 +			

5 Where do the people employed in the Business live? (Please enter the Number for each line)

In Hassocks Parish	
Elsewhere in West Sussex	
Outside West Sussex	

6 What mode of transport do they use to come to work? (Please enter the number for each line)

Walk/cycle	
Bus	
Train	
Car	

7 Please estimate the % of your purchases that come from Suppliers in:

[Please enter numbers totaling 100]

Area	**Percentage %**
Hassocks	
West or East Sussex	
Rest of UK	
Internet	

8 Please estimate the % of your sales that come from Customers in:

[Please enter numbers totaling 100]

Area	**Percentage %**
Hassocks	
West or East Sussex	
Rest of UK	
Internet	

9 What can the community of Hassocks do to help your business grow?

10 What facilities do you wish were provided locally that would contribute to business life in the village?

11 Is your business connected to Tourism?

Yes ☐ **No** ☐

12 If so in what way?

13 Has your business considered reducing your carbon footprint - for example by energy efficiency, reducing waste or using renewable energy? Please specify

14 And finally, is there anything not covered above that you think should be addressed by the Neighbourhood Plan?

……..……..

……..……..

……..……..

……..……..

……..……..

……..……..

……..……..

……..……..

……..……..

……..……..

……..……..

Thank you for responding to this survey. All responses will be carefully considered and will help develop the Neighbourhood Plan

dowsettmayhew
Planning Partnership

APPENDIX 13

Flyer and Poster, July 2015

HASSOCKS
PARISH COUNCIL



HAVE YOUR SAY

on selection of housing sites

Neighbourhood Plan
3rd Consultation event at:

Downlands Community School
Dale Avenue, Hassocks, West Sussex BN6 8LP

Friday 10th July 2015
7.15pm for 7.30pm – 9.30pm

Saturday 11th July 2015
10.15am for 10.30 – 12.30pm

Play your part in helping to determine site preference.
http://hassockspc.net/

This is a time of change for Hassocks. Mid Sussex District Council would like us to plan for 600 new dwellings over the next 20 years.

A group of volunteers, Parish Councillors and members of the public, have been working to develop a Neighbourhood Plan for Hassocks, which will help to determine the location of future housing development in the Parish. We have been gathering evidence, facts and opinions, as the basis for that Plan, and have assessed our future housing needs for the next 20 years to be in the range of 250 to 400 new dwellings.

Concerns have been expressed about the strain that development will place on the facilities (education, transport, health services, etc) in the Parish. We agree with these concerns, and have been discussing the issues with the relevant authorities to make sure they are aware of the potential scale of future needs.

We will be holding this 3rd public consultation event to provide additional information about the sites that we know are available for development, together with feedback from the previous consultation events. We will be seeking confirmation of, or change to, the preferred order of sites which are available for development.

More information about the Plan is available on the Parish Council website hassockspc.net. Detailed information for this consultation event will be made available on the website and in the Parish office from 18th June.

Following this consultation, we will draft the Neighbourhood Plan, which will be the subject of a further consultation, and will then be put to a referendum for adoption.

I look forward to seeing you at Downlands on the 10th or 11th July.

Ian Credland
Chair
Neighbourhood Plan Working Group

dowsettmayhew
Planning Partnership

APPENDIX 14

Consultation Information, July 2015



HASSOCKS PARISH COUNCIL

Parish Centre, Adastra Park
Keymer Road, Hassocks, BN6 8QH
Telephone: 01273 842714
Fax: 01273 843836
e-mail: hassockspc@btconnect.com
www.hassockspc.net

HASSOCKS NEIGHBOURHOOD PLAN

3RD CONSULTATION

EVENT

Contents

1. INTRODUCTION
2. PREFERENCE ORDER
3. METHODOLOGIES
4. SITE ASSESSMENT SHEETS

PLEASE LEAVE THIS DOCUMENT BEHIND ON FRIDAY NIGHT

1. INTRODUCTION

Welcome to this our third consultation event in preparing your Neighbourhood Plan. In this booklet you will find:

- the results of the January event;
- new information about the sites we considered at that event; including
- information about what is being offered on the sites, in addition to any development.

We want you to consider the new information and the order of preference of potential sites resulting from the January event. Please indicate your order of preference taking into account the new information we have provided.

When we have determined the overall order of preference from this event it will be presented to the Parish Councillors who will be tasked with deciding on the site allocations which will go forward into the draft Neighbourhood Plan. In making those allocations Councillors will need to take account of the:

- revised order of preference;
- housing need which has been assessed;
- the constraints which affect the various sites and the wider settlement;
- requirements of the National Planning Policy Framework; and
- National Planning Policy Guidance.

We have already explained that no development is not an option, and have assessed a need in the order of 250-400 dwellings, the District Council would like us to come forward with an allocation in the order of 600 dwellings. Whatever the final range of dwellings put forward in the Neighbourhood Plan, given the very limited scope for potential infill development in the Parish, there will inevitably be a need for some greenfield development.

We all need to be aware that development of this scale will have an impact on our community, with both positive and negative effects. You need to consider which developments will together meet our need, minimise negative impacts, provide the greatest benefits and provide balance to development around the village.

The consultation event will start with an introduction explaining the purpose of this event and where we are in the Neighbourhood Plan process. We will then break to tables for you to consider the new information in this booklet. There is a response paper for you to record your preference order; it would be great if you could complete this today and hand it in when you leave. If you would like to take it away with you that is not a problem but please make sure your response is received by the Parish Office, or complete the survey online no later than 17 July 2015.

If you have any questions or need any help please do not hesitate to ask a Parish Councillor or member of the Neighbourhood Plan Working Group. Detailed information about the assessments can be found on the Parish Council website.

2. PREFERENCE ORDER

The table below shows the list of sites considered in the January Consultation. There are several new sites (5a, 17a, 1a, 1b, 1c, 4a) representing part of, or in addition to, the original sites 5, 17, 1 and 4.

The sites are listed in the order of preference for housing development that was indicated in the January Consultation and this is the order the information appears in this booklet. There are nine (in the case of site 1 part of the site) sites, considered in January, that we have now found are not available for development or the freeholder (according to the Land Registry) has not declared that the site is available. These are shown at the bottom of the list.

Site	Site name	Available	Preference order (from January results)
10	National Tyre Centre	YES	3
17	Russells Nursery	YES	5
17a	Silver Trees	YES	
13	Land to north of Clayton Mills	YES	6
4	Land north of Clayton Mills & Mackie Avenue	YES	7
20	Undeveloped land south of Clayton Mills	YES	8
12	Land east of Lodge Lane / rear of Beacon Hurst	YES	9
15	Hassocks Golf Club	YES	10
7	Pattendens (Streamside)	YES	11
6	Land to west of Lodge Lane	YES	13
16	Land north of Friar's Oak	YES	14
9	Land to north of Shepherds Walk	YES	15
5a	Land at Southdown Farm	YES	16
1b	Land Opposite Stanford Avenue	YES	17
1c	Land Opposite Stanford Avenue	YES	17
2	Land at the Ham	YES	18
8	Land to the east Ockley Lane	YES	19
3	Station Goods Yard	NO	1
11	Telephone Exchange	NO	2
14	Hassocks Post Delivery Office	NO	4
4a	Land north of Mackie Avenue	NO	7
19	Tates Garden Centre	NO	12
5	Land at Southdown Farm	NO	16
1a	Land Opposite Stanford Avenue	NO	17
18	Infant School	NO	20

3. METHODOLOGIES

Traffic Assessment of Potential Housing Sites

A simplified assessment of the traffic impacts of individual development sites has been undertaken, taking account of:

- the proposed number of dwellings on the site (more dwellings implies more traffic);
- the proximity of the site to village facilities/railway station (closer developments imply less vehicular traffic);
- the ease of vehicular access to/from the site (easier access implies lower traffic impact);
- the location of the site in relation to the Air Quality Management Area at Stonepound crossroads (takes account of the possibility of avoiding routing through Stonepound).

It is important to recognise that, for consistency, the sites have been assessed independently of each other, and of other potential development, based on the current location and availability of facilities.

The traffic impacts for each site have then been used to infer the level of impact (low, medium or high) for each site, as shown on the assessment sheets, for each of the following:

- Overall traffic impact;
- Ease of vehicular access;
- Traffic impact on the Air Quality Management Area at Stonepound crossroads.

Environmental Assessment of Potential Housing Sites

The environmental sensitivity assessment has been carried out by a team of 5 local residents including three qualified landscape architects.

The detailed Hassocks Parish Landscape and Townscape Assessments are available on the Parish council website. The landscape, townscape and visual assessments have been carried out in accordance with national guidance. These have been informed by the published *Mid Sussex District Council Landscape Character Assessment 2005 and the Hassocks Village Design Statement 2008.* The Landscape Character Assessment of Mid Sussex has been prepared to help protect and enhance the distinctive character of the District, to manage change and inform other strategic documents and can be found on the following link:

http://www.midsussex.gov.uk/media/LCA01-titlecontentsforeword.pdf

The key reference document for the biodiversity assessment and report is the *Desktop Biodiversity Report, Land at Hassocks Parish, ES/14/700,* Sussex Biodiversity Record Centre, 5th December 2014. The full report is available on the Hassocks Parish Council Neighbourhood Plan website.

This has been combined with the authors' wealth of local knowledge and lifetime interest in the natural history of the area.

The cultural heritage assessment and information reproduced in the Hassocks Neighbourhood Plan Cultural Heritage paper has been informed by a comprehensive Historic Environment Record report (202209-153, 4.12.14.) produced by West Sussex County Council on behalf of Hassocks Parish Council. Both documents are available on Hassocks Parish Council Neighbourhood Plan website.

The assessment also includes a series of 'strategic views' to and from the village from public rights of way or other accessible land. These have been identified as key views which we will seek to protect. The impact of any future development will be assessed in the context of these views.

Housing densities

The potential housing density for the sites is based on the character of the adjacent residential development and the potential impact on the local area. The numbers per hectare have been worked out assuming:

High density = over 30 units per hectare (ha.) – Sites in the built up area could be higher than 30.

Medium density = 20-30 units per ha.

Low density = less than 20 units per ha. Therefore 20 as absolute maximum, but probably less.

The 'Potential number of dwellings' figure shown on the site assessment sheets has been calculated from the suggested densities above and site areas. The housing numbers which are being put forward by proponents of individual sites are used where these are known.

Note it is assumed that 25% of the area of green field sites will be set aside as green infrastructure to buffer the development, conserve and link existing features such as trees hedges, streams, ponds and flood zones. The amount of green space required may increase depending on Mid Sussex DC open space requirements and site constraints such as trees, hedges, footpaths and flood plain.

4. SITE ASSESSMENT SHEETS

Site name:	National Tyre Centre	**Map reference:**	10
Location:	60 Keymer Road, Hassocks	**Order of preference[1]:**	3
Area:	0.7 ha (High density)	**Potential number of dwellings:**	21
Townscape value:	Low- this is a key village centre site providing opportunity to enhance the village centre.		
Amenity value:	Low- there is an opportunity to provide a focal point.		
Biodiversity value:	Low- there could be an opportunity to enhance biodiversity within the village square.		
Cultural heritage value:	Low- underground archaeology will have been disturbed by development.		
Visual sensitivity:	Low- there are views from surrounding parts of the village.		
Character sensitivity:	Low- the surrounding townscape lacks character and building detracts.		
Impact on traffic:	Low impact. Small development, close to all facilities.		
Ease of vehicular access:	Low impact. Access onto Dale Avenue.		
Impact on Stonepound AQMA:	Low impact. Small amount of traffic.		
Other potential factors:			
Proponents site highlights:			

Available: YES	**Achievable: YES**	Deliverable (1-5 years) ✓	Developable (6-10 years)	Developable (11 years +)

Quantitative & Qualitative results from January 2015 consultation event				
	FOR		**AGAINST**	
Total	318		112	
	Code[2]	**No of responses**	**Code[2]**	**No of responses**
1st	31	69	31	30
2nd	25	67	6	27
3rd	29	58	30	18

Distance to Amenities (metres)					
Infant school:	165	Doctor / Health Centre:	190	Post office / bank:	75
Junior school:	360	Public transport (rail):	420	Food retail:	40
Secondary school:	260	Public transport (bus):	40	Age concern:	110
Library:	460	Formal public open space:	200	Informal public open space:	400

[1] Indicated by the results of the January 2015 consultation event

[2] Refer to Coding table for definition of code

Site name:	Russells Nursery	**Map reference:**	17
Location:	Brighton Road	**Order of preference[3]:**	5
Area:	2 ha (Low density)	**Potential number of dwellings:**	30
Landscape value:	Low		
Amenity value:	Low- there is no public access.		
Biodiversity value:	Low/Medium- in the mature trees, scrub and unimproved grassland.		
Cultural heritage value:	High- Archaeological Notification Area (ANA). (ANA is an area which has previously been excavated and proved to have interest).		
Visual sensitivity:	Medium- the area is visible from the downs.		
Character sensitivity:	Low/Medium- low where the area has previously been developed as a nursery and medium in the undeveloped fields and woodlands.		
Impact on traffic:	Medium impact. Small development, reasonably close to facilities.		
Ease of vehicular access:	High impact. Due to proximity to Stonepound.		
Impact on Stonepound AQMA:	High impac. Due to proximity to Stonepound.		
Other potential factors:			
Proponents site highlights:			

Available: YES	**Achievable: YES**	Deliverable (1-5 years) ✓	Developable (6-10 years)	Developable (11 years +)

Quantitative & Qualitative results from January 2015 consultation event				
	FOR		**AGAINST**	
Total	137		182	
	Code[4]	**No of responses**	**Code[4]**	**No of responses**
1st	29	36	6	60
2nd	25	26	26	33
3rd	5	17	10	21

Distance to Amenities (metres)					
Infant school:	915	Doctor / Health Centre:	1050	Post office / bank:	980
Junior school:	1300	Public transport (rail):	640	Food retail:	400
Secondary school:	1100	Public transport (bus):	20	Age concern:	1000
Library:	1500	Formal public open space:	650	Informal public open space:	450

[3] Indicated by the results of the January 2015 consultation event

[4] Refer to Coding table for definition of code

Site name:	Silver Trees	**Map reference:**	17a
Location:	South of Hurst Road	**Order of preference[5]:**	5
Area:	1 ha (Low density)	**Potential number of dwellings:**	15
Landscape value:	Low		
Amenity value:	Low- there is no public access.		
Biodiversity value:	Low/Medium- in the mature trees and unimproved grassland.		
Cultural heritage value:	High- Archaeological Notification Area (ANA). (ANA is an area which has previously been excavated and proved to have interest).		
Visual sensitivity:	Medium- the area is visible from the downs.		
Character sensitivity:	Low/Medium- some of the historic character is intact in the field and much of the area is garden.		
Impact on traffic:	Medium impact. Small development, reasonably close to facilities.		
Ease of vehicular access:	High impact. Due to proximity to Stonepound.		
Impact on Stonepound AQMA:	High impact. Due to proximity to Stonepound.		
Other potential factors:			
Proponents site highlights:			

Available: YES	**Achievable: YES**	Deliverable (1-5 years) ✓	Developable (6-10 years)	Developable (11 years +)

Quantitative & Qualitative results from January 2015 consultation event				
	FOR		**AGAINST**	
Total				
	Code[6]	**No of responses**	**Code[6]**	**No of responses**
1st				
2nd				
3rd				

Distance to Amenities (metres)					
Infant school:		Doctor / Health Centre:		Post office / bank:	
Junior school:		Public transport (rail):		Food retail:	
Secondary school:		Public transport (bus):		Age concern:	
Library:		Formal public open space:		Informal public open space:	

[5] Indicated by the results of the January 2015 consultation event

[6] Refer to Coding table for definition of code

Site name:	Land to North of Clayton Mills	**Map reference:**	13
Location:	running from the railway track to the rear gardens of Mackie Avenue	**Order of preference[7]:**	6
Area:	8.07 ha (medium density)	**Potential number of dwellings:**	150
Landscape value:	Low/Medium- part of the area is in the local gap.		
Amenity value:	Hgh- a footpath crosses the area and part is public open space serving Clayton Mills development.		
Biodiversity value:	Medium- much of the area is grassland and scrub, woodland in the east and ponds.		
Cultural heritage value:	High- Archaeological Notification Area (ANA). (ANA is an area which has previously been excavated and proved to have interest).		
Visual sensitivity:	Medium- local views from the open space and footpath, long views from the ridge to the north.		
Character sensitivity:	Medium- some historic landscape features in ponds, hedges and woodland.		
Impact on traffic:	High impact. Large development, distant from facilities.		
Ease of vehicular access:	Medium impact. Assumed access to Ockley Lane via mini-roundabout.		
Impact on Stonepound AQMA:	Medium impact. Considerable amount of traffic could avoid Stonepound.		
Other potential factors:			
Proponents site highlights:			

Available: YES	**Achievable: YES**	Deliverable (1-5 years) ✓	Developable (6-10 years)	Developable (11 years +)

Quantitative & Qualitative results from January 2015 consultation event

	FOR		**AGAINST**	
Total	157		246	
	Code[8]	**No of responses**	**Code[8]**	**No of responses**
1st	29	78	2	42
2nd	3	20	10	37
3rd	20	9	5	36

Distance to Amenities (metres)

Infant school:	750	Doctor / Health Centre:	990	Post office / bank:	800
Junior school:	1050	Public transport (rail):	950	Food retail:	840
Secondary school:	1050	Public transport (bus):	370	Age concern:	920
Library:	900	Formal public open space:	500	Informal public open space:	280

[7] Indicated by the results of the January 2015 consultation event

[8] Refer to Coding table for definition of code

Site name:	Land north of Clayton Mills & Mackie Avenue	**Map reference:**	4
Location:	North of Clayton Mills & Mackie Avenue	**Order of preference[9]:**	7
Area:	2.5 ha (Low density)	**Potential number of dwellings:**	37
Landscape value:	Medium- some historic landscape features and is part of local gap.		
Amenity value:	High- the area is used informally by local residents and dog walkers and is adjacent to a well-used footpath.		
Biodiversity value:	Medium- as unimproved grassland with scrub, wet meadows, a spring, and mature trees.		
Cultural heritage value:	Not known- may have underground potential due to nearby ANA and would require appropriate assessment e.g. trial trenches or geographics.		
Visual sensitivity:	Medium- from the higher ground to the north, but north slope therefore not visible from the downs.		
Character sensitivity:	Medium- as countryside.		
Impact on traffic:	Medium impact. Small to moderate sized development, but distant from facilities.		
Ease of vehicular access:	Medium impact. Assumed access to Ockley Lane via a mini-roundabout.		
Impact on Stonepound AQMA:	Medium impact. Considerable amount of traffic could avoid Stonepound.		
Other potential factors:			
Proponents site highlights:			

Available: YES	**Achievable: YES**	Deliverable (1-5 years) ✓	Developable (6-10 years)	Developable (11 years +)

Quantitative & Qualitative results from January 2015 consultation event				
	FOR		**AGAINST**	
Total	176		278	
	Code[10]	**No of responses**	**Code[10]**	**No of responses**
1st	29	74	2	76
2nd	10	22	5	34
3rd	3	16	10	33

Distance to Amenities (metres)					
Infant school:	1000	Doctor / Health Centre:	1150	Post office / bank:	1000
Junior school:	1150	Public transport (rail):	1200	Food retail:	1000
Secondary school:	1200	Public transport (bus):	270	Age concern:	1100
Library:	950	Formal public open space:	575	Informal public open space:	500

[9] Indicated by the results of the January 2015 consultation event

[10] Refer to Coding table for definition of code

Site name:	Undeveloped land south of Clayton Mills	**Map reference:**	20
Location:	Southside of Clayton Mills	**Order of preference[11]:**	8
Area:	0.5 ha (High density)	**Potential number of dwellings:**	11
Landscape value:	Low		
Amenity value:	High- the adjacent stream side footpath and mature trees are important green infrastructure.		
Biodiversity value:	Medium- due to the stream, trees scrub and grassland.		
Cultural heritage value:	Not known- may have underground potential due to lack of ground disturbance and would require assessment.		
Visual sensitivity:	Medium- views from the footpath and adjacent open space.		
Character sensitivity:	Medium- as a green space surrounded by developmnt and the streamside path.		
Impact on traffic:	Low impact. Small development, reasonably close to facilities.		
Ease of vehicular access:	High impact. Due to proximity to Stonepound.		
Impact on Stonepound AQMA:	High impact. Due to proximity to Stonepound.		
Other potential factors:			
Proponents site highlights:			

Available: YES	**Achievable: YES**	Deliverable (1-5 years) ✓	Developable (6-10 years)	Developable (11 years +)

Quantitative & Qualitative results from January 2015 consultation event				
	FOR		**AGAINST**	
Total	111		196	
	Code[12]	**No of responses**	**Code[12]**	**No of responses**
1st	29	55	4	75
2nd	3	14	23	43
3rd	22	10	5	12

Distance to Amenities (metres)					
Infant school:	500	Doctor / Health Centre:	760	Post office / bank:	550
Junior school:	900	Public transport (rail):	650	Food retail:	615
Secondary school:	850	Public transport (bus):	250	Age concern:	690
Library:	800	Formal public open space:	300	Informal public open space:	300

[11] Indicated by the results of the January 2015 consultation event

[12] Refer to Coding table for definition of code

Site name:	Land to east of Lodge Lane	**Map reference:**	12
Location:	East of Lodge Lane/ rear of Beacon Hurst	**Order of preference[13]:**	9
Area:	4.7 ha (medium density)	**Potential number of dwellings:**	88
Landscape value:	High- the area is in the South Downs National Park.		
Amenity value:	Medium- the area is not accessed by public footpaths.		
Biodiversity value:	Medium		
Cultural heritage value:	Not known and may have underground potential due to lack of ground disturbance and would require appropriate assessment.		
Visual sensitivity:	Medium/High- the area is visible from the downs,views are broken up by tree cover. Views into area from Keymer Church and Conservation area.		
Character sensitivity:	Medium/High- the pastoral rural landscape has historic features in hedges, fieldscapes, mature trees and winterbourne stream.		
Impact on traffic:	Medium impact. Substantial development, reasonably close to village facilities.		
Ease of vehicular access:	Medium impact. Access onto Lodge Lane.		
Impact on Stonepound AQMA:	Medium impact. Considerable amount of traffic could avoid Stonepound.		
Other potential factors:			
Proponents site highlights:			

Available: YES	**Achievable: YES**	Deliverable (1-5 years) ✓	Developable (6-10 years)	Developable (11 years +)

Quantitative & Qualitative results from January 2015 consultation event				
	FOR		**AGAINST**	
Total	115		343	
	Code[14]	**No of responses**	**Code[14]**	**No of responses**
1st	29	41	1	100
2nd	3	17	4	60
3rd	6	11	5	49

Distance to Amenities (metres)					
Infant school:	920	Doctor / Health Centre:	645	Post office / bank:	840
Junior school:	410	Public transport (rail):	1150	Food retail:	320
Secondary school:	560	Public transport (bus):	90	Age concern:	720
Library:	410	Formal public open space:	600	Informal public open space:	100

[13] Indicated by the results of the January 2015 consultation event

[14] Refer to Coding table for definition of code

Site name:	Hassocks Golf Club		**Map reference:**		15
Location:	London Road		**Order of preference[15]:**		10
Area:	9 ha (Medium density)		**Potential number of dwellings:**		209
Landscape value:	Medium- the area is in the local gap.				
Amenity value:	High- several footpaths run across the area and it is a golf recreational site.				
Biodiversity value:	Medium/High- hedges,ponds,ancient woodland areas and mature trees.				
Cultural heritage value:	High- Archaeological Notification Area(ANA). (ANA is an area which has previously been excavated and proved to have interest).				
Visual sensitivity:	Medium- local views from public footpaths and users of golf course.				
Character sensitivity:	Medium- from local footpaths and long distance views from the downs.				
Impact on traffic:	High impact. Large development, distant from facilities.				
Ease of vehicular access:	Low impact. Straightforward access onto London Road.				
Impact on Stonepound AQMA:	High impact. Necessary to travel through Stonepound to access village.				
Other potential factors:	Preservation of jobs, redesigned golf course and multi-functional clubhouse.				
Proponents site highlights:	Post development freehold title will be gifted to Parish Council and leased back to proponent giving Council future control, 2 hectares adjacent to Belmont Recreation ground to be gifted to WSCC for a 2 form entry school (5-11 year olds) with access from Pavilion Close, provision for areas of public open space and allotments				
Available: YES	**Achievable: YES**	Deliverable (1-5 years)✓	Developable (6-10 years)		Developable (11 years +)

Quantitative & Qualitative results from January 2015 consultation event				
	FOR		**AGAINST**	
Total	89		471	
	Code[16]	**No of responses**	**Code[16]**	**No of responses**
1st	29	38	2	120
2nd	6	14	6	68
3rd	10	11	4	41

Distance to Amenities (metres)					
Infant school:	900	Doctor / Health Centre:	1300	Post office / bank:	1000
Junior school:	1400	Public transport (rail):	900	Food retail:	690
Secondary school:	1300	Public transport (bus):	30	Age concern:	1150
Library:	1400	Formal public open space:	350	Informal public open space:	0

[15] Indicated by the results of the January 2015 consultation event

[16] Refer to Coding table for definition of code

Site name:	Pattendens (Streamside)	**Map reference:**	7
Location:	The Crescent, Keymer	**Order of preference[17]:**	11
Area:	3. ha (1 ha SNCI) 2 ha developable (Low to Medium density)	**Potential number of dwellings:**	45
Landscape value:	High- South Downs National Park		
Amenity value:	High- due to footpath crossing area.		
Biodiversity value:	High- Site of Nature Conservation interest, wet meadows, mature trees and stream.		
Cultural heritage value:	Not known- may have underground potential due to lack of ground disturbance and would require appropriate assessment.		
Visual sensitivity:	Low- Medium for views from public footpath. No views from downs but in SDNP.		
Character sensitivity:	Low/ Medium- some historic landscape features in meadows and trees. SDNP		
Impact on traffic:	Low impact. Moderate sized development, reasonably close to village centre.		
Ease of vehicular access:	Low impact. Assumed access via Silverdale would be provided.		
Impact on Stonepound AQMA:	Medium impact. Considerable amount of traffic could avoid Stonepound.		
Other potential factors:			
Proponents site highlights:			

Available: YES	**Achievable: YES**	Deliverable (1-5 years) ✓	Developable (6-10 years)	Developable (11 years +)

Quantitative & Qualitative results from January 2015 consultation event				
	FOR		**AGAINST**	
Total	111		319	
	Code[18]	**No of responses**	**Code[18]**	**No of responses**
1st	29	45	1	101
2nd	5	10	4	67
3rd	20	8	5	36

Distance to Amenities (metres)					
Infant school:	1000	Doctor / Health Centre:	870	Post office / bank:	970
Junior school:	680	Public transport (rail):	1320	Food retail:	320
Secondary school:	820	Public transport (bus):	140	Age concern:	910
Library:	430	Formal public open space:	680	Informal public open space:	100

[17] Indicated by the results of the January 2015 consultation event

[18] Refer to Coding table for definition of code

Site name:	Land to West of Lodge Lane	**Map reference:**	6
Location:	Lodge Lane	**Order of preference[19]:**	13
Area:	0.85 ha (Low density)	**Potential number of dwellings:**	13
Landscape value:	High- South Downs National Park		
Amenity value:	High- due to footpath crossing the area		
Biodiversity value:	Medium- meadow area and mature trees		
Cultural heritage value:	Not known- may have underground potential due to lack of ground disturbance and would require appropriate assessment.		
Visual sensitivity:	Medium/High- close to built up edge,views across the area from the downs, local footpaths and houses.		
Character sensitivity:	Medium/High- close to built up edge, countryside with strong landscape structure. SDNP		
Impact on traffic:	Low impact. Small development, reasonably close to village centre.		
Ease of vehicular access:	Low impact. Assumed access onto Lodge Lane, may require parking restrictions and formalisation of pedestrian access.		
Impact on Stonepound AQMA:	Low impact. Most traffic could avoid Stonepound.		
Other potential factors:			
Proponents site highlights:			

Available: YES	**Achievable: YES**	Deliverable (1-5 years) ✓	Developable (6-10 years)	Developable (11 years +)

Quantitative & Qualitative results from January 2015 consultation event				
	FOR		**AGAINST**	
Total	109		347	
	Code[20]	**No of responses**	**Code[20]**	**No of responses**
1st	29	32	1	136
2nd	20	10	5	75
3rd	32	8	6	30

Distance to Amenities (metres)					
Infant school:	900	Doctor / Health Centre:	600	Post office / bank:	800
Junior school:	380	Public transport (rail):	1100	Food retail:	420
Secondary school:	510	Public transport (bus):	100	Age concern:	680
Library:	450	Formal public open space:	630	Informal public open space:	270

[19] Indicated by the results of the January 2015 consultation event

[20] Refer to Coding table for definition of code

Site name:	Land North of Friars Oak	**Map reference:**	16
Location:	North of Friars Oak	**Order of preference[21]:**	14
Area:	2.4 ha (Medium density)	**Potential number of dwellings:**	22
Landscape value:	Medium- local gap.		
Amenity value:	Low- no public access.		
Biodiversity value:	Medium/High- stream and wet meadows and mature trees.		
Cultural heritage value:	High- Archaeological Notification Area(ANA). (ANA is an area which has previously been excavated and proved to have interest.		
Visual sensitivity:	Low- there are limited views into the area.		
Character sensitivity:	Medium- much of the historic landscape is intact with characteristic features associated with the stream.		
Impact on traffic:	Low impact. Small development, distant from facilities.		
Ease of vehicular access:	Low impact. Straightforward access onto London Road.		
Impact on Stonepound AQMA:	Medium impact. Small amount of traffic, though necessary to travel through Stonepound to access village facilities.		
Other potential factors:			
Proponents site highlights:			

Available: YES	**Achievable: YES**	Deliverable (1-5 years) ✓	Developable (6-10 years)	Developable (11 years +)

Quantitative & Qualitative results from January 2015 consultation event				
	FOR		**AGAINST**	
Total	74		441	
	Code[22]	**No of responses**	**Code[22]**	**No of responses**
1st	29	26	2	115
2nd	10	12	4	100
3rd	6	9	6	60

Distance to Amenities (metres)					
Infant school:	1000	Doctor / Health Centre:	1350	Post office / bank:	1100
Junior school:	1500	Public transport (rail):	970	Food retail:	820
Secondary school:	1450	Public transport (bus):	80	Age concern:	1270
Library:	1500	Formal public open space:	380	Informal public open space:	100

[21] Indicated by the results of the January 2015 consultation event

[22] Refer to Coding table for definition of code

Site name:	Land to north of Shepherds Walk		**Map reference:**	9
Location:	Shepherds Walk		**Order of preference[23]:**	15
Area:	9.5 ha (Medium density)		**Potential number of dwellings:**	140
Landscape value:	Medium- the area has much historic landscape structure intact and is in a local gap.			
Amenity value:	High- informal access and paths.			
Biodiversity value:	Medium- unimproved meadows, hedgerows and mature oak trees.			
Cultural heritage value:	High- Archaeological Notification Area (ANA). (ANA is an area which has previously been excavated and proved to have interest).			
Visual sensitivity:	Low/Medium- there are views across the area from residential properties, a footpath and from the higher ground to the north.			
Character sensitivity:	High- much of the historic landscape structure in the field patterns and ancient trees and hedgerows.			
Impact on traffic:	Medium impact. Large development, distant from facilities.			
Ease of vehicular access:	Low impact. Straightforward access onto London Road.			
Impact on Stonepound AQMA:	High impact. Necessary to travel through Stonepound to access village facilities.			
Other potential factors:	Local residents have petitioned that this site should be declared Local Green Space			
Proponents site highlights:	Northern part of the site to be gifted to Parish Council for public open space together with maintenance fund or for the provision of a school			
Available: YES	**Achievable: YES**	Deliverable (1-5 years) ✓	Developable (6-10 years)	Developable (11 years +)

Quantitative & Qualitative results from January 2015 consultation event				
	FOR		**AGAINST**	
Total	119		644	
	Code[24]	**No of responses**	**Code[24]**	**No of responses**
1st	29	39	4	147
2nd	10	16	2	130
3rd	6	13	5	86

Distance to Amenities (metres)					
Infant school:	930	Doctor / Health Centre:	1250	Post office / bank:	1000
Junior school:	1400	Public transport (rail):	880	Food retail:	800
Secondary school:	1300	Public transport (bus):	30	Age concern:	1150
Library:	1370	Formal public open space:	400	Informal public open space:	100

[23] Indicated by the results of the January 2015 consultation event

[24] Refer to Coding table for definition of code

Site name:	Land at Southdowns Farm	**Map reference:**	5a
Location:	Lodge Lane	**Order of preference[25]:**	16
Area:	0.8 ha Low density	**Potential number of dwellings:**	12
Landscape value:	High - Southdowns National Park		
Amenity value:	High - due to footpaths crossing the area and in particular the playing field for the school which has open access.		
Biodiversity value:	Medium - hedgerows and adjacent ancient woodlands and stream.		
Cultural heritage value:	Not known - may have underground potential due to lack of ground disturbance and would require appropriate assessment.		
Visual sensitivity:	High - wide views across the area from the downs, local footpaths and houses.		
Character sensitivity:	High - countryside with strong landscape structure. SDNP		
Impact on traffic:	Low impact. Small development, reasonably close to village centre.		
Ease of vehicular access:	Low impact. Assumed access onto Lodge Lane, may require parking restrictions and formalisation of pedestrian access.		
Impact on Stonepound AQMA:	Low impact. Most traffic could avoid Stonepound.		
Other potential factors:			
Proponents site highlights:			

Available: YES	**Achievable: YES**	Deliverable (1-5 years) ✓	Developable (6-10 years)	Developable (11 years +)

Quantitative & Qualitative results from January 2015 consultation event				
	FOR		**AGAINST**	
Total	80		453	
	Code[26]	**No of responses**	**Code[26]**	**No of responses**
1st	29	22	1	172
2nd	6	16	5	101
3rd	11	9	23	35

Distance to Amenities (metres)					
Infant school:	850	Doctor / Health Centre:	570	Post office / bank:	770
Junior school:	330	Public transport (rail):	1060	Food retail:	400
Secondary school:	470	Public transport (bus):	100	Age concern:	650
Library:	445	Formal public open space:	580	Informal public open space:	200

[25] Indicated by the results of the January 2015 consultation event

[26] Refer to Coding table for definition of code

Site name:	Land Opposite Stanford Avenue	**Map reference:**	1b
Location:	west of London Road, Hassocks	**Order of preference[27]:**	17
Area:	2 ha (Low density)	**Potential number of dwellings**	30
Landscape value:	Medium- the areas much of the historic landscape structure intact and is in a local gap.		
Amenity value:	Medium- footpaths pass close to the area.		
Biodiversity value:	Medium/low- unimproved meadow but few other features.		
Cultural heritage value:	High- Archaeological Notification Area (ANA). (ANA is an area which has previously been excavated and proved to have interest).		
Visual sensitivity:	Medium/Low as views in are restricted due to vegetation and land slopes north away from the downs.		
Character sensitivity:	Medium- green field, however the area lacks strong landscape structure and characteristic features.		
Impact on traffic:	Medium impact. Small development. close to village facilities, but close to Stonepound.		
Ease of vehicular access:	High impact. Access to London Road, but very close to Stonepound.		
Impact on Stonepound AQMA:	Medium impact. Small site, low levels of traffic generated, but very close to Stonepound.		
Other potential factors:			
Proponents site highlights:			

Available:	**Achievable:**	Deliverable (1-5 years)	Developable (6-10 years)	Developable (11 years +)

Quantitative & Qualitative results from January 2015 consultation event				
	FOR		**AGAINST**	
Total	98		541	
	Code[28]	**No of responses**	**Code[28]**	**No of responses**
1st	29	31	6	173
2nd	6	10	26	123
3rd	11	6	2	92

Distance to Amenities (metres)					
Infant school:	820	Doctor / Health Centre:	1000	Post office / bank:	895
Junior school:	1250	Public transport (rail):	549	Food retail:	190
Secondary school:	1100	Public transport (bus):	10	Age concern:	960
Library:	1400	Formal public open space:	100	Informal public open space:	420

[27] Indicated by the results of the January 2015 consultation event

[28] Refer to Coding table for definition of code

Site name:	Land Opposite Stanford Avenue	**Map reference:**	1c
Location:	west of London Road, Hassocks	**Order of preference[29]:**	17
Area:	2 ha (Low density)	**Potential number of dwellings**	30
Landscape value:	Medium- the areas much of the historic landscape structure intact and is in a local gap.		
Amenity value:	Medium- footpaths pass close to the area.		
Biodiversity value:	Medium/low- unimproved meadow but few other features.		
Cultural heritage value:	High- Archaeological Notification Area (ANA). (ANA is an area which has previously been excavated and proved to have interest).		
Visual sensitivity:	Medium/Low as views in are restricted due to vegetation and land slopes north away from the downs.		
Character sensitivity:	Medium- green field, however the area lacks strong landscape structure and characteristic features.		
Impact on traffic:	Medium impact. Small development. close to village facilities, but close to Stonepound.		
Ease of vehicular access:	High impact. Access to London Road, but very close to Stonepound.		
Impact on Stonepound AQMA:	Medium impact. Small site, low levels of traffic generated, but very close to Stonepound.		
Other potential factors:			
Proponents site highlights:			

Available:	**Achievable:**	Deliverable (1-5 years)	Developable (6-10 years)	Developable (11 years +)

Quantitative & Qualitative results from January 2015 consultation event				
	FOR		**AGAINST**	
Total	98		541	
	Code[30]	**No of responses**	**Code[30]**	**No of responses**
1st	29	31	6	173
2nd	6	10	26	123
3rd	11	6	2	92

Distance to Amenities (metres)					
Infant school:	820	Doctor / Health Centre:	1000	Post office / bank:	895
Junior school:	1250	Public transport (rail):	549	Food retail:	190
Secondary school:	1100	Public transport (bus):	10	Age concern:	960
Library:	1400	Formal public open space:	100	Informal public open space:	420

[29] Indicated by the results of the January 2015 consultation event

[30] Refer to Coding table for definition of code

Site name:	Land at the Ham	**Map reference:**	2
Location:	West of London Road	**Order of preference[31]:**	18
Area:	5.4 ha.(Med (Near to London road) to low (further in) across site)	**Potential number of dwellings:**	97
Landscape value:	Medium - the area has much of the historic landscape structure intact and is in a local gap.		
Amenity value:	Medium - informal access and well used footpaths.		
Biodiversity value:	High - in the unimproved meadows, hedgerows and mature oak trees.		
Cultural heritage value:	High - Archaeological Notification Area (ANA). (ANA is an area which has previously been excavated and proved to have interest).		
Visual sensitivity:	Medium - there are views across the area from residential properties, several footpaths and the golf course. Distant views from the Downs.		
Character sensitivity:	High - much of the historic landscape structure is intact in the field patterns and ancient trees and hedgerows.		
Impact on traffic:	High impact. Substantial development,close to village facilities, but close to Stonepound.		
Ease of vehicular access:	High impact. Access to London Road, but very close to Stonepound.		
Impact on Stonepound AQMA:	High impact. Substantial development very close to Stonepound.		
Other potential factors:			
Proponents site highlights:			

Available: YES	**Achievable: YES**	Deliverable (1-5 years) ✓	Developable (6-10 years)	Developable (11 years +)

Quantitative & Qualitative results from January 2015 consultation event				
	FOR		**AGAINST**	
Total	86		545	
	Code[32]	**No of responses**	**Code[32]**	**No of responses**
1st	29	31	6	173
2nd	6	10	26	123
3rd	11	6	2	92

Distance to Amenities (metres)					
Infant school:	770	Doctor / Health Centre:	1,000	Post office / bank:	860
Junior school:	1,250	Public transport (rail):	510	Food retail:	80
Secondary school:	1,100	Public transport (bus):	150	Age concern:	940
Library:	1,400	Formal public open space:	300	Informal public open space:	200

[31] Indicated by the results of the January 2015 consultation event

[32] Refer to Coding table for definition of code

Site name:	Land to the east of Ockley Lane	**Map reference:**	8
Location:	Ockley Lane (North of Churchmead)	**Order of preference[33]:**	19
Area:	5.5ha	**Potential number of dwellings:**	50
Landscape value:	High- South Downs National Park		
Amenity value:	High- due to main footpath to Ditchling crossing the area and informal access around field.		
Biodiversity value:	Medium- mature trees, wet grassland and stream.		
Cultural heritage value:	Not known and may have underground potential due to lack of ground disturbance and would require appropriate assessment.		
Visual sensitivity:	High- from the South Downs, footpaths across the field,on Lodge Hill and Oldlands area and Ockley Lane.		
Character sensitivity:	High- setting for Oldlands Mill, Lodge Hill and Keymer Conservation Area.		
Impact on traffic:	Low impact. Moderate sized development, reasonably close to the village centre.		
Ease of vehicular access:	Low impact. Straightforward access onto Ockley Lane (possible mini-roundabout opposite Grand Avenue).		
Impact on Stonepound AQMA:	Medium impact. Considerable amount of traffic could avoid Stonepound.		
Other potential factors:			
Proponents site highlights:	Proponent states that 2 hectares will be gifted to WSCC for a 2 form entry school (5-11 year olds) which will be built by the proponent.		

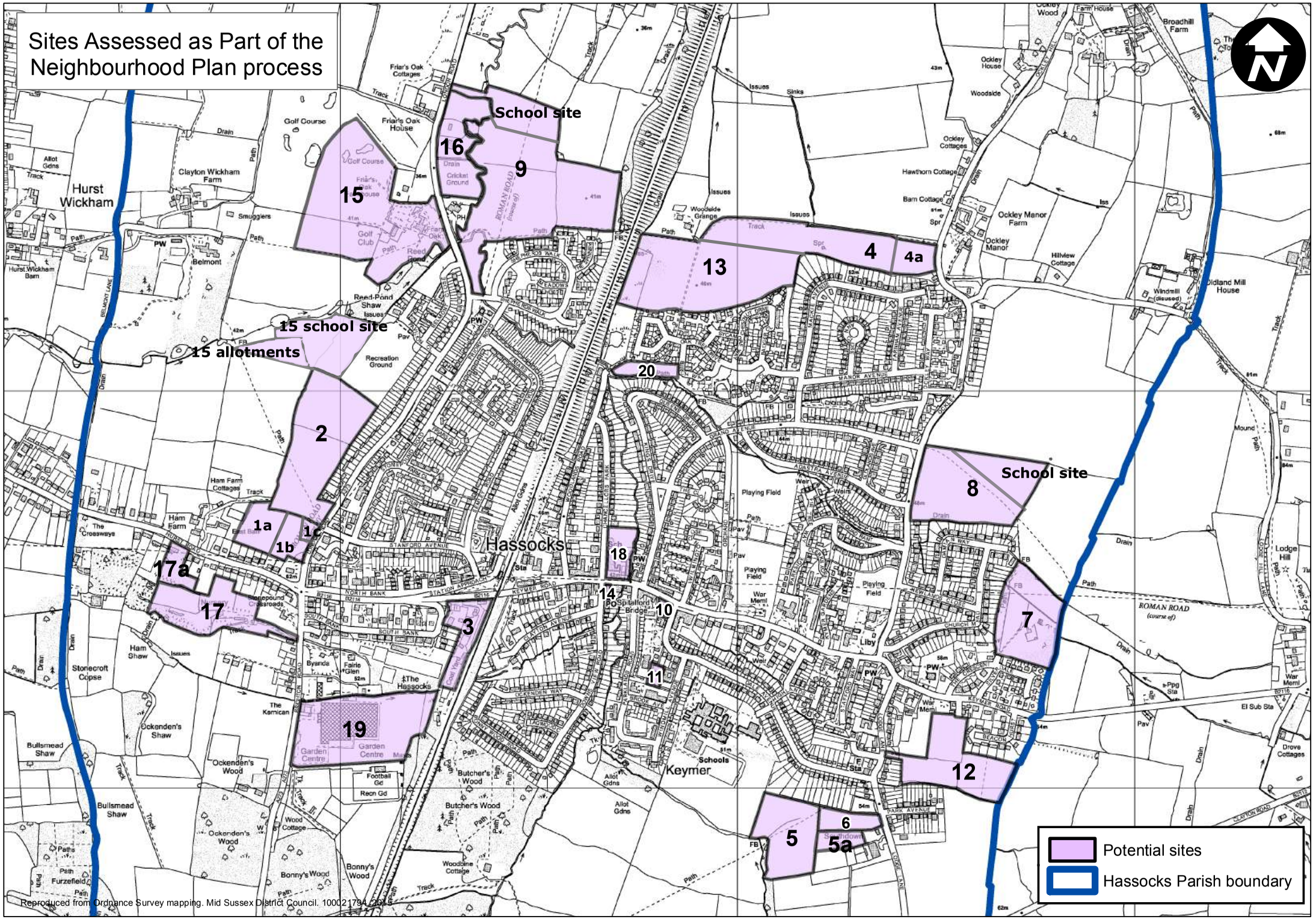
Available: YES	**Achievable: YES**	Deliverable (1-5 years) ✓	Developable (6-10 years)	Developable (11 years +)

Quantitative & Qualitative results from January 2015 consultation event				
	FOR		**AGAINST**	
Total	53		524	
	Code[34]	**No of responses**	**Code[34]**	**No of responses**
1st	29	14	1	130
2nd	6	10	5	121
3rd	1 & 3	5	23	73

Distance to Amenities (metres)					
Infant school:	890	Doctor / Health Centre:	900	Post office / bank:	840
Junior school:	820	Public transport (rail):	1150	Food retail:	550
Secondary school:	890	Public transport (bus):	10	Age concern:	880
Library:	530	Formal public open space:	370	Informal public open space:	300

[33] Indicated by the results of the January 2015 consultation event

[34] Refer to Coding table for definition of code


Sites Assessed as Part of the Neighbourhood Plan process
School site
16
9
15
15 school site
15 allotments
13
4
4a
20
2
1a
1b
1c
17a
17
3
18
14
10
11
19
8
School site
7
12
5
6
5a
Hassocks
Keymer
Potential sites
Hassocks Parish boundary
Reproduced from Ordnance Survey mapping. Mid Sussex District Council. 100021794 2015

On each of the site assessment sheets you will find details of the top comments, both for and against, from the January consultation event and the number of respondents who expressed that comment. Each comment has a code which cross references to the grid below.

Code	Comment	Code	Comment
1	National Park	18	Affordable housing
2	Strategic Gap	19	Need high density housing
3	Boundary of built up area	20	Need low density housing
4	Flood plain	21	Housing quality
5	Impact on views/countryside	22	Sustainable housing
6	Impact on traffic	23	keep as open land
7	Impact on Health Services	24	flats for older people
8	Impact on schools	25	brownfield site
9	impact on jobs/employment	26	impact on pollution
10	Difficult road access	27	use as station car park
11	Distance from shops	28	use as new health centre
12	Distance from station	29	good site, balances development
13	Distance from schools	30	impact on local services/amenities
14	Distance from health centre	31	new village centre - not housing
15	My land - not consulted	32	small site
16	Tree Preservation Orders	33	conversion not demolition
17	Conservation area	34	develop as sports ground
		35	Promote ribbon development

dowsettmayhew
Planning Partnership

APPENDIX 15

Order of Preference Table, July 2015

HASSOCKS PARISH COUNCIL SITE SELECTION PREFERENCE ORDER RETURN SLIP

Please show your order of preference for housing development in the last column of the table. Select your most preferred site and enter the number "1" alongside that. Then your next most preferred site and enter the number "2" alongside that. And so on down to "15".

Name:	
Address & Post code:	
e-mail address:	

Site	Site name	Available	Preference order (from January results)	Your preference
10	National Tyre Centre	YES	3	
17 & 17a	Russells Nursery & Silver Trees	YES	5	
13	Land to north of Clayton Mills	YES	6	
4	Land north of Clayton Mills & Mackie Avenue	YES	7	
20	Undeveloped land south of Clayton Mills	YES	8	
12	Land east of Lodge Lane / rear of Beacon Hurst	YES	9	
15	Hassocks Golf Club	YES	10	
7	Pattendens (Streamside)	YES	11	
6	Land to west of Lodge Lane	YES	13	
16	Land north of Friar's Oak	YES	14	
9	Land to north of Shepherds Walk	YES	15	
5a	Land at Southdown Farm	YES	16	
1b & 1c	Land Opposite Stanford Avenue	YES	17	
2	Land at the Ham	YES	18	
8	Land to the east Ockley Lane	YES	19	
3	Station Goods Yard	NO	1	[redacted]
11	Telephone Exchange	NO	2	
14	Hassocks Post Delivery Office	NO	4	
4a	Land north of Mackie Avenue	NO	7	
19	Tates Garden Centre	NO	12	
5	Land at Southdown Farm	NO	16	
1a	Land Opposite Stanford Avenue	NO	17	
18	Infant School	NO	20	

Use of your information

Your information is being supplied to Hassocks Parish Council only and will remain secure and confidential, it may be used by Hassocks Parish Council in conjunction with a newsletter or upcoming events notification service provider. Your e-mail address will only be used for providing information about the Parish Council and activities arranged by the Parish Council (and its committees) and will not be passed on to any third parties or used for marketing purposes in accordance with the Data Protection Act 1998. If at any time you no longer wish to receive such communications please use any unsubscribe feature when one is provided or, reply to the remitting e-mail address (when an unsubscribe service is not provided) stating that you no longer wish to subscribe to such notifications.

dowsettmayhew
Planning Partnership

APPENDIX 16

Extra Ordinary Parish Council Meeting Documents

Recommendations of NPWG

Housing Need

As part of the preparation of the Hassocks Neighbourhood Plan (HNP), the Neighbourhood Plan Working Group (NPWG) has sought to establish the number of new houses that need to be delivered in the Parish over the Plan period, up to 2031. As part of this, the NPWG published a Parish Housing Need Assessment in late 2014 that was then refreshed in August 2015. This applies different methodologies to calculate housing need, and includes data from a variety of sources including the Office of National Statistics.

The NPWG are mindful of the Pre-Submission District Plan in which the housing need to be met by Neighbourhood Plans in the District up to 2031 is indicated as being 1,515 homes. The NPWG has calculated that, on a proportionate basis, this suggests the need to be met by Hassocks Parish is approximately 110 houses. We are also mindful that the same document states that a large proportion of the District need is to be met in close proximity to the northern boundary of the Parish in the order of magnitude of 40% of the District need.

In the District Council's Housing and Economic Need Assessment Update (June 2015) a Hassock's Parish housing number in the order of 630 houses is suggested. The supporting text to this document, however notes that this is only an indication of the level of need and is not a requirement or a target. Parishes are encouraged to interrogate these numbers and come forward with their own need assessment.

Having regard to this, Hassocks' Parish Council's own needs assessment indicates a requirement of in the order of 200 to 500 houses up to 2031.

Given that the District Spatial Strategy is seeking to direct significant growth towards Burgess Hill, the NPWG has concluded that the methodology, which produced the higher level of need, indicated in the Parish Housing Need Assessment is not appropriate in the circumstances. Consequently it is the view of the NPWG that the Parish need is in the region of 210 - 270 dwellings, as generated by the other methodologies.

The Council is recommended to resolve that Parish need is 210 - 270 dwellings over the Neighbourhood Plan period up to 2031.

Allocation of sites

As part of the preparation of the Hassocks Neighbourhood Plan, the Parish Council issued a 'Call for Sites' to identify a range of potential sites that could be considered for allocation for housing development through the Neighbourhood Plan process.

The NPWG has asked their advisers, DOWSETTMAYHEW, to undertake an independent Suitability Assessment of these potential housing sites and also a Sustainability Assessment in conjunction with the Parish Housing Land Availability Assessment.

Cognisant of the findings in this document the Neighbourhood Plan Working Group have also given due regard to the constraints acting upon the Parish, chief amongst these being:

The Air Quality Management Area;
Designated Local Gaps to the east and west;
The South Downs National Park to the east and south;
The designated Strategic Gap to the North.

Consideration has also been given to the preferences of the community, as expressed through previous public consultation exercises, most recently in July 2015.

The findings of the technical assessments are that there are a number of sites, which are considered "unsuitable" for development. These are:

Site reference	Site Name
1b	Land Opposite Standford Avenue
1c	Land Opposite Standford Avenue
2	Land at the Ham
5a	Land at Southdowns Farm
6	Land to the West of Lodge Lane
6a	Land to the West of Lodge Lane
7	Pattendens Streamside
8	Land to the east of Ockley Lane
12	Land to the East of Lodge Lane
16	Land North of Friars Oak
17	Russells Nursery
17a	Silver Trees

Having regard to the findings of the technical assessments, the NPWG recommend that the above sites are considered unsuitable for housing development for the reasons set out in the suitability assessments that accompany this report.

A number of other sites were regarded in the technical assessment as having fewer constraints and therefore were considered "potentially" suitable for development to contribute to meeting the identified housing need. These are:

Site reference	Site Name
4	Land to the North of Clayton Mills and Mackie Avenue
9	Land to the north of Shepherds Walk
13	Land to the North of Clayton Mills
15	Hassocks Golf Club
20	Undeveloped Land south of Clayton Mills

The technical assessment considered that one site was considered suitable for development to contribute to meeting the identified Housing Need. This is:

Site reference	Site Name
10	National Tyre Centre

Having regard to the technical assessments and other material considerations, it is the recommendation of the NPWG that the Council include the following housing allocations in the Neighbourhood Plan in order to satisfy the housing need over the plan period:

Site reference	Site Name	Number of units
4	Land to the North of Clayton Mills and Mackie Avenue in conjunction with Site 13	140
13	Land to the North of Clayton Mills in conjunction with Site 4	
15	Hassocks Golf Club	125-130
10	National Tyre Centre	15-20
TOTAL		280 - 290

In reaching this recommendation, the NPWG have noted the merits and demerits of each site that has been identified in the technical assessments as having "potential" to contribute to meeting the identified housing need. This includes the following.

Site 15 Hassocks Golf Course

The proponents of this site have advised the NPWG that they have revised their proposals in light of feedback they have received and through their attendance at NPWG meetings. It is the view of the NPWG that these revisions form an appropriate basis for allocation of the proponent's development area for 125-130 dwellings. It provides for substantial open space and sympathetic density of development whilst avoiding undue impact on the Local Gap and minimising impact on the Strategic Gap. In addition to the housing, the site would deliver a 9 hole golf course, new clubhouse and a driving range.

Sites 13 & 4 Land to the north of Clayton Mills and Mackie Avenue

The NPWG has received confirmation from the proponents of these sites that they can be regarded as being available as a single allocation. This would facilitate the efficient use of site 13 for housing development with site 4 remaining as open space and provision of a robust, defensible northern boundary to the combined sites. It is our view that the combined sites would provide in the order of 140 dwellings.

Site 10 National Tyre Centre

This central village site is well located for services and facilities within the settlement. Redevelopment provides the opportunity to improve the street scene and is favoured strongly by the community for development, ranked 1 out 15 in the preference order as expressed in feedback to the July Consultation. It is considered suitable for 15-20 dwelling.

Sites not recommended for allocation

Site 20 Undeveloped land south of Clayton Mills

This site is considered to form part of an important green corridor bordering a stream. A substantial part of the site is prone to flooding (according to Environment Agency Flood Maps) and it is understood that mains sewers and other drainage works cross the site. It is considered that only a modest part of the site is practical for development and it would not deliver a development that would have an appropriate relationship and impact on its surroundings. It is therefore considered unsuitable for allocation.

Site 9 Land to the north of Shepherds Walk

This site is regarded as having strong biodiversity and is bordered by an important and rare chalk bed stream which in turn results in part of the site being at risk of flooding. Development would have a negative impact on the Strategic Gap. There are also concerns relating to the safety of people especially children from any resulting development using the public footpath crossing over the Brighton mainline railway (for example going to and from school). Having regard to these factors site 9 is considered unsuitable for allocation to meet the parish housing need.

Allocation of Local Green Space

The NPWG have received a number of submissions requesting the allocation of areas of Local Green within the HNP. Nine candidate sites were identified and assessed against the criteria set out in the National Planning Policy Framework (in particular paragraph 77) and National Planning Policy Guidance. Councillors have been provided with an assessment of each candidate site against these criteria.

Two of the candidate sites have been recommended for housing allocation. Subject to the Council's resolution on this, they cannot be considered further for allocation as a Local Green Space. The recommended allocation of the combined sites 13 & 4 encompasses the Local Green Spaces candidates LGS4 & LGS9. The policy would set out a requirement for open space and a defensible northern boundary centred in site 4. Such a policy is deemed to afford adequate protection to the site, without the need for an additional Local Green Space designation.

The NPWG consider that the remaining sites do comply with the criteria for designation as Local Green Space. On this basis, it is recommended that the following sites are allocated within the Neighbourhood Plan as Local Green Space:

Site reference	Site Name
LGS1	Land to the north of Shepherds Walk
LGS2	Land at the Ham
LGS3	Undeveloped Land south of Clayton Mills
LGS5	Land to the east of Ockley Lane
LGS6	Land at south of Downlands
LGS7	Land to the west of the railway
LGS8	Pheasant field

are allocated as Local Green Space by the Council.

Hassocks Parish Council
Neighbourhood Plan Working Group
August 2015



Re - Estimation of Future Housing Needs in Hassocks

The Mid Sussex District Council (MSDC) report Local Housing Assessment (updated October 2011) set out the calculation of housing need based on three different approaches:

- household formation (the changes in the average size of households);
- demographic changes (migration, births and mortality rates);
- economic changes (job formation and growth).

2012-based Household Projections: England, 2012-2037, Statistical Release, 27 February 2015, Department of Communities and Local Government.

Housing and Economic Development Needs Assessment (HEDNA), February 2015, Mid Sussex District Council.

Housing and Economic Development Needs Assessment (HEDNA) - Update, June 2015, Mid Sussex District Council.

Household Formation: National and regional forecasts estimate that the average household size will fall from 2.36 in 2012 to 2.24 in 2032, a drop of 5.4% (*previously from 2.41 in 2011 to 2.30 in 2031, a drop of 4.8%*). This reflects a long term national trend in decreasing household size as children leave home and set up new households. No doubt similar trends were evident in Hassocks when comparing census data for previous periods, but these are not in line with the trends observed locally between 2001 and 2011.

The Clayton Mills development, which was substantially completed by 2011, added in the order of 250 houses to the stock within the parish, approximately an 8% increase. The development has attracted a significant number of young families, changing the age structure of the village and leading to an increase in household size from 2.21 to 2.28 over the period. It is not unreasonable to assume that further housing would be aimed at a similar market (as opposed to flats) and that household size would, therefore, be unlikely to fall between 2011 and 2031.

Consequently, in considering the additional housing needs that might arise due to the changes in average household size, we have considered three scenarios:

- H1: a reduction in average household size of 5.4% (*previously 4.8%*) in line with the National forecast (a reduction to 2.16 (*previously 2.17*));
- H2: a return to a household size of 2.21 (a reduction in average household size of 3.2%)
- H3: average household size remaining at the 2011 value of 2.28.

The additional housing requirement for each of these three scenarios is:



H1: 209 (*previously192*) additional houses
H2: 128 additional houses
H3: 0 additional houses

Demographic Changes: The MSDC housing assessment for the District reports the Office for National Statistics prediction for the whole district to be an increase in population from the 2011 Census population of 139,860 to 159,535 by 2031 an increase of 14.1% (*previously 157,760 an increase of 12.8%*). This is based on current birth and mortality trends and includes net migration, but does not take account of planning policies which could introduce different housing allocations. If a similar level of growth was assumed to apply to the parish this would increase the total population by 1,079 from 7667 to 8746 (*previously by 981 from 7667 to 8648*).

The MSDC District Plan (2013) proposed that the Burgess Hill Townwide Strategy Northern Arc development and other allocations to the east of Burgess Hill, would allocate sites for 4000 homes. This is a substantial proportion of the District total (of 11,152 assessed need by 2031), and can reasonably be expected to reduce the pressure on villages to meet the unconstrained proportionate targets.

Hassocks has already accommodated a population increase of 12.4% between 2001 and 2011. Therefore it might be argued that Hassocks should seek to accommodate less than its proportionate share. We have tested two scenarios: a full proportionate rate of growth (14.1% (*previously 12.8%*) and half the proportionate rate of growth (7.05% (*previously 6.4%*) increase in population between 2011 and 2031.

Thus we have two demographic scenarios:

D1: growth of 14.1%, implying an increased population of 1,079 (*previously 12.8% and 981*);

D2: growth of 7.05%, implying an increased population of 540 (*previously 6.4% and 491*).

Combining these demographic scenarios with the three housing formation scenarios, gives the following six potential increases in household numbers:

D1H1: 500 (*previously 452*)
D1H2: 489 (*previously 444*)
D1H3: 474 (*previously 430*)
D2H1: 250 (*previously 226*)
D2H2: 245 (*previously 222*)
D2H3: 237 (*previously 215*)

Economic Changes: The MSDC housing assessment projects the economic growth would, lead to an additional 249 jobs per annum in the district through to 2031 (*previously 380 jobs per annum*). On a straightforward population proportion, this implies 14 (*previously 21*) jobs



per annum created in Hassocks[1] over the 20 year period, giving job creation of 275 (*previously 420*) jobs over the Plan period. The economic activity rate for Hassocks observed in the 2011 Census was 48.7%, an increase from the 2001 figure of 46.2%. To calculate the additional population needs to satisfy this number of jobs we have assumed three scenarios for the economic activity rate:

E1: economic activity rate of 47.5%, implies a population increase of 884

E2: economic activity rate of 50%, implies a population increase of 840

E3: economic activity rate of 52.5%, implies a population increase of 800

These population increase scenarios can be used, in conjunction with the household formation scenarios to produce nine views of future housing needs:

E1H1: 268 *(previously 407)*
E1H2: 262 (*previously 400*)
E1H3: 254 (*previously 388*)
E2H1: 253 (*previously 387*)
E2H2: 249 (*previously 380*)
E2H3: 241 (*previously 368*)
E3H1: 243 (*previously 369*)
E3H2: 237 (*previously 362*)
E3H3: 230 (*previously 351*)

Overall, it appears that the range of future housing requirement lies between 200 and 500, with only the full proportionate growth estimates being in excess of 400. As indicated above, we believe that the Burgess Hill Northern Arc will account for a significant proportion of the growth and therefore Hassocks requirement is more likely to lie in the range between 250 and 400 additional houses, as opposed to the 630 additional houses based on an average of a proportional split based on household and population bases in the MSDC HEDNA.

[1] This assumes that all jobs within the parish are filled by residents of the parish. In fact, the 2001 Census journey to work survey indicated that there were strong in- and out- commuting movements. Nevertheless, if economic growth is to be achieved for Hassocks residents then it is reasonable to assume that Hassocks residents will fill this many additional jobs, wherever they are located.

Proposed Local Green Spaces (LGS) and Enhanced Footpaths (EP)

Introduction

As part of the neighbourhood Plan process a Parish can designate areas of Local Green Space (LGS). A LGS is required to satisfy the following criteria:

- It must be "in reasonably close proximity to the community it serves"
- It must be "demonstrably special to a local community"
- It must "hold a particular local significance" because of at least one of the following:
    - Beauty
    - Historic significance
    - Recreational value (including as a playing field)
    - Tranquillity
    - Richness of its wildlife
- It must be "local in character"
- It must not be an "extensive tract of land"

The NPWG has identified nine potential LGS sites within and around the village. Each site has been allocated an LGS number as shown on the LGS Plan. A number of these sites have also been considered as potential housing allocation sites. For ease of cross reference where sites or parts of sites have been considered for housing allocation the housing allocation site number (HA..) is also given in the descriptions below. All land owners have also been written to in order to determine whether they would be happy for the individual sites to be considered as a potential LGS. A summary of the responses received to date is included at the end of this report. The responses received have been taken into account in this assessment.

The NPWG has undertaken a review of these sites to assess the degree to which these potential sites meet the LGS criteria set out above. All of the sites are considered to meet the following criteria:

- It must be "in reasonably close proximity to the community it serves"
- It must be "demonstrably special to a local community"
- It must be "local in character"
- It must not be an "extensive tract of land"

The sections below provide a description of each of the nine LGS candidate sites, together with a discussion as to the "local significance" of each site.

The concluding section provides a "traffic light" assessment of each site with reference to the above criteria and also takes account of the following:

- The preferences expressed by the local community at the last housing consultation
- The overall recommendations of the NPWG as regards the allocation of individual sites for housing
- Responses received from land owners

Individual Site Descriptions and Local Significance – Discussion

LGS1 (HA Site 9)

Site and Location

This is an area of two fields to the north of Shepherds Walk and an adjoining area of public open space to the west of Shepherds Walk. The fields to the north are part of a current planning application for residential development. The open space is an informal area adjacent to the Herring Stream. Local residents have put forward a written case for designation of the fields as local green space. There is a planning application pending for housing on this site.

Public Access

A public footpath crosses the area from west to east and the fields have been used by local residents as informal access for many years.

Criteria for designation as LGS

Landscape character and views

There are views across the area from the public footpath and from the adjacent houses. The area has an unspoilt rural character. The winding channel of the Herring Stream forms the western boundary of the area. The fast flowing Herring is in a deep channel and is a focal point of the area. Mature trees along the stream channel, willows and alders, enhance the visual and landscape value of the stream.

Heritage significance

The mature trees and hedgerows which define the field boundaries in this area suggest this is an historic landscape.

Wildlife significance

The ancient hedges and mature oak trees are a potential habitat for a diverse range of species. The woodland on the railway embankment and the Herring Stream which form the boundaries to the area are also rich in wildlife. The wet meadows in the flood plain of the stream are a valued habitat.

Recreational value

The area is used by local people for informal recreation and is highly valued for its rural character and tranquillity. The public footpath is part of a longer distance route between Ditchling and Hurstpierpoint and is part of a circular route around the village.

LGS2 (HA Site2)

Site and Location

These fields lie to the west of London Road and are part of Ham Farm. The eastern field is part of a site that was recently refused permission for residential development at appeal. The area is highly valued by local residents and walkers.

Public Access

The fields are crossed by a public footpath and are used for informal access by local people.

Criteria for designation as LGS

Landscape character and views

There are views across the area from the public footpath and from the adjacent houses on London Road. The area has an unspoilt rural pastoral character with mature trees and hedgerows. There is a key viewpoint from the edge of the Hurst Wickham ridge which affords views south across the area and beyond to the downs.

Heritage significance

The area has rich archaeological potential with evidence of prehistoric, Bronze Age and Roman remains. There is a possible Roman cemetery and a Romano-British Settlement at Ham Farm. The area has the central section of an archaeological notification area as the route of the Roman Road from Ham Farm to New Close Farm, Hassocks.

Wildlife significance

There is wildlife value in the mature hedgerows, grazing land, hedgerows and mature trees. Barn owls are often seen hunting the fields in this area.

Recreational value

The area is used by local people for informal recreation and is highly valued for its rural character and tranquillity. The public footpath links to a circular route which runs around the village.

LGS3 (HA Site 20)

Site and Location

This linear site links Grand Avenue with Woodsland Road and lies to the south of the new houses in the Clayton Mills estate. Part of the area south of Clayton Mills is a public open space and the other half was set aside for a health centre.

Public Access

The area is accessed by the public footpath which follows a stream running west to east. Part of the area is public open space associated with the Clayton Mills development and the rest is woodland separated from the footpath by the stream. This is an important footpath link between within the village linking Clayton Mills to Adastra Park.

Criteria for designation as LGS

Landscape character and views

The area is an important green infrastructure corridor in the centre of the village. The mature trees and streamside footpath are an attractive recreational link through the northern residential part of the village. There are limited views from the area as it is enclosed by trees.

Heritage significance

This corridor is part of an historic footpath link following the stream through the village from Ockley Lane via Adastra Park to Woodsland Road. This also links to the circular route around the village.

Wildlife significance

The stream and associated mature trees are a valuable wildlife corridor. The land set aside for the health centre has become overgrown and has wildlife potential.

Recreational value

This area is of high recreational value as a green corridor with associated footpath and open spaces.

LGS4 (HA Site 13)

Site and Location

This is an area of land which was part of landscape planning condition to be open space to serve the new development at Clayton Mills. This has never been fully implemented. The northern part of the area is a ploughed field bounded by a public footpath to the north.

Public Access

The site has open access and a pubic footpath crosses the area form south to north and joins the east west footpath on the northern boundary.

Criteria for designation as LGS

Landscape character and views

There are views for the area to the open countryside to the north and equally there are views back across to this area from the ridge of Burgess Hill. The character of the area has been changed by the development of Clayton Mills and would benefit from being brought into positive management.

Heritage significance

An archaeological notification area covers the northern section of the area where possible Bronze Age and Roman remains have been found.

Wildlife significance

There is a spring rising in land north of Mackie Avenue creating a wetland and continuing across the footpath as a stream. The hedgerow on the northern boundary has wildlife value as do the mature Horse chestnut trees at Woodside Grange. There is mature mixed woodland along railway line which supports mature oak trees.

Recreational value

The area has the potential to provide informal recreation with enhanced management. The existing large bunds are a deterrent to less able users of the site. The well-used footpaths crossing the area are valued for views to the wider countryside and as part of the circular route around the village.

LGS5 (HA Site 8)

Site and Location

This site is two large agricultural fields which lie to the east of Ockley Lane. Both fields are in private ownership. The owner of the western field has put the site forward for potential residential and school development.

Public Access

The fields are crossed by a public footpath which is well used as the route from Hassocks to Ditchling. The western field was laid to pasture for many years and was very popular with dog walkers as a circular walk. There is now a crop in the field and the main access is a wide path across the footpath through the middle of the field which is heavily used. The eastern field remains under pasture and there is also an informal path around the perimeter of the field popular with local dog walkers.

Criteria for designation as LGS

Landscape character and views

The site is of high landscape value as it is within the boundary of the South Downs National Park. There are open views across the site from Ockley Lane towards Odland's windmill and the greensand ridge and Lodge Hill in Ditchling.

Heritage significance

The footpath corridor would have been an historic route between the villages. The distinct field boundaries and ancient trees would suggest this is a historic landscape and would have archaeological potential. The Roman road which ran west to east through the village is thought to have run just to the south of this area.

Wildlife significance

Mature ash and oak trees are a feature on the field boundaries along with one fine hornbeam and the associated hedgerows provide wildlife corridors and potential roosts and navigational corridors for bats. The eastern most field is bordered by streams and a mature hedge to the east and south. The southern boundary adjoins an SNCI.

Recreational value

The well-used footpath crossing the area is valued for views to the wider countryside and as part of the circular route around the village.

LGS6 (HA Site 5)

Site and Location

This field is part of the Downlands school estate which is not in regular use as a playing field but is used for long distance running events by the school. The school have allowed the Hassocks Amenity Association to use this field as the Community Field.

Public Access

The site has open access and is crossed by a public footpath.

Criteria for designation as LGS

Landscape character and views

The site is of high landscape value as it is within the boundary of the South Downs National Park. There are wide open views to the scarp slope of the downs from Ditchling Beacon to Wolstonbury Hill from this area.

Heritage significance

The heritage value of this area is largely unknown as there is a lack of investigative evidence. The field has never been ploughed and could therefore have archaeological potential.

Wildlife significance

The mature hedgerows on the north and south boundaries are of wildlife value. The western boundary a section of ancient woodland and a chalk stream which also have high wildlife value.

Recreational value

The area has high recreational value as a green field with open access and is used as a community field. The public footpath is part of the circular route around the village and is well used as it gives access to the downs and to Lag and Butchers Woods.

LGS7 (Not considered for Housing Allocation)

Site and Location

This is a strip of land to the west of the railway which links the village centre at Keymer Road to the public footpath at Misty Bridge.

Public Access

There is informal pedestrian access through this corridor.

Criteria for designation as LGS

Landscape character and views

The corridor runs through the built up area to emerge near the garden centre into a wooded corridor and an open field. There are views to the downs to the south.

Heritage significance

The railway corridor and Misty Bridge are of local heritage significance.

Wildlife significance

The woodland adjacent to the railway is designated as ancient woodland and the field to the south is unimproved meadow.

Recreational value

This corridor could provide a much needed cycle and footpath link from the west side of the village and station to the Downs. This has been a long term aspiration for the community.

LGS8 (Not considered for housing allocation)

Site and Location

This field sits between the woodlands of Butchers Wood and Lag Wood which are designated as semi- natural ancient woodland. The current owners also own Lag Wood and are managing the area for their own pleasure as a natural area and wildlife asset.

Public Access

The area is open access and the owners have expressed their wish that it remains as such but request that users respect and do not abuse the wildlife and natural beauty of the area.

Criteria for designation as LGS

Landscape character and views

The site is of high landscape value as it is within the boundary of the South Downs National Park. There are views across the area to the surrounding woodland and longer views to the downs. The area is tranquil as it is remote from the village roads and activity. The field has an unspoilt character as unimproved pasture surrounded by mature woodland.

Heritage significance

The heritage value of this area is largely unknown as there is a lack of investigative evidence. As an unspoilt and intact area of landscape with historic meadow and woodland it has high heritage value.

Wildlife significance

The unimproved meadow is a designated local wildlife site (SNCI) the value of which is further enhanced by proximity to ancient woodland (SNAW).

Recreational value

The area is highly valued by local people as an unspoilt, tranquil and accessible open space which is accessed by several public rights of way and from the Woodland Trust owned Butchers Wood.

LGS 9 (HA Site 4)

Site and Location

This area comprises a single ploughed field to the north of site LGS4. The field is bordered by post and wire fencing. A well-used footpath runs along the northern boundary linking to site LGS4.

Public Access

There is a public footpath running along the northern edge of the plot site, but there is no public access to the field which makes up the bulk of the plot area.

Criteria for designation as LGS

Landscape character and views

The field is bordered by fencing with a hedge to the north of the footpath. There are views from the area to the open countryside to the north and equally there are views back across to this area from the ridge of Burgess Hill.

Heritage significance

An archaeological notification area covers much of the site where possible Bronze Age and Roman remains have been found.

Wildlife significance

The site is primarily a ploughed field bordered by fencing. The hedge on the northern boundary will have wildlife value.

Recreational value

The area has the potential to provide informal recreation with enhanced management and improved access. The existing footpath provides a link to the land to the north of Clayton Mills (LGS4) and also links to the wider footpath network to the east of Ockley Lane. The well-used footpaths is valued by local dog walkers and for views to the wider countryside and as part of the circular route around the village.

Enhanced Footpaths

These footpaths have been identified as key recreational routes around the village. These are popular and well used routes and part of the potential circular route around the entire village. It is important that these are retained as green corridors with their associated views and rural character.

Some of these paths become muddy and impassable in winter and consideration should be given to using future developer funding to enhance and improve these routes where the growing population of the village is likely to increase pressure on them.

Conclusions and Recommendations

"Traffic Light" Assessment for each site

Traffic Light	LGS Assessment Criteria	Housing Referendum	NPWG Recommendations
	Meets assessment criteria	Site lies in group 11 to 15 in order of preference or not considered in referendum	Site not recommended for housing allocation
	Partially meets assessment criteria	Site in 6 to 10 in order of preference	Potential Housing allocation site
	Does not meet assessment criteria	Site in 1 to 5 in order of preference	Site recommended for housing allocation

LGS No, and Housing Allocation (HA) site No.	Proximity to community	Special to local community	Local Significance	Local in character	Housing referendum assessment	Overall NPWG housing allocation
LGS1 (HA 9)						
LGS2 (HA 2)						
LGS3 (HA 20)						
LGS4 (HA 13)						
LGS5 (HA 8)						
LGS6 (HA 5)						
LGS7 (N/A)						
LGS8 (N/A)						
LGS9 (HA 4)						

Comments

Three sites (LGS2, LGS5 and LGS8) meet all criteria for allocation as LGS and are not considered potential housing allocation sites.

Although LGS3 has limited current use at the present time and is therefore judged to only partially meet the 'Special to the local community' criteria, it is bordered by an important footpath link from

Clayton Mills to Adastra Park and has the added benefit of being the only candidate site within Hassocks (all others are located on the edge of the village).

Four of the LGS candidate sites (LGS1, LGS3, LGS4 and LGS9) are considered to have potential for allocation as housing sites by the NPWG.

Land owner Correspondence (responses received at 4th September 2015)

LGS 1

Letter from landowner opposing designation and stating that land is currently the subject of an application for housing.

LGS 2

Letter from Loxley Solicitors on behalf of land owner questioning whether LGS2 meets LGS criteria.

LGS 3 and LGS 4

Letter from Barratt Homes indicating that Site LGS 4 is already designated as open space by virtue of Section 106 agreement but also confirming that site should be considered available for housing allocation.

Letter also questions evidence base for designation of both LGS 3 and LGS 4.

LGS 5

Letter from Batchelor Monkhouse on behalf of landowners requesting proposal is dropped at this stage.

LGS6

Letter from owners of LGS6 stating that the site is currently used as school playing fields and seeking further clarification on the purpose of the designation.

LGS 7

Letter from Persimmon Homes questioning title for land.

LGS 8

Letter from land owners questioning the need for LSG designation as the land is protected by various planning and environmental designations.

LGS 9

Letter from Clifford Dann on behalf of land owner opposing allocation.

Hassocks Neighbourhood Plan

3rd Consultation Event

Analysis of Preference Data

As at close of business on Friday 17th July, 616 paper responses had been received (either at the event or in the office), and 429 on-line responses had been submitted.

For the paper responses the coding and analysis involved data entry of address, e-mail address and responses, whilst for the on-line responses the data was downloaded from Survey Monkey. For both paper and on-line responses, area codes (1 to 9) were added to represent location. The area codes are defined as follows:

Table 1: Definition of Area Codes and Responses from each area

Area Code	Area Covered	Approx Number of Houses	Number of Responses	Responses per household
0	No address		6	
1	Shepherd's Walk Area	145	159	1.10
2	Stonepound Road Area	517	135	0.26
3	Stonepound Area	261	76	0.29
4	Clayton Mills/Mackie etc	508	279	0.55
5	Woodsland Rd to Orchard Lane	525	73	0.14
6	The Quadrant/Damian Way Area	623	140	0.22
7	Downs View/ParklandsRd Area	432	31	0.07
8	Dale Avenue/Lodge Lane/Beaconhurst Area	372	131	0.35
9	Outside the Parish		15	
Total	**All responses**		**1045**	

Clearly, some areas (ie those close to potential sites) were more motivated to respond than others, with an extremely high response rate from area 1, a high response rate from area 4 and a relatively low response from area 7.

The scoring system used in the analysis allocates a score of 15 to the most preferred site and 1 to the least preferred site, such that sites with the highest scores are the most preferred. The individual scores for each site were then totalled and an average “score” was calculated.

For 56 of the 1,045 responses the preference order task was not completed correctly. An analysis has been undertaken with and without these responses that had missing data to ensure that there is no material impact on the overall results.

The overall results (combined paper and on-line responses) are summarised below:

Table 2: Overall Analysis of Responses

New Order of Preference	Site Number	Site Location	Score
1	10	National Tyre Centre	11.68
2	17 & 17a	Russell's Nursery & Silvertrees	10.15
3	15	Hassocks Golf Club	9.50
4	13	Land to north of Clayton Mills	8.84
5	20	Undeveloped land south of Clayton Mills	8.22
6	12	Land east of Lodge Lane/rear of Beaconhurst	8.16
7	4	Land to north of Clayton Mills & Mackie Avenue	7.85
8	7	Pattendens (Streamside)	7.76
9	6	Land to west of Lodge Lane	7.54
10	16	Land north of Friar's Oak	7.36
11	5a	Land at Southdown Farm	7.33
12	1b & 1c	Land opposite Stanford Avenue	6.74
13	9	Land to north of Shepherd's Walk	6.59
14	2	Land at the Ham	6.22
15	8	Land to the east of Ockley Lane	5.68

Based on 1045 responses.

This overall analysis disguises appreciable differences between areas. This is well illustrated by the results of an analysis which distinguishes between respondents from west and east of the railway line, shown in Table 3.

Table 3: Overall Analysis of Responses by Area of Residence

New Overall Order of Preference	Site Number	Site Location	West of Railway Score	East of Railway Score
1	10	National Tyre Centre	12.30	11.39
2	17 & 17a	Russell's Nursery & Silvertrees	9.11	10.74
3	15	Hassocks Golf Club	6.08	11.55
4	13	Land to north of Clayton Mills	10.95	7.65
5	20	Undeveloped land south of Clayton Mills	9.94	7.25
6	12	Land east of Lodge Lane/rear of Beaconhurst	10.10	7.06
7	4	Land to north of Clayton Mills & Mackie Avenue	10.11	7.64
8	7	Pattendens (Streamside)	9.60	6.67
9	6	Land to west of Lodge Lane	9.04	6.64
10	16	Land north of Friar's Oak	4.33	9.12
11	5a	Land at Southdown Farm	8.37	6.67
12	1b & 1c	Land opposite Stanford Avenue	4.90	7.82
13	9	Land to north of Shepherd's Walk	3.15	8.65
14	2	Land at the Ham	4.03	7.48
15	8	Land to the east of Ockley Lane	7.97	4.26

Based on 370 responses from west of the railway and 654 responses from east of the railway.

Inevitably, sites to the west of the railway have higher preference from people living to the east of the railway and vice versa. The only site on which there is general agreement is the National Tyre Centre site. The Russell's Nursery site appears to have reasonably solid support from both sides of the railway, but this disguises a strong reaction against the site from residents in Area 3 (where 76 respondents rated it on average at 5.09).

Clearly, there is a wide range of opinions on the merits of the sites, and this is further illustrated by the graphs of preference responses for each site, which are shown below. There are 45 graphs in total, three for each of the fifteen potential sites. Each graph shows the frequency with which that site was ranked at each of the numbers from one to fifteen. So, a site which was primarily ranked first by most respondents, would have a high frequency at rank '1', and a relatively low frequency at other ranks. **This is exactly the case for Site 10. The National Tyre Centre.**

For each site, the three graphs represent: first, the full sample; second, responses from residents living west of the railway; third, residents living east of the railway. For Site 10, it can be seen that by far the most frequent ranking is '1', irrespective of which set of respondents are considered.
If we now consider the graphs for each of the other sites in turn:

Site 17 & 17a: Russells Nursery & Silver Trees: The most frequent ranking is '2', irrespective of the location of the respondent. However, a significant number of residents from west of the railway have ranked this site at '15', primarily those living close to the site.

Site 13: Land to north of Clayton Mills: The most frequent rankings for this site are at ranks '2' and '3'. This is the case overall and for residents from the west of the railway, who also ranked the site at '1' a significant number of times. However, residents from east of the railway, whilst showing significant numbers ranking at '1', '2' and '3' were outweighed by the frequency of rankings at '14' and '15', primarily from residents of Clayton Mills and Mackie Avenue.

Site 4: Land north of Clayton Mills and Mackie Avenue: The frequency distribution shows a very similar pattern to that for Site 13, with significant support from both sides of the railway, but a large number of residents from east of the railway ranking the site at '13', '14' and '15'.

Site 20: Undeveloped land south of Clayton Mills: A generally similar pattern to those for Sites 13 and 4, with a reasonable level of support from both sides of the railway, but a considerable negative response from east of the railway.

Site 12: Land east of Lodge Lane/rear of Beaconhurst: The site is reasonably well supported with a most frequent ranking of '6', particularly from residents west of the railway. Whilst there is also support from east of the railway, this is outweighed by a strong negative response from residents of the Lodge Lane, Park Avenue and Beaconhurst area.

Site 15: Hassocks Golf Club: Overall, the most frequent ranking is '1', primarily driven by residents from east of the railway. Residents from west of the railway showed a primarily negative response to the site.

Site 7: Pattendens (Streamside): The overall response shows more support than negative responses, but residents from east of the railway do show a strong negative response, primarily driven by those from the Church Mead/Damian Way/ Silverdale area.

Site 6: Land to west of Lodge Lane: The overall response shows that this is not a high priority for development, more positive from west of the railway and more negative from east of the railway.

Site 16: Land to north of Friar's Oak: The overall response shows more negative than positive responses, driven by a strong negative response from west of the railway, whereas respondents from east of the railway were rather more positive about the site.

Site 9: Land to north of Shepherd's Walk: Similar to Site 16, there is a generally negative response to this site, driven by a very strong negative response from west of the railway, whereas respondents from east of the railway were more equivocal about the site.

Site 5a: Land at Southdown Farm: The overall response shows more negative than positive responses, driven by a more negative response from east of the railway.

Site 1a & 1c: Land opposite Stanford Avenue: The overall response shows more negative than positive responses, driven by a more negative response from west of the railway, whereas respondents from east of the railway were more equivocal about the site.

Site 2: Land at the Ham: The overall response shows more negative than positive responses, driven by a more negative response from west of the railway, whereas respondents from east of the railway were more equivocal about the site.

Site 8: Land to the east of Ockley Lane: The overall response shows more negative than positive responses, driven by a more negative response from east of the railway, whereas respondents from west of the railway were more equivocal about the site.

Conclusions from the Analysis

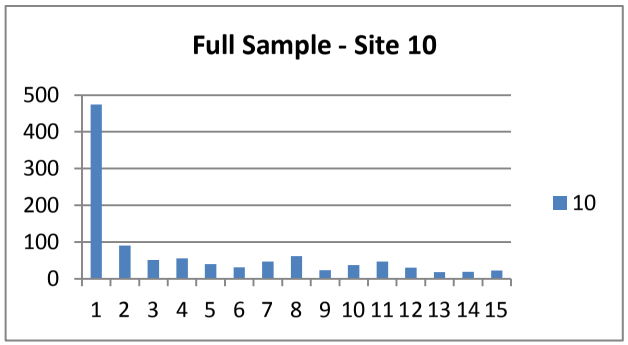
It is quite clear from the analysis that only one site meets with almost universal approval and that is the National Tyre Centre site. However, even for that site, there were a number of comments that it should be used for a more community focused development than housing. The site is relatively small and it is estimated could provide for only 21 housing units.

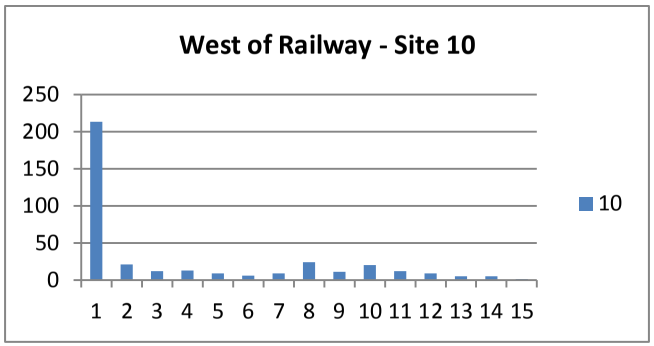
The second ranked site was clearly Russell's Nursery and Silver Trees, although there was a strong negative reaction, particularly from residents of Hurst Road and others who would be affected by the Silver Trees development. The Russell's Nursery site could, it is estimated, provide for 20 housing units, whilst the Silver Trees site could provide for up to 15 housing units (though a very low density development of just 4 units has been suggested by the current owners of the land).

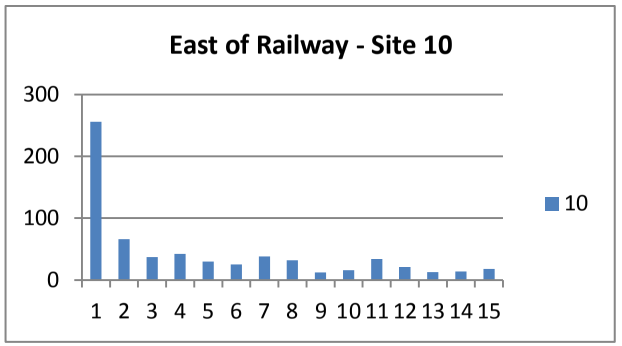
The third ranked site was Hassocks Golf Club, although there was a negative response to the site from residents west of the railway. The site is large and could provide for some 210 housing units.

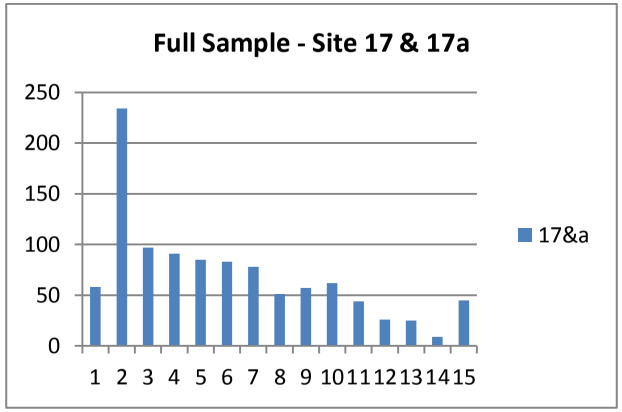
The fourth ranked site was the land to the north of Clayton Mills, although there was a negative response to the site from residents east of the railway, primarily those living in the existing Clayton Mills development. The site is relatively large and could provide for some 150 houses.

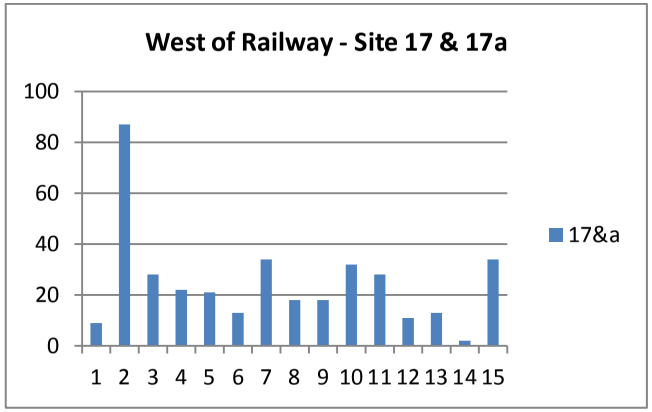
Between them, these four sites could provide for approximately 400 housing units, which is at the top end of the assessed need.

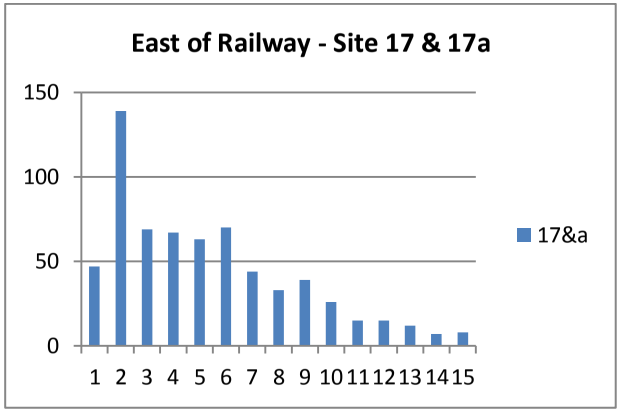

Full Sample - Site 10
500
400
300
200
100
0
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
10

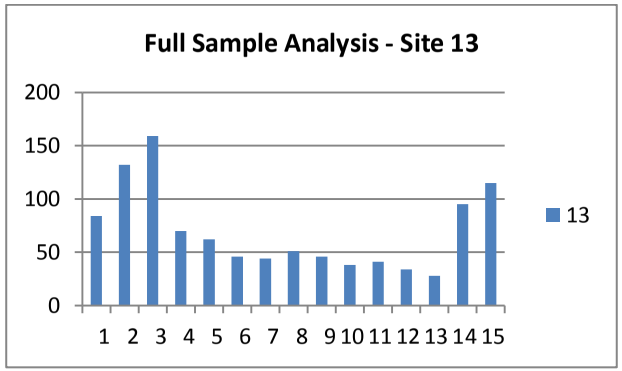

West of Railway - Site 10
250
200
150
100
50
0
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
10

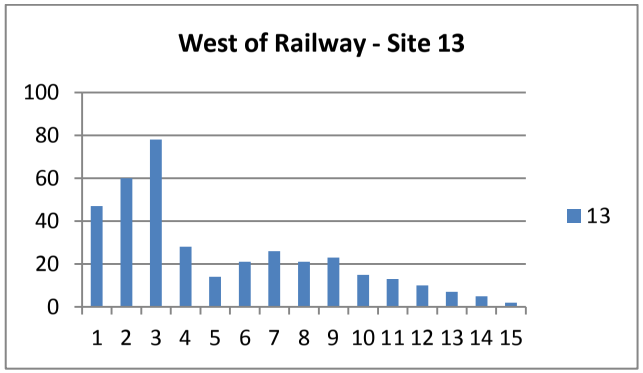

East of Railway - Site 10
300
200
100
0
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
10

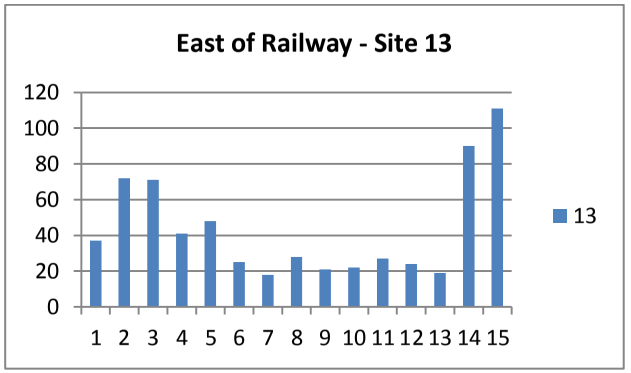

Full Sample - Site 17 & 17a
250
200
150
100
50
0
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
17&a

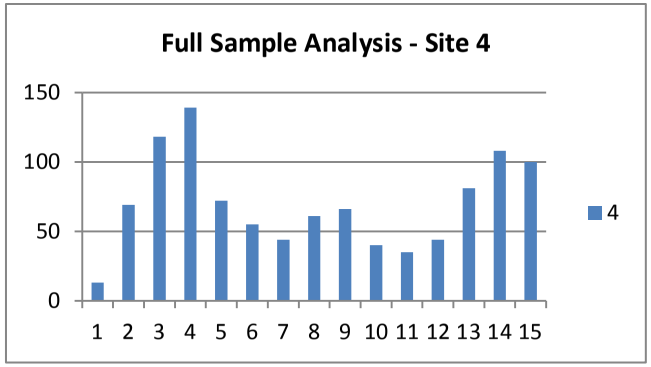

West of Railway - Site 17 & 17a
100
80
60
40
20
0
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
17&a

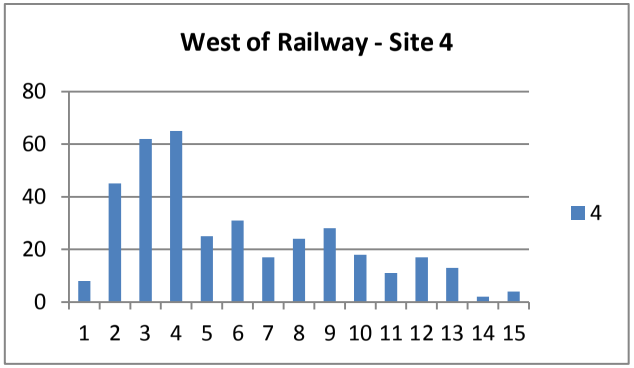

East of Railway - Site 17 & 17a
150
100
50
0
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
17&a

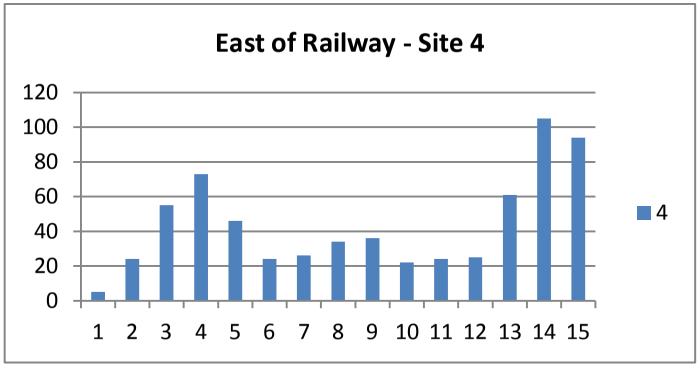

Full Sample Analysis - Site 13
200
150
100
50
0
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
13

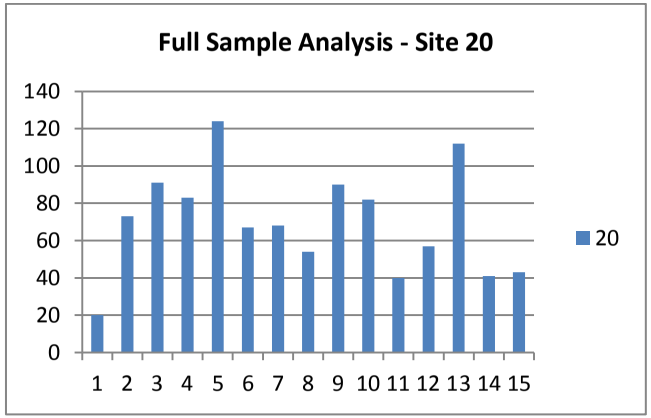

West of Railway - Site 13
100
80
60
40
20
0
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
13

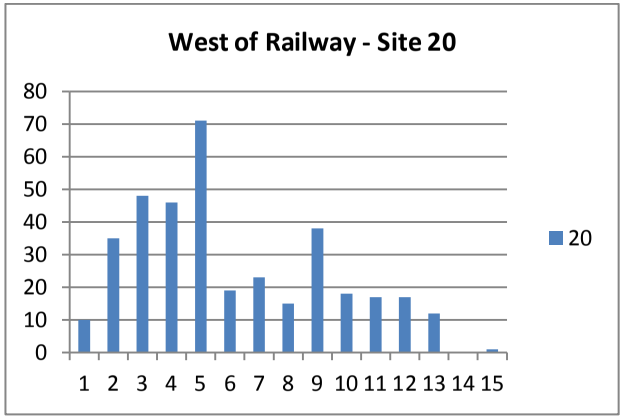

East of Railway - Site 13
120
100
80
60
40
20
0
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
13

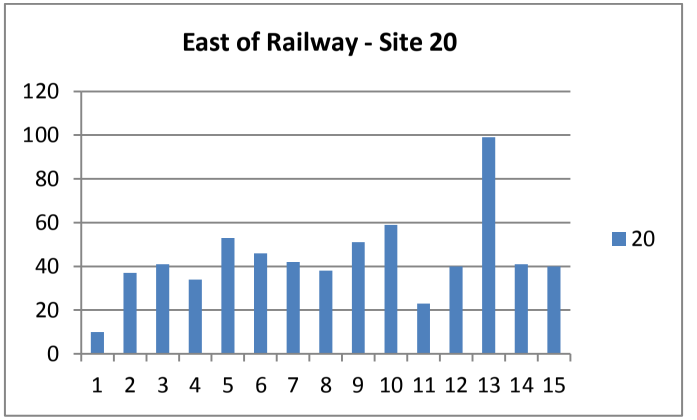

Full Sample Analysis - Site 4
150
100
50
0
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
4

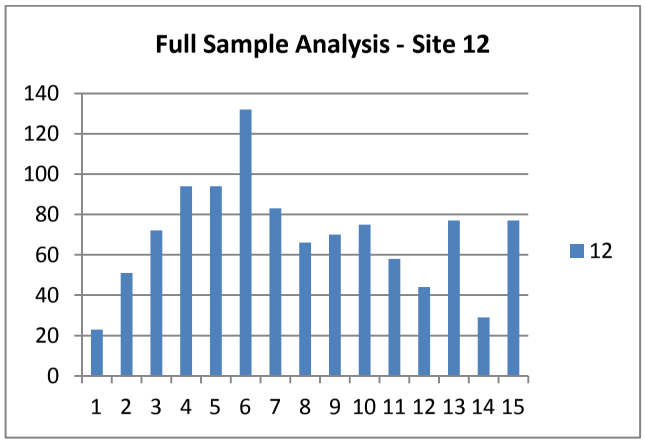

West of Railway - Site 4
80
60
40
20
0
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
4

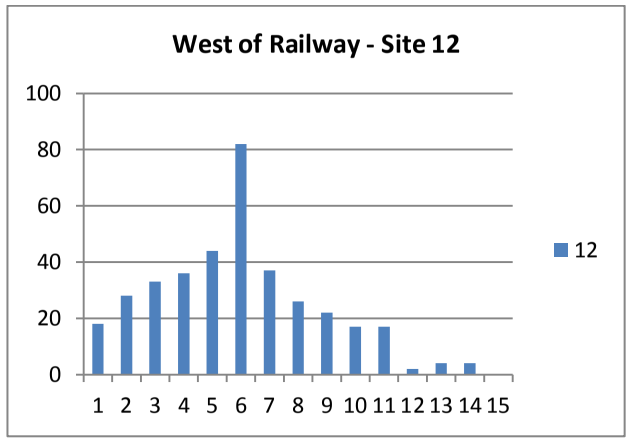

East of Railway - Site 4
120
100
80
60
40
20
0
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
4

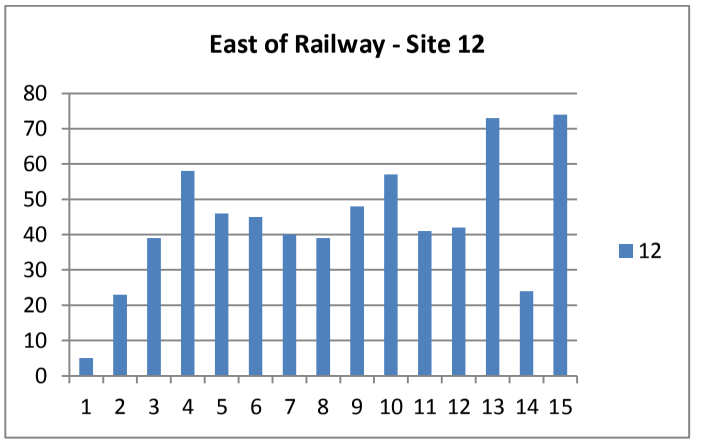

Full Sample Analysis - Site 20
140
120
100
80
60
40
20
0
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
20

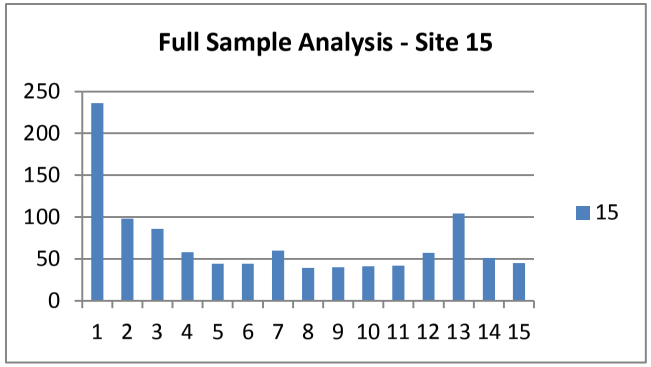

West of Railway - Site 20
80
70
60
50
40
30
20
10
0
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
20

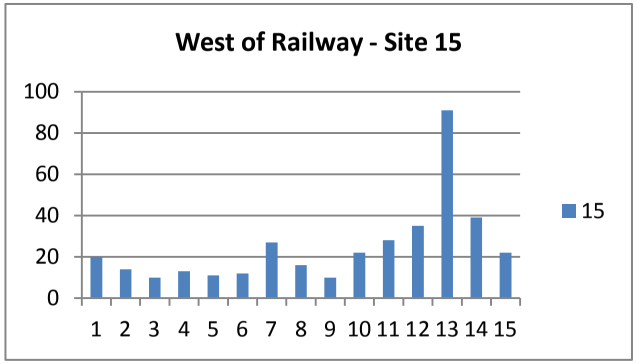

East of Railway - Site 20
120
100
80
60
40
20
0
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
20

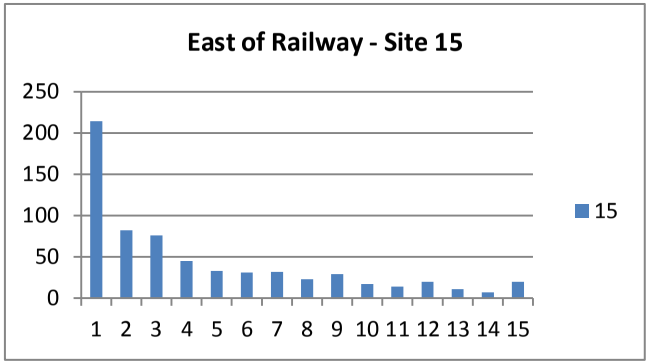

Full Sample Analysis - Site 12
140
120
100
80
60
40
20
0
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
12

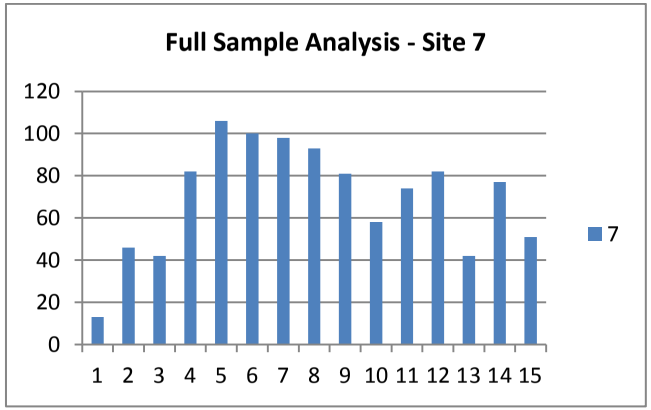

West of Railway - Site 12
100
80
60
40
20
0
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
12

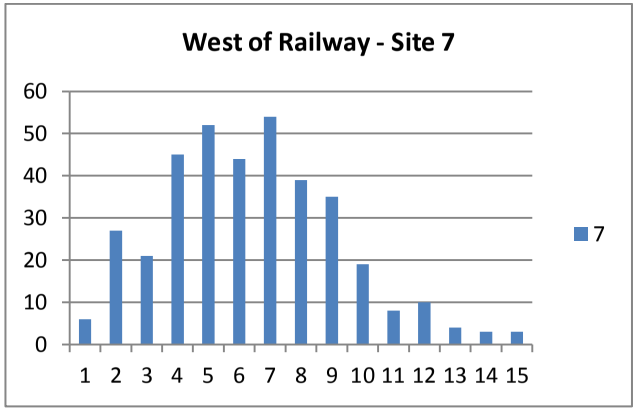

East of Railway - Site 12
80
70
60
50
40
30
20
10
0
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
12

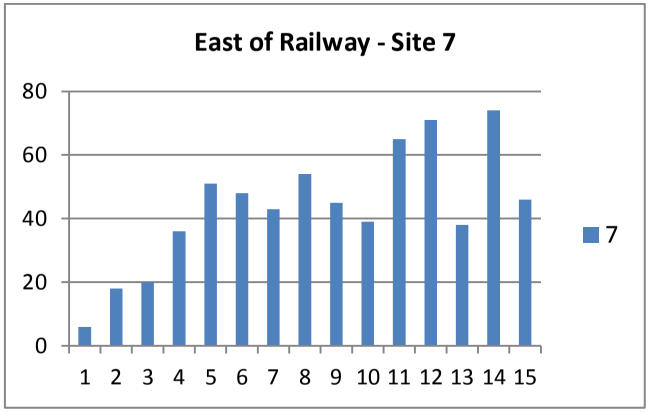

Full Sample Analysis - Site 15
250
200
150
100
50
0
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
15

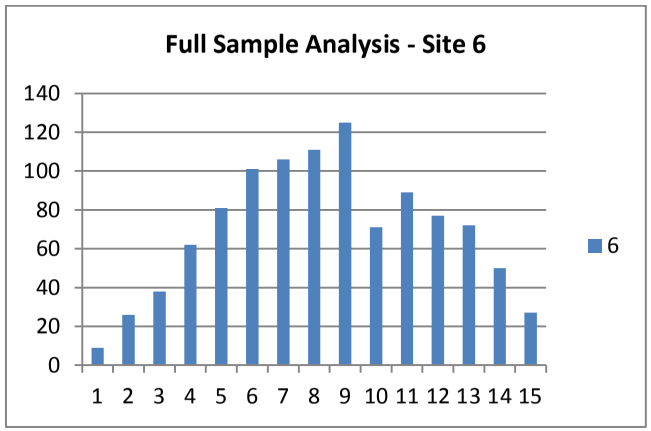

West of Railway - Site 15
100
80
60
40
20
0
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
15

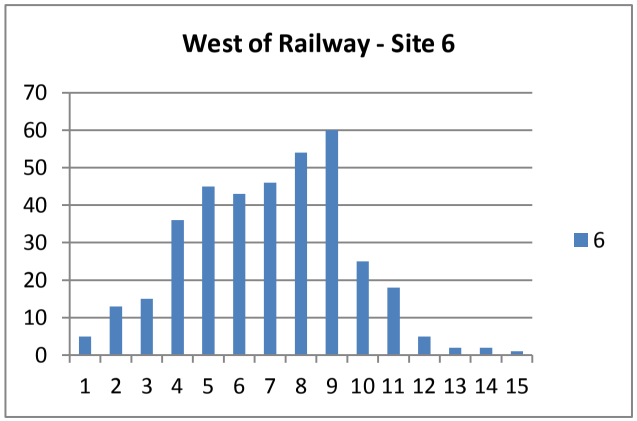

East of Railway - Site 15
250
200
150
100
50
0
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
15

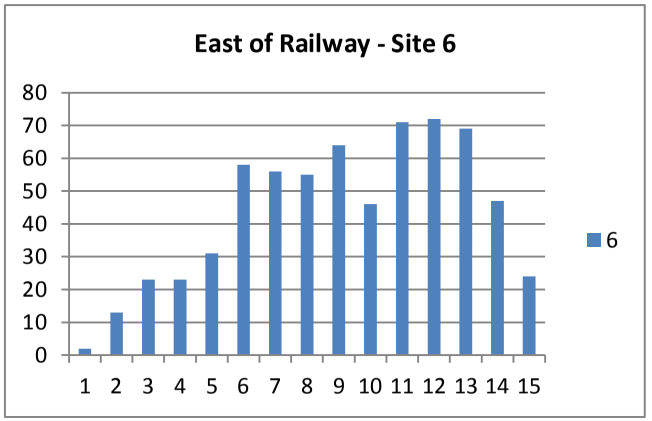

Full Sample Analysis - Site 7
120
100
80
60
40
20
0
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
7

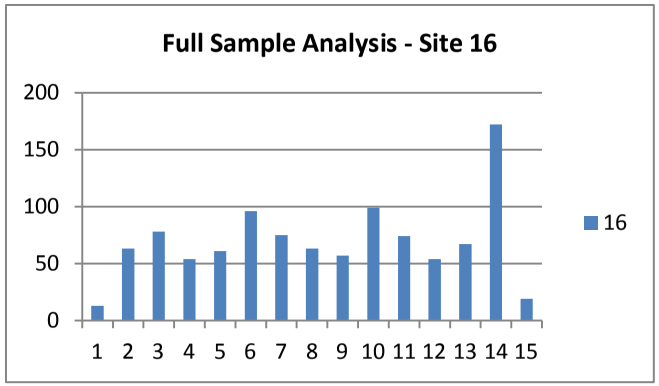

West of Railway - Site 7
60
50
40
30
20
10
0
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
7

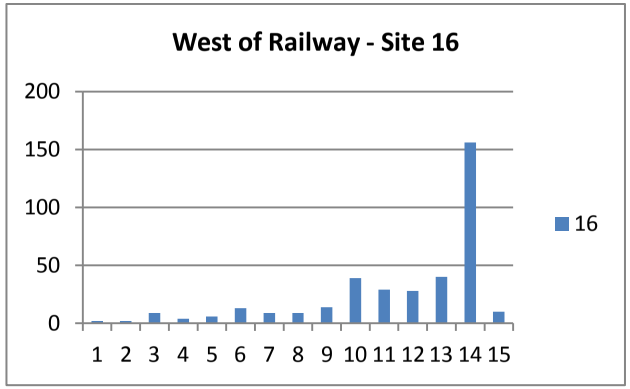

East of Railway - Site 7
80
60
40
20
0
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
7

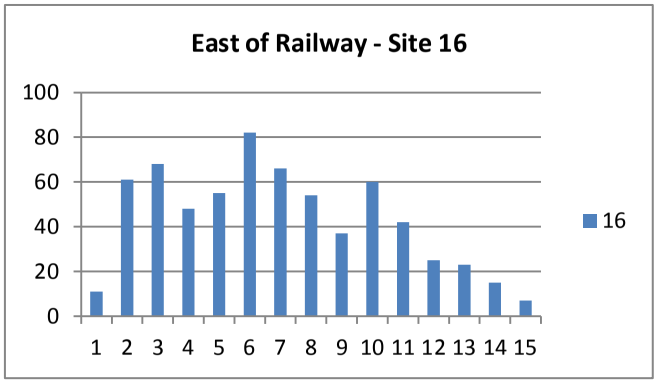

Full Sample Analysis - Site 6
140
120
100
80
60
40
20
0
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
6

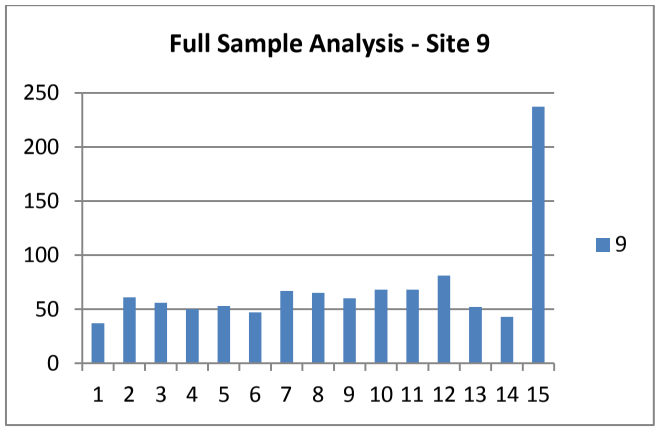

West of Railway - Site 6
70
60
50
40
30
20
10
0
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
6

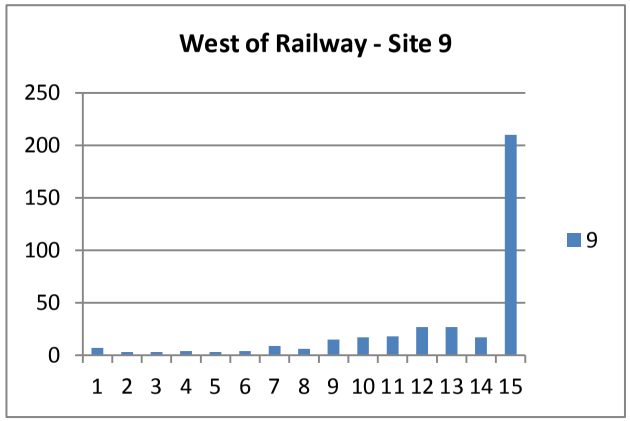

East of Railway - Site 6
80
70
60
50
40
30
20
10
0
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
6

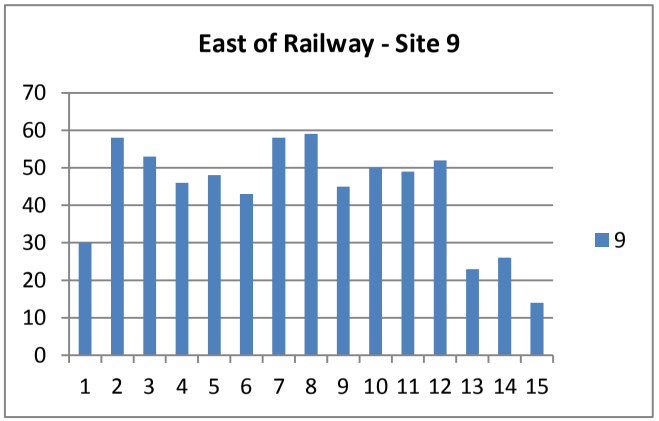

Full Sample Analysis - Site 16
200
150
100
50
0
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
16

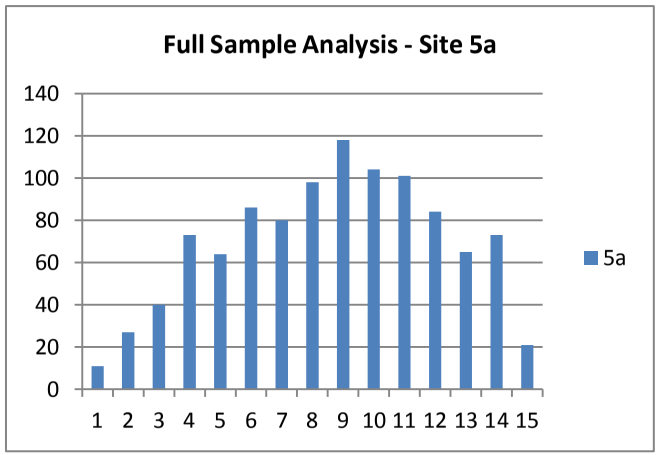

West of Railway - Site 16
200
150
100
50
0
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
16

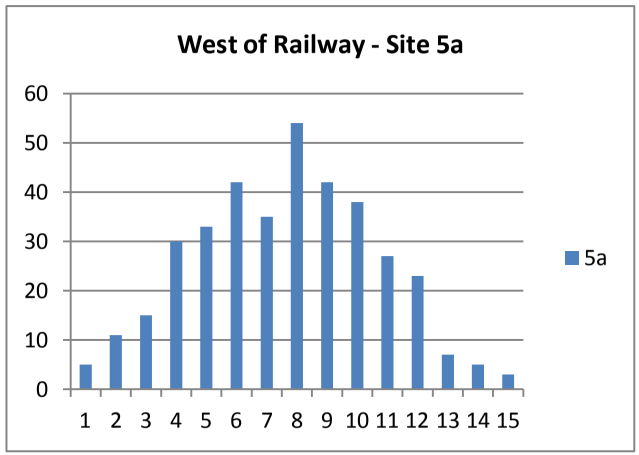

East of Railway - Site 16
100
80
60
40
20
0
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
16

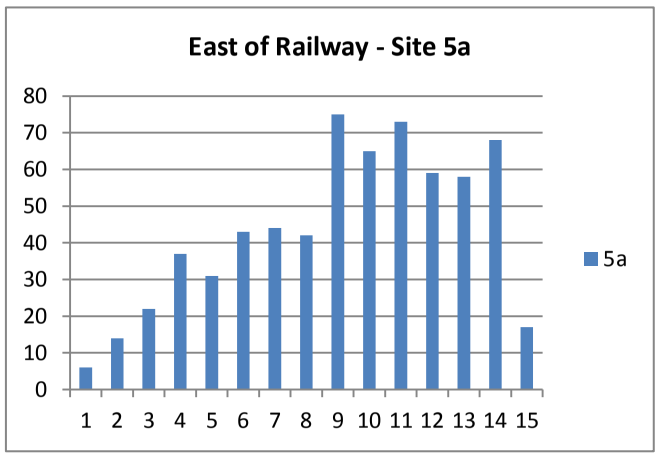

Full Sample Analysis - Site 9
250
200
150
100
50
0
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
9

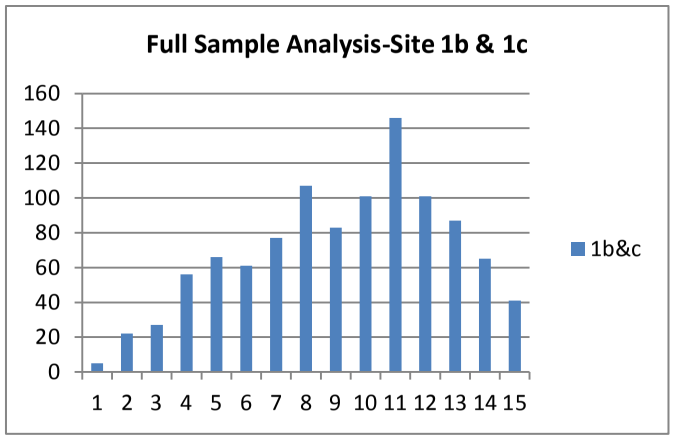

West of Railway - Site 9
250
200
150
100
50
0
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
9

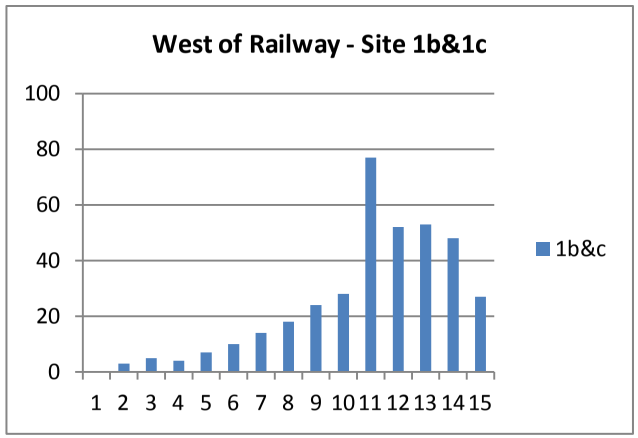

East of Railway - Site 9
70
60
50
40
30
20
10
0
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
9

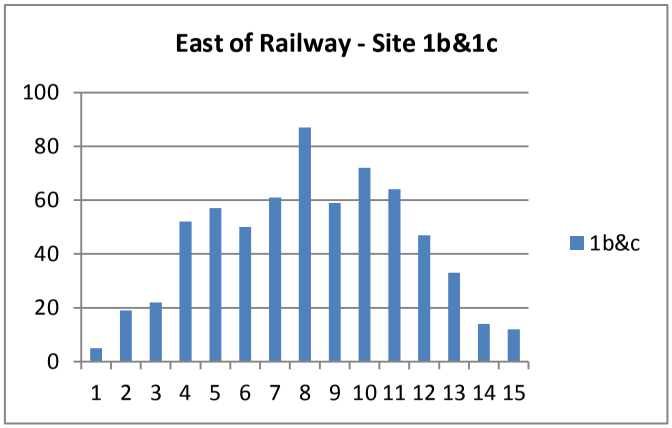

Full Sample Analysis - Site 5a
140
120
100
80
60
40
20
0
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
5a

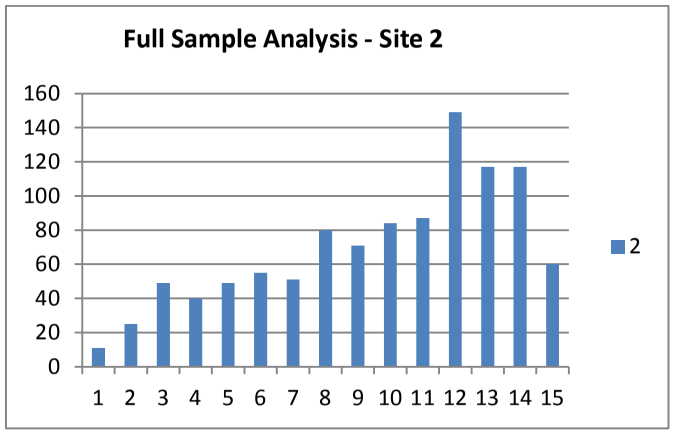

West of Railway - Site 5a
60
50
40
30
20
10
0
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
5a

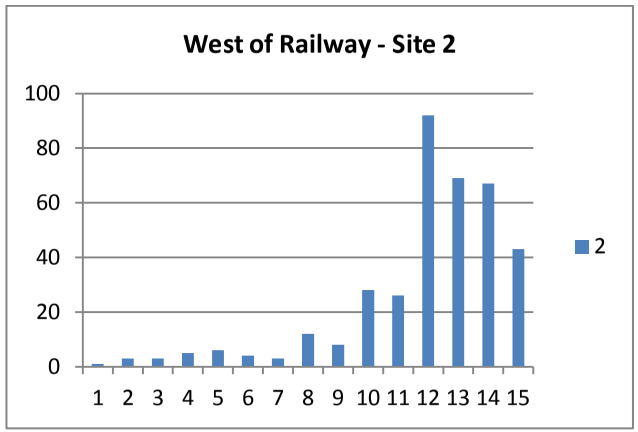

East of Railway - Site 5a
80
70
60
50
40
30
20
10
0
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
5a

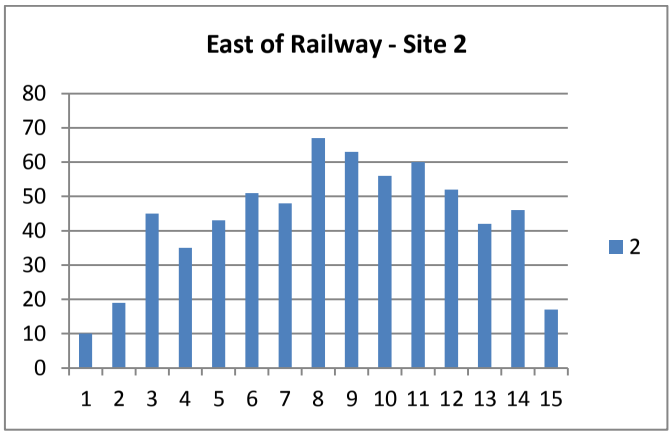


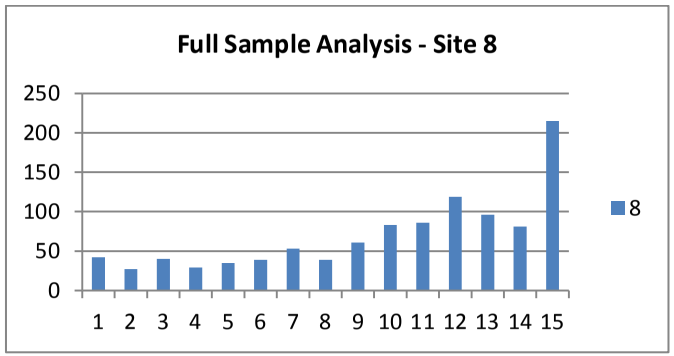


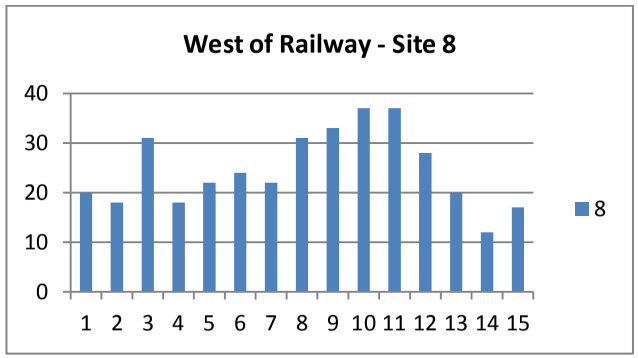


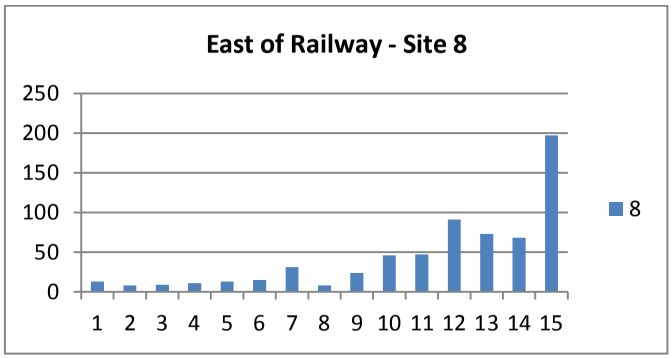












Geoff Copley – 25th July 2015

Summary of Site Suitability Appraisals			
Site Name	**Map Ref**	**Site Suitable for Allocation**	**Justification**
Land opposite Stanford Avenue	1b	No	The site is on land that rises to the south, bordering the rear gardens of properties on Hurst Road, and abutting London Road to the east. There is some visibility from the public right of way to the north. Within the defined Strategic and Local Gap. Development would introduce built form onto currently open and undeveloped land, and reduce the openness of the Gap between Hassocks and Hurstpierpoint. It would undermine the purpose of the gap to prevent coalescence and preserve settlement identity, which would in turn harm the setting of the village. Reasonable access to village services and facilities as well as non-car modes of transport. Close to Stonepound Crossroad Air Quality Management Area (AQMA). Development would be likely to increase queuing at the junction, and so worsen air quality in comparison to if the site were not developed. The site is not considered suitable for allocation for residential development.
Land opposite Stanford Avenue	1c	No	The site is on land that rises to the south, and abutting London Road to the east. There is some visibility from the public right of way to the north. Within the defined Strategic and Local Gap. Development would introduce built form onto currently open and undeveloped land, and reduce the openness of the Gap between Hassocks and Hurstpierpoint. It would undermine the purpose of the gap to prevent coalescence and preserve settlement identity, which would in turn harm the setting of the village. Reasonable access to village services and facilities as well as non-car modes of transport. Close to Stonepound Crossroad AQMA. Development would be likely to increase queuing at the junction, and so worsen air quality in comparison to if the site were not developed. The site is not considered suitable for allocation for residential development.

Summary of Site Suitability Appraisals			
Site Name	**Map Ref**	**Site Suitable for Allocation**	**Justification**
Land at the Ham	2	No	The site is generally flat, bordering the rear gardens of properties on London Road to the east and a recreation ground to the north. Southern part of the site is crossed by a public right of way, which heads north-west providing some visibility of the northern part of the site. Within the defined Strategic and Local Gap. Development would introduce built form onto currently open and undeveloped land, and reduce the openness of the Gap between Hassocks and Hurstpierpoint. It would undermine the purpose of the gap to prevent coalescence and preserve settlement identity, which would in turn harm the setting of the village. Reasonable access to village services and facilities as well as non-car modes of transport. Close to Stonepound Crossroad AQMA. Development would be likely to increase queuing at the junction, and so worsen air quality in comparison to if the site were not developed. The site is not considered suitable for allocation for residential development.
Land to the North of Clayton Mills & Mackie Avenue	4	Potentially	Site slopes gently to north. To the south, it borders the rear gardens of properties on Mackie Avenue and the open space of land adjoining Clayton Mills. To the north, is open countryside. A Public Right of Way (PRoW)runs along the western and northern boundary. Within the defined Strategic Gap. Development would introduce built form onto currently open and undeveloped land and reduce the openness between Hassocks and Burgess Hill. However, unlike the Local Gaps around the village, the Strategic Gap is larger and more robust, and therefore has greater capacity for development. Development of the site would, however, need to deliver a robust landscape screen along the northern boundary to mitigate visual impact to the north. It is relatively remote from village services and facilities as well as the railway station. It is more than 1km from the Stonepound Crossroad AQMA and so would be relatively unlikely to worsen air quality in comparison to if

Summary of Site Suitability Appraisals			
Site Name	**Map Ref**	**Site Suitable for Allocation**	**Justification**
			the site were not developed. The site is immediately to the north of Site 13. There is the potential for the two sites to be developed in combination. Consideration would need to be given to the appropriate layout and mix of land use, in particular having regard to current the open space designation of Site 13.
Land at Southdowns Farm	5a	No	Site is flat, bordered to the east by a single detached replacement dwelling under construction, to the west by land in the ownership of the school, and to the north and south by grassland. A PRoW is located close to the northern boundary, beyond which is the built up area of Hassocks. The site is located within the South Downs National Park. Land to the east and south east is excluded. It is in close proximity to the services and facilities in Keymer and reasonable proximity to those in Hassocks. It is more than 1km from the Stonepound Crossroad AQMA and so would be relatively unlikely to worsen air quality in comparison to if the site were not developed. Due to the high landscape value of the site and its separation from the defined existing built up area, the site is not considered suitable for allocation for residential development.
Land to West of Lodge Lane	6	No	The site is flat, bordered to the east by Lodge Lane, in part to the north by the rear gardens of properties on Dale Avenue, and to the west by land in the ownership of the school. The site is visible from the PRoW that runs along part of the northern boundary, before heading south-west. The site is located within the South Downs National Park. Land to the east and south east is excluded. It is in close proximity to the services and facilities in Keymer and reasonable proximity to those in Hassocks. It is more than 1km from the Stonepound Crossroad AQMA and so would be relatively unlikely to worsen air quality in comparison to if the site were not developed. Due to the high landscape value of the site, it is not considered suitable for allocation for residential development.

Summary of Site Suitability Appraisals			
Site Name	**Map Ref**	**Site Suitable for Allocation**	**Justification**
Land to the south of 42 Lodge Lane	6a	No	The site is flat, bordered to the east by Lodge Lane, to the north 42 Lodge Lane, to the west by the rear gardens of properties on Dale Avenue, and to the south by grassland. The site is visible from the PRoW that runs along the northern and western boundary. The site is located within the South Downs National Park. Land to the north, east and west is excluded and it abuts the defined built up area to the north and east. It is in close proximity to the services and facilities in Keymer and reasonable proximity to those in Hassocks. It is more than 1km from the Stonepound Crossroad AQMA and so would be relatively unlikely to worsen air quality in comparison to if the site were not developed. Due to the high landscape value of the site, it is not considered suitable for allocation for residential development.
Pattendens (Streamside)	7	No	The site is generally flat comprising a dwelling and its curtilage, with associated wider, non domestic grounds. It is bordered by rear gardens of properties in Silver Dale and Church Mead to the south and west, and agricultural land to the north and east. A public footpath runs north-south through the site, close to the western boundary, outside of the domestic curtilage. It is located within the South Downs National Park and the defined Strategic Gap and Local Gap. Development would intensify built form onto a site that currently comprises a single dwelling and its curtilage and wider land. It would reduce the openness of the Gap between Hassocks and Ditchling. It would undermine the purpose of the gap to prevent coalescence and preserve settlement identity, which would in turn harm the setting of the village. It is in close proximity to the services and facilities in Keymer and reasonable proximity to those in Hassocks. It is more than 1km from the Stonepound Crossroad AQMA and so would be relatively unlikely to worsen air quality in comparison to if the site were not developed. The site is not considered suitable for allocation for residential development.

Summary of Site Suitability Appraisals			
Site Name	**Map Ref**	**Site Suitable for Allocation**	**Justification**
Land to the east of Ockley Lane	8	No	The site falls in a generally north-south direction. It currently comprises agricultural land. Ockley Lane borders it to the west, the rear gardens of properties in Damian Way to the south and agricultural land to the north and east. A PRoW crosses the site in a general north-west to south-east direction. It is located within the South Downs National Park and the defined Strategic Gap and Local Gap. Development would introduce built form onto currently open and undeveloped land, and reduce the openness of the Gap between Hassocks and Ditchling. It would undermine the purpose of the gap to prevent coalescence and preserve settlement identity, which would in turn harm the setting of the village. It is in reasonable proximity to the services and facilities in Keymer and Hassocks. It is more than 1km from the Stonepound Crossroad AQMA and so would be relatively unlikely to worsen air quality in comparison to if the site were not developed. The site is not considered suitable for allocation for residential development.
Land to North of Shepherds Walk	9	Potentially	The site gently undulates with a general low point to the west. It currently comprises agricultural land. It is bordered to the south by the rear gardens of properties in Shepherds Walk, a stream to the east and the railway line to the west. A PRoW crosses the site close to the southern edge. Within the defined Strategic Gap. Development would introduce built form onto currently open and undeveloped land and reduce the openness between Hassocks and Burgess Hill. However, unlike the Local Gaps around the village, the Strategic Gap is larger and more robust, and therefore has greater capacity for development. It is relatively remote from village services and facilities. Pedestrian access to these is most direct via an un-controlled crossing of the railway line. Health and safety implications of the increased use of this route have yet to be resolved.

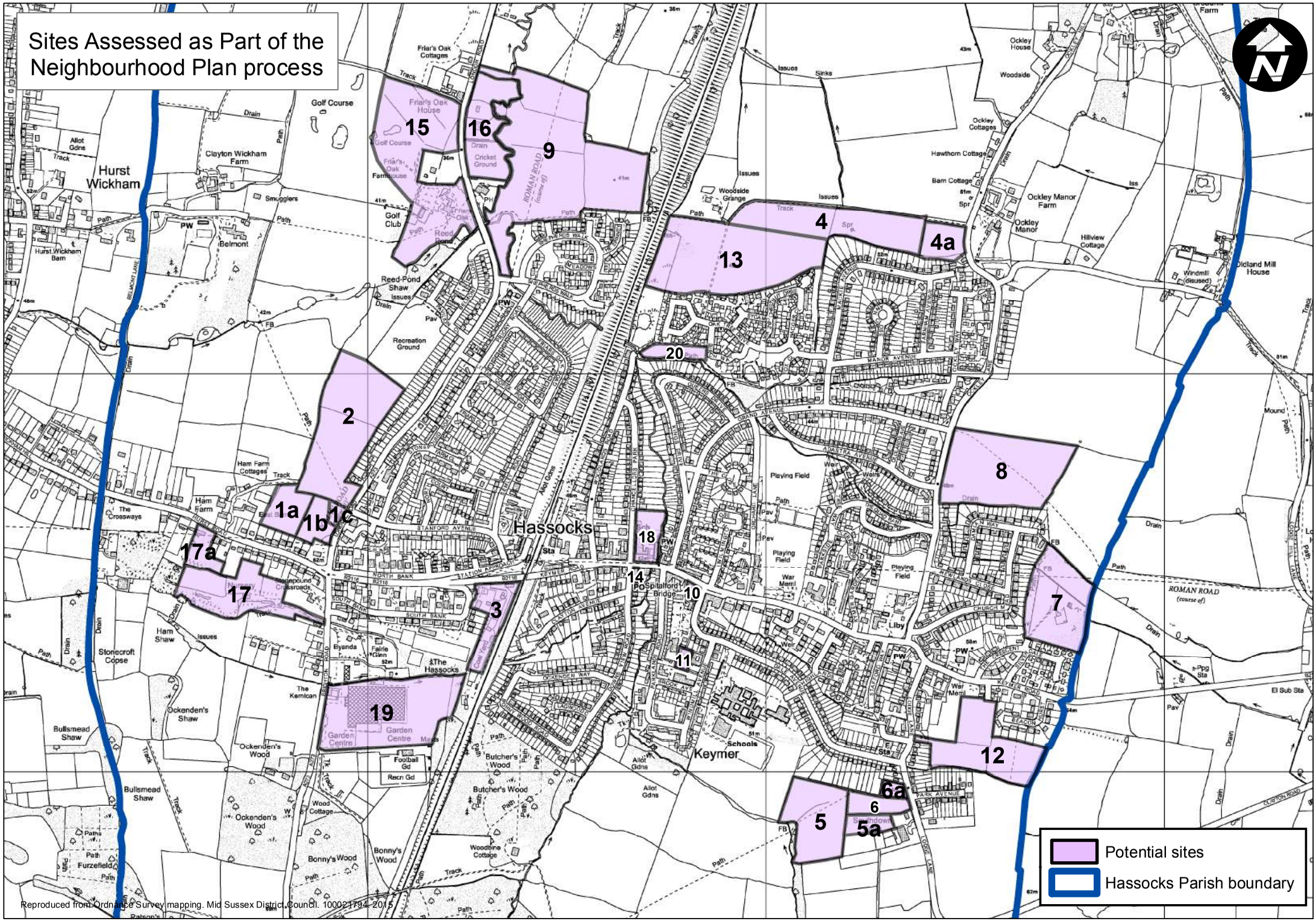
Summary of Site Suitability Appraisals			
Site Name	**Map Ref**	**Site Suitable for Allocation**	**Justification**
			The south-east part of the site would be some 1km from the Stonepound Crossroad AQMA. Development would be likely to increase queuing at the junction, and so worsen air quality in comparison to if the site were not developed. The western part of the site is located within Flood Zone 2 and 3. Satisfactory access to the site that avoids flood risk issues has yet to be demonstrated.
National Tyre Centre	10	Yes	Site in business use within commercial centre of Hassocks. Arguably existing use is non-conforming to site surroundings. Boundaries with public highway to north and east, retail to west and houses to south. Site within built–up area and is well located to village services and facilities. Understood existing tenancy has a number of years to run. Opportunity to deliver high quality development that enhances character of streetscene. Considered suitable for allocation for residential development with development set back from Keymer Road.
Land to the east of Lodge Lane	12	No	The site falls north to south. It borders a mix of adjoining land uses, including rear gardens of properties in Beacon Hurst, Keymer Road, Lodge Lane and Park Avenue, as well as a Burial Ground and grassland. It has reasonable visual containment, with some limited views into the site from public vantage points, in particular from the north. It is located within the South Downs National Park and the defined Local Gap. Development would introduce built form onto currently open and undeveloped land, and reduce the openness of the Gap between Hassocks and Ditchling. It would undermine the purpose of the gap to prevent coalescence and preserve settlement identity, which would in turn harm the setting of the village. The site borders the defined Conservation Area to the east and north. Development would be likely to harm the setting of this heritage asset, particularly in views from Keymer Road.

Summary of Site Suitability Appraisals			
Site Name	**Map Ref**	**Site Suitable for Allocation**	**Justification**
			It is in close proximity to the services and facilities in Keymer and reasonable proximity to those in Hassocks. It is more than 1km from the Stonepound Crossroad AQMA and so would be relatively unlikely to worsen air quality in comparison to if the site were not developed. The site is not considered suitable for allocation for residential development.
Land to the North of Clayton Mills	13	Potentially	Site flat, but with artificial bunds around perimeter. To the south, it borders the recent residential development of Clayton Mills, to the east by rear gardens of properties on Mackie Avenue, to the west by the railway line and to the north by agricultural land. A PRoW runs through the site north-south. Development of the site would need to deliver a robust landscape screen along the northern boundary to mitigate visual impact to the north. It would also need to consider the impact of the loss (in part or whole) of the informal open space intended to serve the local community as part of the recent residential development to the south. It is relatively remote from village services and facilities as well as the railway station. It is more than 1km from the Stonepound Crossroad AQMA and so would be relatively unlikely to worsen air quality in comparison to if the site were not developed. The site is immediately to the south of Site 4. There is the potential for the two sites to be developed in combination. Consideration would need to be given to the appropriate layout and mix of land use.
Hassocks Golf Club	15	Potentially	The site undulates, reflecting its manicured golf course form. This includes the clubhouse and parking areas associated with this use. It is surrounded on 3 sides by the course and to the east by the public highway. A public right of way runs through the site and connects with the wider network, providing visibility of the course from a number of vantage points. Within the defined Strategic and the Local Gap bordering it to the south. Development would introduce

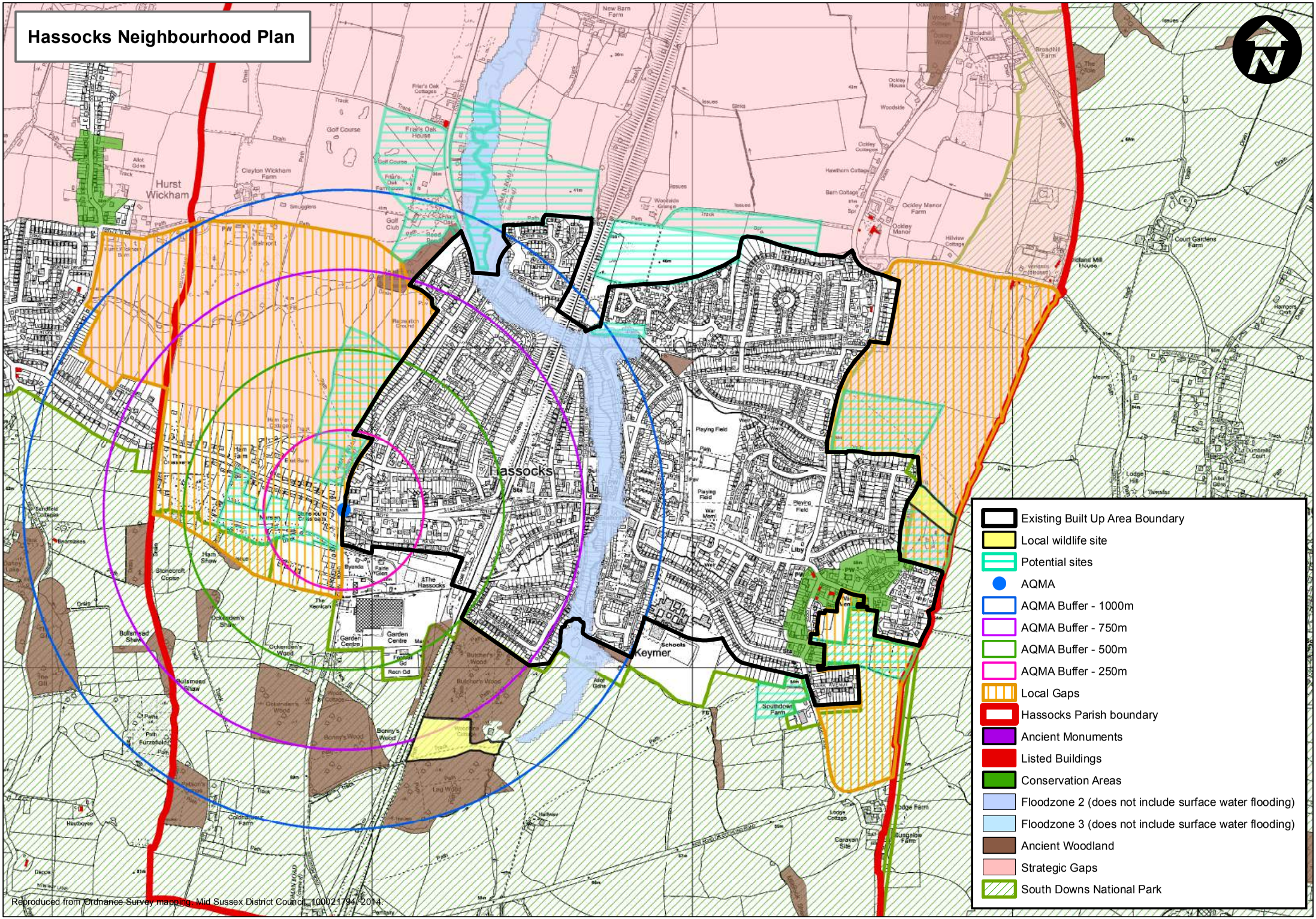
Summary of Site Suitability Appraisals			
Site Name	**Map Ref**	**Site Suitable for Allocation**	**Justification**
			additional built form onto this manicured landscape, which is predominantly green and reduce the openness between Hassocks and Burgess Hill. However, unlike the Local Gaps around the village, the Strategic Gap is larger and more robust, and therefore has greater capacity for development. Whilst not within the Local Gap, the site would potentially impact on the setting and purpose of this area to prevent coalescence and preserve settlement identity, which would in turn harm the setting of the village. It is relatively remote from village services and facilities. The south part of the site would be within 1km of the Stonepound Crossroad AQMA. Development would be likely to increase queuing at the junction, and so worsen air quality in comparison to if the site were not developed. This might be mitigated in part by the traffic associated with the existing use. Consideration would need to be given to the extent of the developable area and landscape mitigation.
Land North of Friars Oak	16	No	The site falls to the watercourse to the east. Predominantly undeveloped land with some ribbon housing fronting London Road. A public house is located to the south Within the defined Strategic Gap. Development would introduce built form onto land that is predominatly undeveloped and reduce the openness between Hassocks and Burgess Hill. However, unlike the Local Gaps around the village, the Strategic Gap is larger and more robust, and therefore has greater capacity for development. The site is separated from the existing built-up area and is relatively remote from village services and facilities. The site is more than 1km from the Stonepound Crossroad AQMA. Development would be likely to increase queuing at the junction, and so worsen air quality in comparison to if the site were not developed. The eastern part of the site is located within Flood Zone 2 and 3. This significantly limits the likely developable area of the site. The site is not considered suitable for allocation for residential development.

Summary of Site Suitability Appraisals			
Site Name	**Map Ref**	**Site Suitable for Allocation**	**Justification**
Russells Nursery	17	No	The site falls from the rear gardens of properties on Hurst Road to the north with a more dispersed line of housing to the south. The site is set back from Brighton Road to the east and is relatively visually contained. It is within the defined Local Gap. Development would introduce additional built form onto the site, and reduce the openness of the Gap between Hassocks and Hurstpierpoint. It would undermine the purpose of the gap to prevent coalescence and preserve settlement identity, which would in turn harm the setting of the village. The site is adjacent to the South Downs National Park along part of its southern boundary. Reasonable access to village services and facilities as well as non-car modes of transport. Close to Stonepound Crossroad AQMA. Development would be likely to increase queuing at the junction, and so worsen air quality in comparison to if the site were not developed. The site is not considered suitable for allocation for residential development.
Sliver Trees	17a	No	The site falls from Hurst Road to the north. Ribbon development that fronts Hurst Road adjoins the site to the east and west, and Site 17 to the south. As a result of the fall in ground levels, the site is relatively visually contained. It is within the defined Local Gap. Development would introduce additional built form onto the site, and reduce the openness of the Gap between Hassocks and Hurstpierpoint. It would undermine the purpose of the gap to prevent coalescence and preserve settlement identity, which would in turn harm the setting of the village. Reasonable access to village services and facilities as well as non-car modes of transport. Close to Stonepound Crossroad AQMA. Development would be likely to increase queuing at the junction, and so worsen air quality in comparison to if the site were not developed.

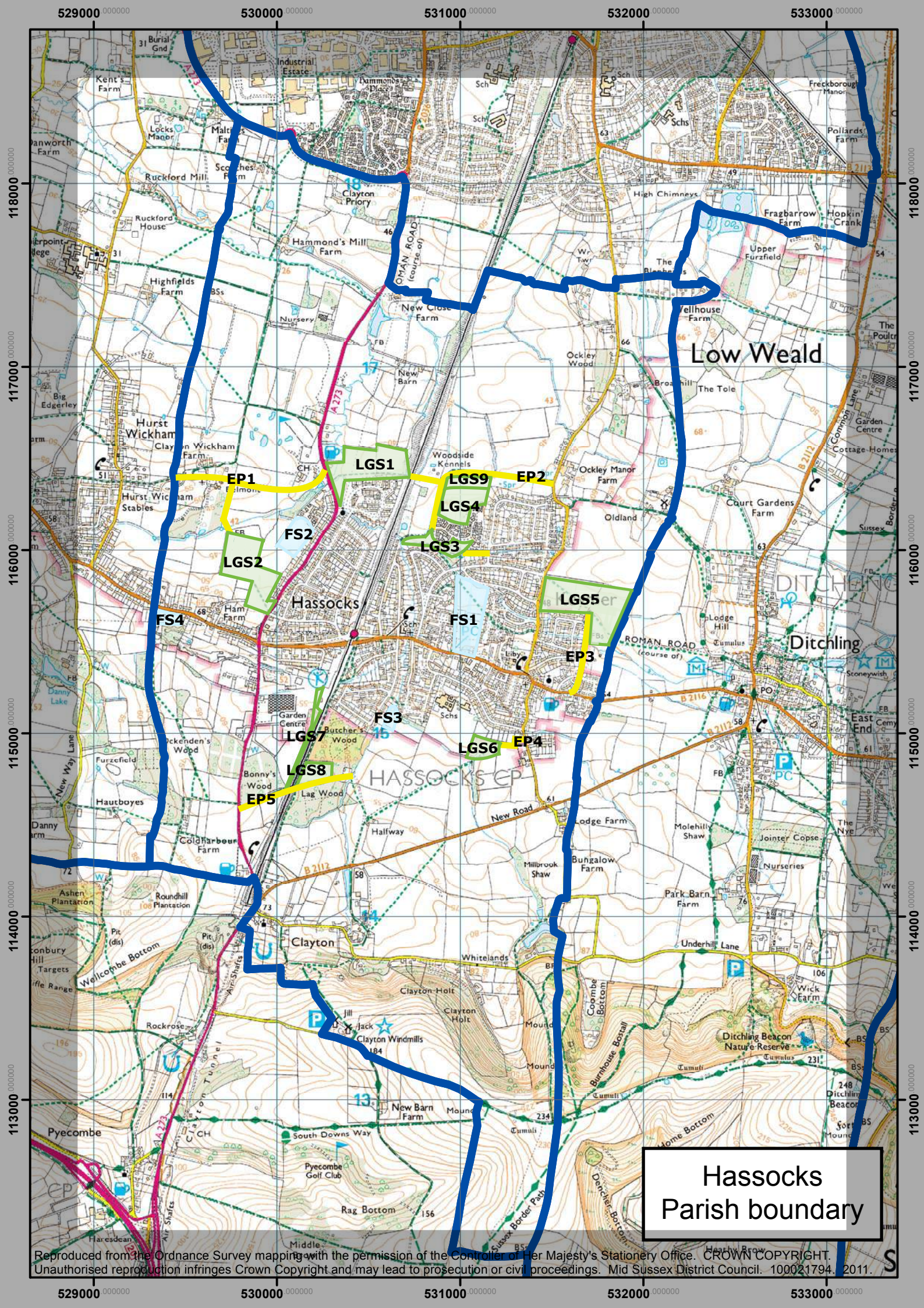
Summary of Site Suitability Appraisals			
Site Name	**Map Ref**	**Site Suitable for Allocation**	**Justification**
			The site is not considered suitable for allocation for residential development.
Undeveloped land south of Clayton Mills	20	Potentially	The site is laid to grass and is generally flat, but falls to the watercourse to the south. It is a relatively narrow strip of land that is located between the rear gardens of properties in Queens Drive and recent housing in Clayton Mills. To the east it abuts the public highway of Birch Way. The site is crossed and bordered by public footpaths. There is a tree and hedge line along the southern boundary and this visually contains the site from wider views. It is acknowledged that the site was reserved for provision of medical centre in conjunction with the development of Clayton Mills. However, this did not proceed. Approximately 50% of the site is affected by flood risk and this impacts on the developable area and the potential layout of development. Consideration would need to be given to ensure flood risk could be managed on site and would not increase flood risk elsewhere.


Sites Assessed as Part of the Neighbourhood Plan process
Potential sites
Hassocks Parish boundary
Reproduced from Ordnance Survey mapping. Mid Sussex District Council. 100021794 2015

Hassocks Neighbourhood Plan



Reproduced from Ordnance Survey mapping. Mid Sussex District Council. 100021794. 2014.



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. CROWN COPYRIGHT. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Mid Sussex District Council. 100021794. 2011.

dowsettmayhew
Planning Partnership

Hassocks Parish Housing Land Availability Assessment (PHLAA)

Prepared for

Hassocks Parish Council

Prepared by

Dale Mayhew BA (Hons) BTP MRTPI

September 2015

Version 1.2

DOWSETTMAYHEW Planning Partnership Ltd

63a Ship Street ◆ Brighton ◆ BN1 1AE **T** 01273 686953
www.dowsettmayhew.com

dowsettmayhew
Planning Partnership

Contents Page

1. Introduction 2
2. Methodology Guidance 3
3. Stage 1 - Site/Broad Location Identification 6
4. Stage 2 - Site Assessment 7
5. Stage 3 - Windfall Assessment 11
6. Stage 4 - Assessment Review 12
7. Stage 5 - Final Evidence Base 12
8. Site Assessments 13

Appendices

Appendix A Site Assessments

1. Land opposite Stanford Avenue (1b)
2. Land opposite Stanford Avenue (1c)
3. Land at the Ham
4. Land to the North of Clayton Mills & Mackie Avenue
5. Land at Southdowns Farm
6. Land to West of Lodge Lane
7. Land to the south of 42 Lodge Lane
8. Pattendens (Streamside)
9. Land to the east of Ockley Lane
10. Land to North of Shepherds Walk
11. National Tyre Centre
12. Land to the east of Lodge Lane
13. Land to the North of Clayton Mills
14. Hassocks Golf Club
15. Land North of Friars Oak
16. Russells Nursery
17. Sliver Trees
18. Undeveloped land south of Clayton Mills

1. INTRODUCTION

1.1 The Hassocks Parish Council (HPC) Housing Land Availability Assessment (PHLAA) is a comprehensive study of the availability, suitability and likely viability of land within the parish boundaries to accommodate housing development to contribute towards meeting the identified need for the parish. This PHLAA comprises an integral part of the evidence base that informs the policies and content of the emerging Hassocks Parish Council Neighbourhood Plan (HNP).

1.2 This report sets out the methodology that has been used to undertake the PHLAA. It is not a Local Planning Authority Strategic Housing Land Availability Assessment (SHLAA). Nonetheless, it has had regard both to Government guidance on undertaking housing land availability, as contained within the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), together with the Strategic Housing Land Availability Assessments that have been undertaken by both Mid Sussex District Council (draft dated February 2015) and the South Downs National Park Authority (base date 1 April 2014).

The PHLAA is a background paper only and is not a statement of Neighbourhood Plan policy and does not allocate land. Once completed, it will form part of the evidence base for HNP's Neighbourhood Plan and will be used to help inform judgments on the future development and allocation of land for housing. The PHLAA does not allocate land, pre-empt or prejudice any decision the Neighbourhood Plan may make in the future on any particular site. In particular, the judgements concerning whether sites should be allocated in the emerging Neighbourhood Plan will be made through the statutory Plan-making process, which will test the suitability of any sites identified in assessment, which may be proposed for housing, including through the Sustainability Appraisal (incorporating Strategic Environment Assessment).

1.3 The PHLAA is one of several background documents and technical reports that are being prepared to inform the emerging HNP. Further information on these documents can be viewed on the website, www.hassockspc.net or by visiting the parish office.

2. METHODOLOGY GUIDANCE

2.1 This PHLAA is not a Local Planning Authority SHLAA. Nonetheless, close regard has been paid to the guidance on undertaking housing and economic land availability assessments, as detailed in the NPPF and National Planning Practice Guidance.

2.2 The NPPG notes that while there are prescribed documents that must be submitted with the Neighbourhood Plan, there is no "tick box" list of evidence required for Neighbourhood Planning. Proportionate, robust evidence should support the choices made and the approach taken. The evidence should be drawn upon to explain succinctly the intention and rationale of the policies in the draft Neighbourhood Plan. It continues that Local Planning Authorities should share relevant evidence, including that gathered to support its own Plan-making with a qualifying body.[1]

2.3 The NPPG guidance continues that the Neighbourhood Plan can allocate sites for development. A qualifying body must carry out an appraisal of options and an assessment of individual sites against clearly identified criteria. It notes that guidance on assessing sites and on viability should have regard to guidance provided to Local Planning Authorities in undertaking housing and economic land availability assessments.[2]

2.4 Guidance on housing and economic land availability assessments is set out in the NPPG. This guidance notes that it is related to paragraph 159 of the NPPF, which encourages Local Planning Authorities to have a clear understanding of housing needs in their area and ensure they prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the Plan period.

2.5 The NPPG notes that the purpose of the assessment of land availability is to identify a future supply of land which is suitable, available and achievable for housing and economic development uses over the Plan period. The assessment of land availability includes the SHLAA requirement set out in the NPPF. It notes that the assessment of land availability is an important step in the preparation of Local Plans. It notes an assessment should:

- Identify sites and broad locations with potential for development;
- Assess their development potential;
- Assess their suitability for development and the likelihood of development coming forward (the availability and achievability).

[1] Paragraph 040 - reference ID:41-040-20140306
[2] Paragraph 042 - reference ID:41-042-20140306

2.6 They note this approach ensures that all land is assessed together as part of the Plan preparation, to identify which sites or broad locations are most suitable and deliverable for a particular use.[3]

2.7 The NPPG guidance continues that the assessment forms a key component to the evidence base to underpin policies and Development Plans for housing and economic development, including supporting the delivery of land to meet identified need for these uses. It notes that, from the assessment, Plan makers will then be able to plan proactively by choosing sites to go forward into their Development Plan Documents to meet objectively assessed needs.[4]

2.8 The NPPG notes that, "*Designated… Parish/Town Councils may use the methodology to assess sites but any assessment should be proportionate… Parish Councils may also refer to existing site assessments prepared by the Local Planning Authority as a start when identifying sites to allocate within their Neighbourhood Plan".*[5]

2.9 The Methodology for undertaking a Land Availability Assessment is detailed in the NPPG as comprising five main stages, as detailed in the flowchart in Figure 1 below.

[3] Paragraph 001 reference ID 3-001-20140306
[4] Paragraph 002 reference ID 3-002-20140306
[5] Paragraph 004 reference ID 3-004-20140306

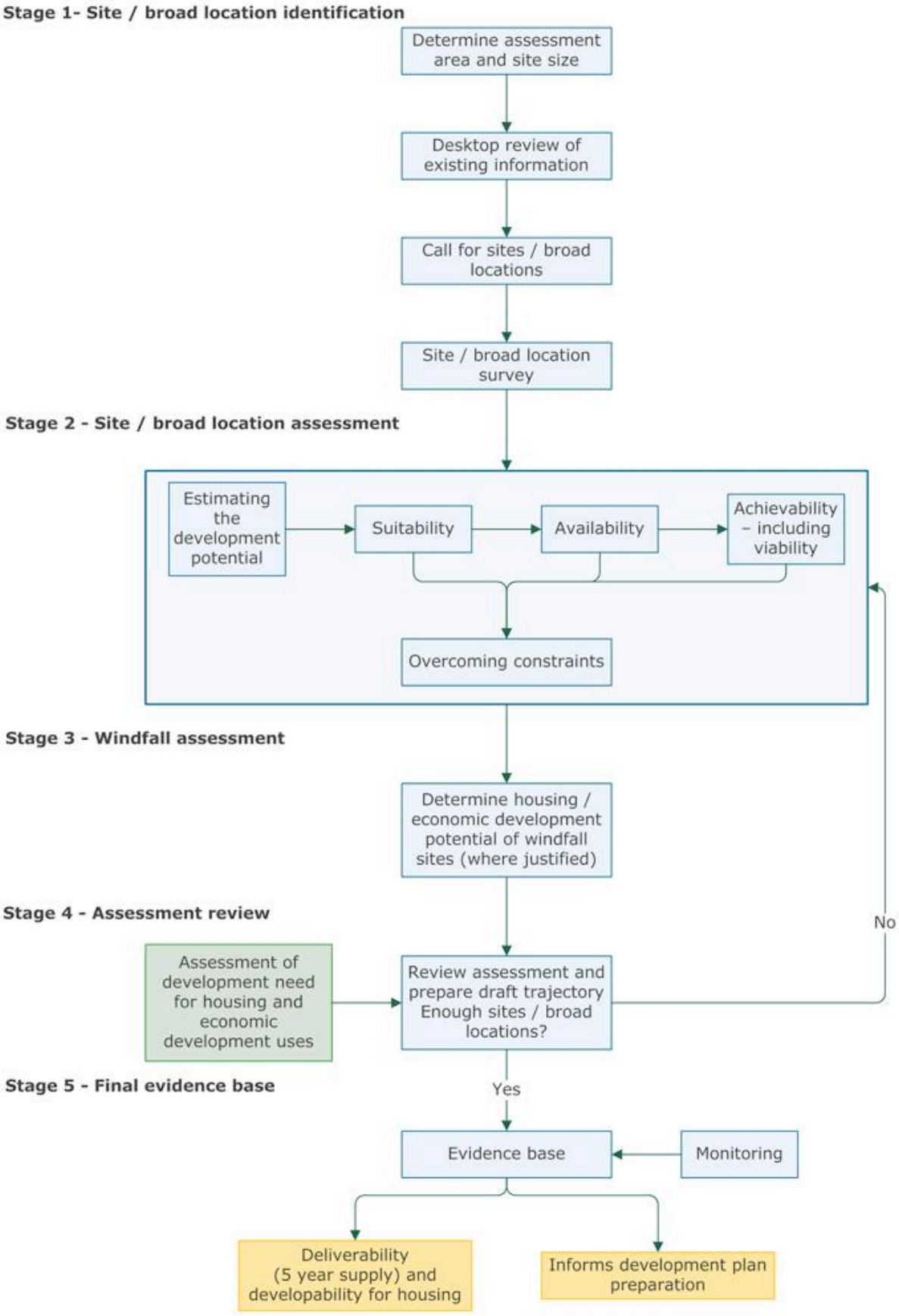

Stage 1- Site / broad location identification
Determine assessment area and site size
Desktop review of existing information
Call for sites / broad locations
Site / broad location survey
Stage 2 - Site / broad location assessment
Estimating the development potential
Suitability
Availability
Achievability – including viability
Overcoming constraints
Stage 3 - Windfall assessment
Determine housing / economic development potential of windfall sites (where justified)
Stage 4 - Assessment review
Assessment of development need for housing and economic development uses
Review assessment and prepare draft trajectory Enough sites / broad locations?
No
Yes
Stage 5 - Final evidence base
Evidence base
Monitoring
Deliverability (5 year supply) and developability for housing
Informs development plan preparation

Figure 1

3. STAGE 1 - SITE/BROAD LOCATION IDENTIFICATION

Determine Assessment Area & Site Size

3.1 The Neighbourhood Plan covers the administrative boundary of Hassocks. The assessment will identify all sites and locations for potential housing development within the parish boundaries. It will identify all sites and broad locations regardless of the amount of development needed in order to provide an audit of available land. The process of the assessment will, however, provide the information to enable an identification of sites and locations suitable for the required development in the Neighbourhood Plan.

3.2 The assessment will consider a range of different site sizes. The NPPG recommends sites be considered where they are capable of delivering 5 or more dwellings, or on sites of 0.25 hectares or more. It does however note the Plan-makers may wish to consider an alternative site size threshold. Having regard to this, and the parish basis of the Plan, it will seek to identify and consider all housing sites beyond the existing built-up area boundaries of the parish (i.e. Hassocks), irrespective of size. Within the defined settlement boundary, and having regard to the potential for modest infill development, a threshold of sites of 0.10 hectares or more will be used. This is to ensure that there is a practical limit to site assessments. This does not mean sites below this threshold may not come forward. However, they may not be the subject of specific land allocation, but rather could come forward as infill, windfall development.

Desktop Review of Existing Information

3.3 The identification of potential housing sites has come from 3 main sources: (i) the 'call for sites' for exercise undertaken as part of the preparation of the Neighbourhood Plan; (ii) the South Downs National Park Strategic Housing Land Availability Assessment (base date April 2014); and (iii) the Mid Sussex Strategic Housing Land Availability Assessment (April 2015).

Site Survey

3.4 NPPG notes that the comprehensive list of sites derived from data sources and the call for sites should be assessed against national policies and designations to establish which have a reasonable potential for development and should be included in the site survey.

3.5 It notes that Plan-makers should then assess potential sites via more detailed surveys in order to:

- Ratify inconsistent information gathered through the call for sites and desk assessment;
- Get an up-to-date view on development progress (where sites have planning permission);

- A better understanding of what type and scale of development may be appropriate;
- Gain a more detailed understanding of deliverability; any barriers and how they could be overcome;
- Identify further sites with potential for development that were not identified through data sources or the call for sites.

3.6 The Guidance notes that site surveys should be proportionate to the detail required for a robust appraisal. For example, it notes that more detailed assessment may be necessary where sites are considered to be realistic candidates for development.

3.7 The Guidance notes that during the site survey, the following characteristics should be recorded (or checked if they were previously identified through the data sources and call for sites):

- Site size, boundaries and locations;
- Current land use and character;
- Land uses and character of surrounding area;
- Physical constraints, (e.g. access, contamination, steep slopes, flooding, natural features of significance, location of infrastructure/utilities);
- Potential environmental constraints;
- Where relevant, development progress (e.g. ground works completed, number of units completed, etc);
- Initial assessment of whether the site is suitable for a particular type of use or is part of a mixed use development.

3.8 Having regard to the scale of the parish, all sites have been assessed via a site visit. Sites were viewed from public vantage points, including Rights of Way.

4. STAGE 2 - SITE ASSESSMENT

Estimating The Development Potential

4.1 The NPPG states that the development potential of each site should be guided by existing and emerging planning policy, including locally determined policies on density.

4.2 It notes that where these are out of date or do not provide a sufficient basis to make a judgment, then relevant existing developments can be used as a basis for assessment, adjusted for any individual site characteristics and policy constraints.

4.3 The guidance notes that development potential is a significant factor that effects economic viability of a site and its suitability for a particular use. Therefore, assessing achievability (including viability) and suitability can usefully be carried out in parallel with estimating the development potential.

4.4 Having regard to the character of Hassocks, the capacity of each site has been analysed, having regard to the character of adjacent residential development and the potential impact on

the local area. Based on this, three indicative housing densities have been identified:

- High Density – ie over 30 dwellings per hectare (dph). Sites within the built up area[6] have been assessed for potentially greater density;
- Medium Density – ie 20 – 30 dph;
- Low Density – ie less than 20 dph.

It has also been assumed that 25% of the gross area of a greenfield site will be set aside for green infrastructure provision. This might include site boundary buffer zones and retention of existing features (eg trees, hedges, watercourses).

4.5 Regard has then been paid to specific constraints to identify where a reduced development potential may exist on any given site. This could include, for example, constraints in respect of topography, flood risk, relationship to neighbouring land uses, site layout, etc.

4.6 This approach seeks to recognise the balance that needs to be struck between making efficient use of land through good design principles, without detriment to local infrastructure, and harming the amenities of surrounding land uses, the character and historic fabric of the area.

Site Suitability Assessment

4.7 The PHLAA assesses the suitability of each identified site against Development Plan policy and background evidence prepared in support of the preparation of the Neighbourhood Plan. Consideration has been given to the identified constraints on sites and whether these can be overcome.

4.8 The NPPG notes that sites should be considered to assess the site's suitability against a range of criteria, including:

- Physical limitations or problems, such as access, infrastructure, ground conditions, flood risk, hazardous risk, pollution or contamination;
- Potential impacts, including the effect upon landscapes, including landscape features, nature and heritage conservation;
- Appropriateness and likely market attractiveness for the type of development proposed;
- Contribution to regeneration priority area;
- Environmental/amenity impacts experienced by would be occupiers of neighbouring areas.

4.9 Having regard to this list, this PHLAA has considered the following key criteria to determine the suitability of each site:

a) Biodiversity - a review of potential impacts on environmental designations, flora and fauna, in particular having regard to information contained in the Desktop Biodiversity

[6] As defined on the Mid Sussex LDF Proposals Map – February 2008

Report, prepared by the Sussex Biodiversity Records Centre (dated December 2014); Hassocks Parish Wildlife Asset Identification; and Hassocks Green Infrastructure Report;

b) Landscape/ Townscape - a review of landscape value, sensitivity and capacity to change public views, in particular, having regard to the Hassocks Parish Landscape Character Assessment and Hassocks Townscape Appraisal;

c) Heritage asset impact - including above and below ground heritage assets that are both statutorily designated and non-designated assets, in particular having regard to the Hassocks Parish Cultural Heritage report; West Sussex County Council Scheduled Monument Report; West Sussex County Council Listed Buildings Report; West Sussex County Council Historic Environment Records Data Report; West Sussex County Council Historic Landscape Characterisation Report; West Sussex Archaeological Modification Area Report; and the Keymer Conservation Area;

d) Public access - a review of impact on existing public accessibility on or near to the site;

e) Flood risk - a review of the site in relation to flood risk impact by reference to Mid Sussex District Council's Strategic Flood Risk Assessment Maps. This provides a map based indication of flood risk within the parish from a variety of sources, including river and surface water flooding;

f) Sustainability - an assessment of the accessibility of the site by non-car modes of transport. This is determined by reference to proximity of the site to key community infrastructure. Distance measurements are taken from the centre of each site, following a practical walking route (straight line measurement will therefore not be used). For this PHLAA, essential facilities are defined as Infant School, Junior School, Secondary School, Library, Doctor/Health Centre, public transport (both rail and bus), formal public open space, Post Office/Bank, food retail, Age Concern, and informal public open space;

g) For the purposes of this PHLAA, it is assumed that all potential housing sites are, or can be, made accessible to local infrastructure, defined as water, surface and foul water drainage, highways and transport, electricity and gas. Furthermore, it is assumed that all potential housing sites will not have an undue impact on such services.

h) Ground Conditions – For the purposes of this Assessment, it is assumed that there are no ground condition issues which would prohibit the development of any of the potential housing sites.

i) Air Quality – Stonepound Crossroads is a defined Air Quality Management Area. This is as a result of pollution caused by traffic at this road junction. Consideration has been given to the potential relative impact of potential housing sites on additional traffic generated from developments being likely to travel through Stonepound Crossroads on a regular basis. This is in particular detailed in the 'Traffic Effects of Housing Development' report.

Site Availability Assessment

4.10 NPPG notes that a site is considered available for development when, on the best information available, confirmed by the call for sites and information from landowners and legal searches, where appropriate, there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners.

4.11 This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell. Given that persons do not need to have an interest in land to make planning applications, the existence of a planning permission does not necessarily mean the site is available.

4.12 The potential housing sites considered in this PHLAA have been identified from the SDNPA or MSDC SHLAA, or from the call for sites. Land ownership verification has then been sought from site promoters, with searches of Land Registry Title, where appropriate.

4.13 On this basis, a site is considered available where, to the best knowledge of the Parish Council, the site is being promoted by or on behalf of the landowner. Where following best endeavours, it has not been possible to make contact with a site owner/promoter, it has been deemed unavailable. Where a site owner has been contacted and confirmed they do not wish their site to be considered for a housing allocation within the Neighbourhood Plan, it has also been deemed unavailable.

4.14 Site Achievability (Including Viability) Assessment

The NPPG states that the site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and sell or let the development over a certain period.

4.15 The NPPG notes that understanding viability is critical to the overall assessment of deliverability. The guidance notes there is no standard answer to questions about viability, nor is there is a single approach for assessing viability. The underlying principles for understanding viability are defined as:[8]

- Evidence based judgment - assessing viability requires judgements which are informed by the relevant available facts. It requires a realistic understanding of the costs and the value of development in the local area and an understanding of the operation of the market;
- Understanding past performance, such as in relation to build rates and the scale of historic planning obligations can be a useful start. Directly engage with the development

[8] Paragraph 004 - reference ID 10-004-20140306

sector may be helpful in accessing evidence.

- Collaboration - a collaborative approach involving the Local Planning Authority, business, community, developers, landowners and other interested parties will improve understanding of deliverability and viability. Transparency of evidence is encouraged wherever possible. When communities are preparing Neighbourhood Plans, Local Planning Authorities are encouraged to share evidence to ensure that local viability assumptions are clearly understood.
- A consistent approach - Local Authorities are encouraged to ensure that their evidence base for housing, economic and retail policy, is fully supported by a comprehensive and consistent understanding and viability across their areas.
- Guidance states that Neighbourhood Plans should be based on a clear and deliverable vision of the area. Viability assessment should be considered as a tool that can assist with the Development Plans and Plan policies. It should not compromise the quality of development but ensure that the Local Plan vision and policies are realistic and provide high level assurance that Plan Policies are viable.[9]
- Evidence should be proportionate to ensure Plans are underpinned by a broad understanding of viability. Greater detail may be necessary in areas of known marginal viability, or where the evidence suggests that viability might be an issue - for example, in relation to policies for strategic sites which require high infrastructure investment.
- The NPPG notes that assessing the viability of Plans does not require individual testing of every site or assurance that individual sites are viable; site typologies may be used to determine viability at policy level. Assessment of samples of sites may be helpful to support evidence that more detailed assessment may be necessary for particular areas or key sites on which the delivery of the Plan relies.[10]

Site Assessment - Overcoming Constraints

4.16 For the purposes of this PHLAA, it is assumed that there are no achievability constraints (including viability) that would prohibit the development of any of the potential housing sites.

5. STAGE 3 - WINDFALL ASSESSMENT

5.1 The Guidance notes that a windfall allowance may be justified in a five year supply if a Local Planning Authority has compelling evidence to do so. It notes that Local Planning Authorities have the ability to identify broad locations in years 6-15, which could include a windfall allowance based under geographical area.

[9] Paragraph 005 - reference ID 10-005-2014 0306
[10] Paragraph ref: 006 Ref ID: 10-006-2014 0306

5.2 In relation to this assessment, windfall developments as such are not considered. As detailed elsewhere in this report, it is acknowledged that there is the potential for some 'windfall' housing development to come forward from sites within the defined built-up area boundary of Hassocks during the Neighbourhood Plan period. Such proposal would be assessed against Development Plan policy and other material considerations.

6. STAGE 4 - ASSESSMENT REVIEW

6.1 The PHLAA assesses the development potential of all sites that have been identified as potentially available. This includes consideration of how much housing can be provided on them.

7. STAGE 5 - FINAL EVIDENCE BASE

7.1 In accordance with the NPPG, the PHLAA contains the following set of outputs, to ensure consistency, accessibility and transparency:

- A list of all sites considered, cross-referenced to their location on maps;
- An assessment of each site in terms of its suitability for development, availability and achievability, including whether the site is viable, to determine whether a site is realistically expected to be developed and when;
- Contain more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidence and justified reason; the potential, type and quantity of development that could be delivered on each site, including a reasonable estimate of build out rates, setting out how many barriers to delivery could be overcome and when; an indicative trajectory of anticipated development in consideration of associated risks.

7.2 This PHLAA has been undertaken in parallel, but separate to, the housing need assessment for the parish that will inform the housing numbers that are sought to be delivered through the Neighbourhood Plan.

7.3 The PHLAA assesses the suitability, availability and achievability (including the economic viability of a site) as to whether a site can be considered deliverable, developable, or not currently developable for housing. The definition of deliverability and developability are as contained in footnotes 11 and 12 of the NPPF.

7.4 These state that, to be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that sites will be delivered on the site within 5 years and, in particular, that development on the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 years, for example, they will not be viable, there is no longer a demand for the type of units, or sites have long term phasing plans.

7.5 To be considered developable, the NPPF notes sites should be considered in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

8. SITE ASSESSMENTS

8.1 The Summary for each potential housing site is considered at Appendix A of this report. This details the site and whether it is available, achievable and considered suitable for development with an indicative housing capacity. It identifies whether it is deemed deliverable or developable.

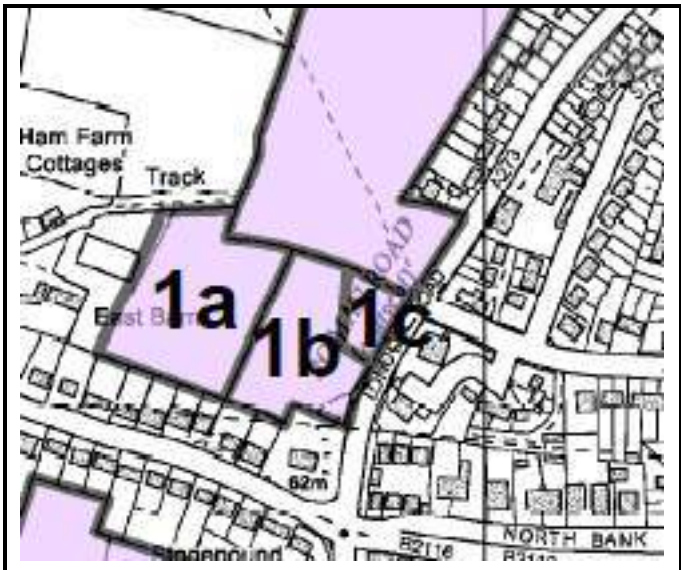
dowsettmayhew
Planning Partnership

APPENDIX A.1

(Land Opposite Stanford Avenue (1b))

Hassocks Neighbourhood Plan
Housing Land Availability Assessment

Neighbourhood Plan Site Name	Land Opposite Stanford Avenue. (Map reference: 1b)
Site Address	West of London Road, Hassocks



Site Context	Site Area	0.8 hectares.
	Current Land Use	Grassland.
	Previously Developed Land (PDL)/Greenfield	Greenfield.
	Boundary Treatment	Grassland/Site 2 to the north, residential to south, bounded to east by London Road and grassland to the west.
	Adjacent Land Use	Residential.
	Topography	Slopes north from Greensand Ridge.
	Planning History	None.
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	None.
	Arboricultural Designations (e.g. Semi Natural Ancient Woodland)	None.
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	None.

	Conservation Area	No.
	Archaeological Potential	Within Archaeological Notification Area (ANA).
	Comments	Historic Environment Record notes possible route of Roman Road.
Landscape/Townscape	Landscape Designation (e.g. Area Outstanding Natural Beauty)/Policy Designation	Local Gap and Strategic Gap.
	Character	Area F: Ham Fields Greensand ridge. The area has a high degree of enclosure compared with the open landscape to the south of the greensand ridge. This area forms part of the local gap and is of high character value. The northern part of the area is the designed parkland landscape of Belmont and Hurst Wickham on the west and the golf course to the east. The lane and bridleway along the western boundary has an ancient character as mature oaks and coppiced trees line it. There are several ponds and wetter boggy areas along the stream. Barn owls are often seen hunting the fields in this area.
	Sensitivity	Character sensitivity: Moderate to high, as much of the historic field structure and unimproved grassland is intact. Visual sensitivity: Moderate, as there are views across much of the area from public footpaths and houses on London Road. There are some views into the area from the downs, but the open areas are not prominent in long distance views due to the wooed character of the area. Intervening trees and vegetation soften the urban edges.
	Air Quality Management Area (AQMA)	Medium impact: Small site, low levels of traffic generated but very close to Stonepound Crossroads. AQMA buffer- 250m.
Public Rights of Way	Within site	No.
	Adjacent	Yes - to the north.
Flood Risk	Strategic Flood Risk Assessment data	Flood Map for Surface Water 1 in 1000yr.

	Comments	Flood Zone 1.	
Accessibility	Proximity (in metres) to	Primary school	Infant: 820 Junior: 1250
		Secondary school	1100
		Post Office/ Bank	895
		Retail	190
		Health Facility	1000
		Formal public open space	100
		Informal public open space	420
		Bus stop	10
		Railway station	549
		Age concern	960
		Library	1400
	Vehicular access constraint	High impact: Access to London Road, but very close to Stonepound.	
	Traffic Assessment	Medium impact: Small development, close to village facilities but close to Stonepound Crossroads.	
Utilities	Comments	It is assumed all potential housing sites are, or can be, made accessible to local infrastructure, defined as water, surface and foul water drainage, highways and transport, electricity and gas.	
Site Consideration	Constraints	Site within Strategic and Local Gap. Proximity to Air Quality Management Area.	
	Proposed Use	Residential.	
	Estimated Capacity	12.	
	Mitigation (to offset impact of development for e.g. landscape	Unable to provide adequate mitigation.	

	buffer)	
	Deliverable/ Developable	No.
	Suitability	The site is on land that rises to the south, bordering the rear gardens of properties on Hurst Road, and abutting London Road to the east. There is some visibility from the public right of way to the north. Within the defined Strategic and Local Gap. Development would introduce built form onto currently open and undeveloped land, and reduce the openness of the Gap between Hassocks and Hurstpierpoint. It would undermine the purpose of the gap to prevent coalescence and preserve settlement identity, which would in turn harm the setting of the village. Reasonable access to village services and facilities as well as non-car modes of transport. Close to Stonepound Crossroad AQMA. Development would be likely to increase queuing at the junction, and so worsen air quality in comparison to if the site were not developed. The site is not considered suitable for allocation for residential development.

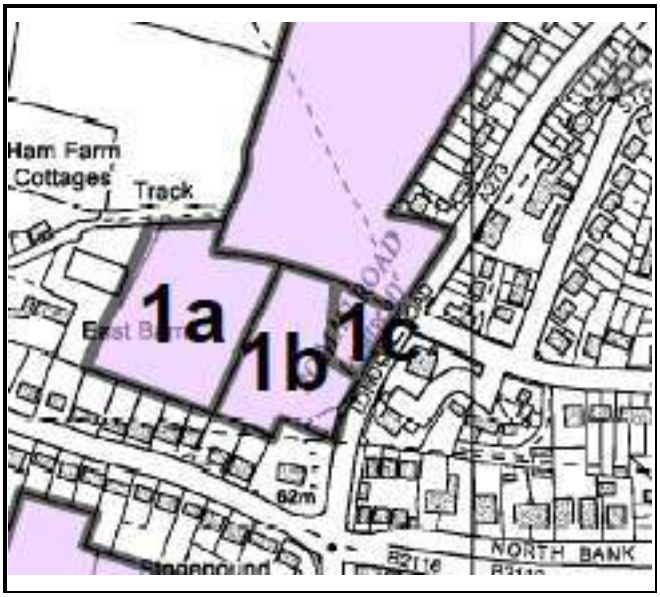
dowsettmayhew
Planning Partnership

APPENDIX A.2

(Land Opposite Stanford Avenue (1c))

Hassocks Neighbourhood Plan
Housing Land Availability Assessment

Neighbourhood Plan Site Name	Land Opposite Stanford Avenue. (Map Reference: 1c)
Site Address	West of London Road, Hassocks.



Site Context	Site Area	0.1 hectares.
	Current Land Use	Grassland.
	Previously Developed Land (PDL) /Greenfield	Greenfield.
	Boundary Treatment	Grassland/Site 1b to the south and west. London Road to the east. Grassland/ Site 2 to the north.
	Adjacent Land Use	Grassland.
	Topography	Slopes south from Greensand Ridge.
	Planning History	None.
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	None.
	Arboricultural Designations (e.g. Semi Natural Ancient Woodland)	None.
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	None.
	Conservation Area	No.

	Archaeological Potential	Within Archaeological Notification Area (ANA).
	Comments	Historic Environment Record notes possible route of Roman Road.
Landscape/Townscape	Landscape Designation (e.g. Area Outstanding Natural Beauty)/ Policy Designation	Local Gap and Strategic Gap.
	Character	Area F – Ham Fields Greensand ridge The area has a high degree of enclosure compared with the open landscape to the south of the greensand ridge. This area forms part of the local gap and is of high character value. The northern part of the area is the designed parkland landscape of Belmont and Hurst Wickham on the west and the golf course to the east. The lane and bridleway along the western boundary has an ancient character as mature oaks and coppiced trees line it. There are several ponds and wetter boggy areas along the stream. Barn owls are often seen hunting the fields in this area.
	Sensitivity	Character Sensitivity: Moderate to high as much of the historic field structure and unimproved grassland is intact. Visual sensitivity: Moderate, as there are views across much of the area from public footpaths and houses on London Road. There are some views into the area from the downs, but the open areas are not prominent in long distance views due to the wooed character of the area. Intervening trees and vegetation soften the urban edges.
	Air Quality Management Area (AQMA)	Medium impact: Small site, low levels of traffic generated but very close to Stonepound. AQMA buffer- 250m.
Public Rights of Way	Within site/adjacent	No.
	Adjacent	Yes – to the north.
Flood Risk	Strategic Flood Risk Assessment data	Flood Map for Surface Water 1 in 1000yr.

	Comments	Flood Zone 1.	
Accessibility	Proximity (in metres) to	Primary school	Infant: 820 Junior: 1250
		Secondary school	1100
		Post Office/ Bank	895
		Retail	190
		Health Facility	1000
		Formal public open space	100
		Informal public open space	420
		Bus stop	10
		Railway station	549
		Age concern	960
		Library	1400
	Vehicular access constraint	High impact: Access to London Road, but very close to Stonepound Crossroads.	
	Traffic Assessment	Medium impact: Small development, close to village facilities but close to Stonepound Crossroads.	
Utilities	Comments	It is assumed all potential housing sites are, or can be, made accessible to local infrastructure, defined as water, surface and foul water drainage, highways and transport, electricity and gas.	
Site Consideration	Constraints	Site within Strategic and Local Gap. Proximity to Air Quality Management Area.	
	Proposed Use	Residential.	
	Estimated Capacity	2.	

	Mitigation (to offset impact of development for e.g. landscape buffer)	Unable to provide adequate mitigation.
	Deliverable/ Developable	No.
	Suitability	The site is on land that rises to the south, and abutting London Road to the east. There is some visibility from the public right of way to the north. Within the defined Strategic and Local Gap. Development would introduce built form onto currently open and undeveloped land, and reduce the openness of the Gap between Hassocks and Hurstpierpoint. It would undermine the purpose of the gap to prevent coalescence and preserve settlement identity, which would in turn harm the setting of the village. Reasonable access to village services and facilities as well as non-car modes of transport. Close to Stonepound Crossroad AQMA. Development would be likely to increase queuing at the junction, and so worsen air quality in comparison to if the site were not developed. The site is not considered suitable for allocation for residential development.

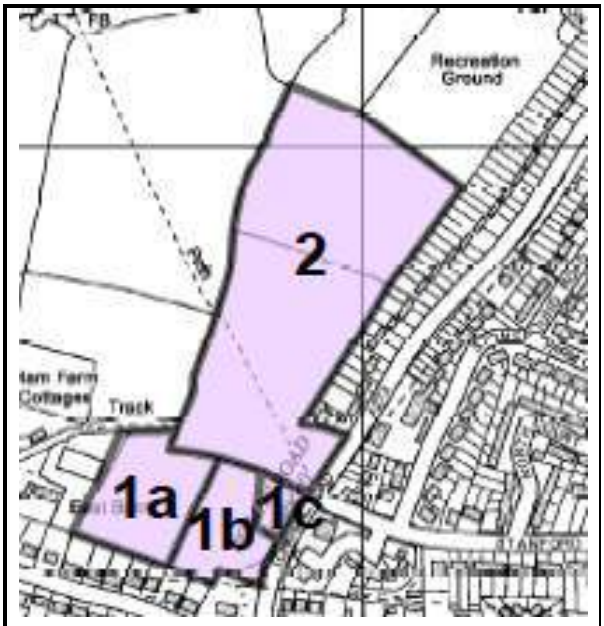
dowsettmayhew
Planning Partnership

APPENDIX A.3

(Land at the Ham)

Hassocks Neighbourhood Plan
Housing Land Availability Assessment

Neighbourhood Plan Site Name	Land at the Ham. (Map reference: 2)
Site Address	West of London Road.



Site Context	Site Area	5.4 hectares.
	Current Land Use	Grassland.
	Previously Developed Land (PDL)/Greenfield	Greenfield.
	Boundary Treatment	Site bounded to the north by recreation ground, to the east by residential, to the south and west by grassland.
	Adjacent Land Use	Residential.
	Topography	Level.
	Planning History	DM/15/0266: Outline planning application for the development of up to 97 new homes, associated landscaping and open space on land off London Road, Hassocks. (NB. The scheme is effectively the same as the previous application 13/03818/OUT, albeit with minor changes relating to the drainage strategy and a pedestrian route adjacent to the rear units on London Road). Application withdrawn prior to determination. 13/03818/OUT: Outline planning application for the development of up to 97 new homes, associated landscaping and open space. Application refused and appeal dismissed.
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	None.

	Arboricultural Designations (e.g. Semi Natural Ancient Woodland)	Tree Preservation Order TP/13/0014 covers the majority of the trees on the site.
	Comments	Species survey carried out - great crested newt and grass snake recorded at Ham Fields.
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	None.
	Conservation Area	No.
	Archaeological Potential	Within Archaeological Notification Area (ANA).
	Comments	Historic Environment Record notes possible route of Roman Road.
Landscape/Townscape	Landscape Designation (e.g. Area Outstanding Natural Beauty)/ Policy Designation	Local Gap and Strategic Gap.
	Character	Area F –Ham Fields Greensand ridge: The area has a high degree of enclosure compared with the open landscape to the south of the greensand ridge. This area forms part of the local gap and is of high character value. The northern part of the area is the designed parkland landscape of Belmont and Hurst Wickham on the west and the golf course to the east. The lane and bridleway along the western boundary has an ancient character as it is lined by mature oaks and coppiced trees. There are several ponds and wetter boggy areas along the stream. Barn owls are often seen hunting the fields in this area.
	Sensitivity	Character sensitivity: Moderate to high, as much of the historic field structure and unimproved grassland is intact. Visual sensitivity: Moderate, as there are views across much of the area from public footpaths and houses on London Road. There are some views into the area from the downs, but the open areas are not prominent in long distance views due to the wooed character of the area. Intervening trees and vegetation soften the urban edges.
	Air Quality Management Area (AQMA)	High impact: Substantial development very close to Stonepound Crossroads. AQMA buffer - 250m and 500M.

Public Rights of Way	Within site/adjacent	Yes (Footpath).	
	Adjacent	Yes (Footpath).	
Flood Risk	Strategic Flood Risk Assessment data	None.	
	Comments	Flood Zone 1.	
Accessibility	Proximity (in metres) to	Primary school	Infant: 770 Junior: 1250
		Secondary school	1100
		Post Office/ Bank	860
		Retail	80
		Health Facility	1000
		Formal public open space	300
		Informal public open space	200
		Bus stop	150
		Railway station	510
		Age concern	940
		Library	1400
	Vehicular access constraint	High impact: Access to London Road, but very close to Stonepound Crossroads.	
	Traffic Assessment	High impact: Substantial development, close to village facilities, but close to Stonepound Crossroads.	
Utilities	Comments	It is assumed all potential housing sites are, or can be, made accessible to local infrastructure, defined as water, surface and foul water drainage, highways and transport, electricity and gas.	
Site Consideration	Constraints	Site within Strategic and Local Gap. Proximity to Air Quality Management Area.	

	Proposed Use	Residential.
	Estimated Capacity	97.
	Mitigation (to offset impact of development for e.g. landscape buffer)	Unable to provide adequate mitigation.
	Deliverable/ Developable	No.
	Suitability	The site is generally flat, bordering the rear gardens of properties on London Road to the east and a recreation ground to the north. Southern part of the site is crossed by a public right of way, which heads north-west providing some visibility of the northern part of the site. Within the defined Strategic and Local Gap. Development would introduce built form onto currently open and undeveloped land, and reduce the openness of the Gap between Hassocks and Hurstpierpoint. It would undermine the purpose of the gap to prevent coalescence and preserve settlement identity, which would in turn harm the setting of the village. Reasonable access to village services and facilities as well as non-car modes of transport. Close to Stonepound Crossroad AQMA. Development would be likely to increase queuing at the junction, and so worsen air quality in comparison to if the site were not developed. The site is not considered suitable for allocation for residential development.

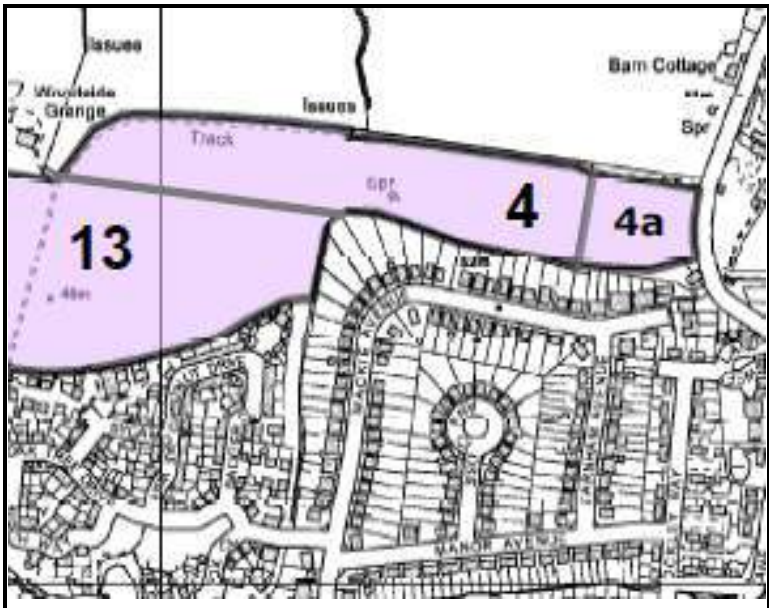
dowsettmayhew
Planning Partnership

APPENDIX A.4

(Land to the north of Clayton Mills and Mackie Avenue)

Hassocks Neighbourhood Plan
Housing Land Availability Assessment

Neighbourhood Plan Site Name	Land to the North of Clayton Mills & Mackie Avenue. (Map Reference: 4)
Site Address	North of Clayton Mills & Mackie Avenue.



Site Context	Site Area	2.5 hectares.
	Current Land Use	Meadow.
	Previously Developed Land (PDL)/Greenfield	Greenfield.
	Boundary Treatment	Residential to the south, open countryside to the north, Ockley lane to the east and Site 13 lies to the west.
	Adjacent Land Use	Residential to south and east. Open grassland to the north.
	Topography	Site slopes gently to the north.
	Planning History	None.
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	None.
	Arboricultural Designations (e.g. Semi Natural Ancient Woodland)	None.
	Comments	

Heritage Assets	Listed Buildings or Scheduled Ancient Monument	None.	
	Conservation Area	No.	
	Archaeological Potential	Western part of the site within Archaeological Notification Area (ANA).	
	Comments		
Landscape/Townscape	Landscape Designation (e.g. Area Outstanding Natural Beauty) / Policy Designation	Strategic Gap.	
	Character	Area I - Ockley Weald: A gentle clay vale bowl includes the newly created open spaces, which have been retained as a buffer between the new development at Clayton Mills and the countryside. The open rural character and sweep of landscape up to the ridge is a particular feature.	
	Sensitivity	Character sensitivity: Moderate as relatively unspoilt countryside. The fields and open space, which are not actively managed farmland close to, the urban edge are of low character sensitivity. Visual sensitivity: Moderate as local views from the residential areas and footpaths.	
	Air Quality Management Area (AQMA)	Medium impact: Considerable amount of traffic could avoid Stonepound.	
Public Rights of Way	Within site	Yes – along western and northern boundary.	
	Adjacent	Yes – to east and southwest.	
Flood Risk	Strategic Flood Risk Assessment data	Flood Map for Surface Water – 1 in 100 yr and 1-1000 yr.	
	Comments	Flood Zone 1.	
Accessibility	Proximity (in	Primary school	Infant: 1000 Junior: 1150

	metres) to	Secondary school	1200
		Post Office/ Bank	1000
		Retail	1000
		Health Facility	1150
		Formal public open space	575
		Informal public open space	500
		Bus stop	270
		Railway station	1200
		Age concern	1100
		Library	950
	Vehicular access constraint	Medium impact. Assumed access to Ockley Lane via mini roundabout.	
	Traffic Assessment	Medium impact. Small to moderate sized development but distant from facilities.	
Utilities	Comments	It is assumed all potential housing sites are, or can be, made accessible to local infrastructure, defined as water, surface and foul water drainage, highways and transport, electricity and gas.	
Site Consideration	Constraints	Site within Strategic Gap.	
	Proposed Use	Residential.	
	Estimated Capacity	37.	
	Mitigation (to offset impact of development for e.g. landscape buffer)	Potential for development in combination with land to the south (Site 13). Either individually or in combination could provide open space. Would require landscape buffer to north.	
	Deliverable/ Developable	Potentially - in isolation, or in combination with land to the south (Site 13).	

	Suitability	Site slopes gently to north. To the south, it borders the rear gardens of properties on Mackie Avenue and the open space of land adjoining Clayton Mills. To the north, is open countryside. A public right of way runs along the western and northern boundary. Within the defined Strategic Gap. Development would introduce built form onto currently open and undeveloped land and reduce the openness between Hassocks and Burgess Hill. However, unlike the Local Gaps around the village, the Strategic Gap is larger and more robust, and therefore has greater capacity for development. Development of the site would, however, need to deliver a robust landscape screen along the northern boundary to mitigate visual impact to the north. It is relatively remote from village services and facilities as well as the railway station. It is more than 1km from the Stonepound Crossroad AQMA and so would be relatively unlikely to worsen air quality in comparison to if the site were not developed. The site is immediately to the north of Site 13. There is the potential for the two sites to be developed in combination. Consideration would need to be given to the appropriate layout and mix of land use, in particular having regard to current the open space designation of Site 13.

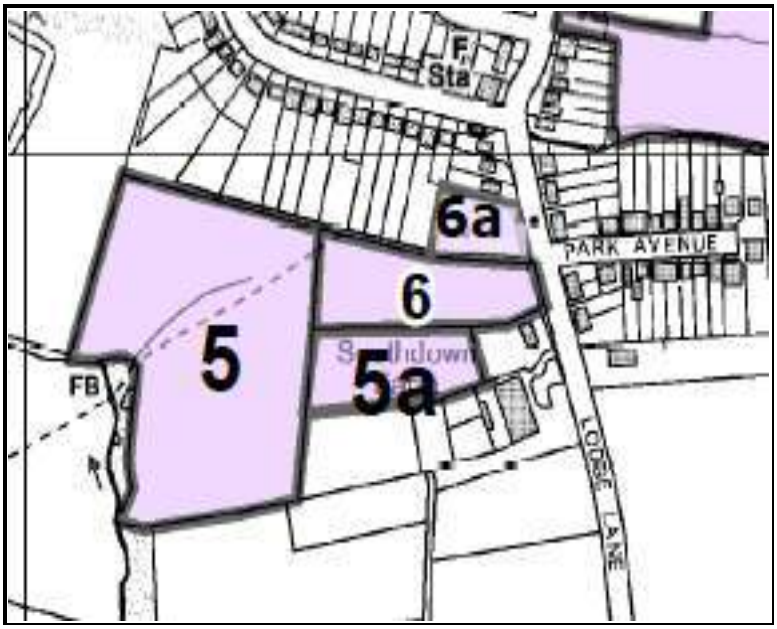
dowsettmayhew
Planning Partnership

APPENDIX A.5

(Land at Southdowns Farm)

Hassocks Neighbourhood Plan
Housing Land Availability Assessment

Neighbourhood Plan Site Name	Land at Southdowns Farm. (Map reference 5a)
Site Address	Land to the west of The Oaks Southdown Farm Lodge Lane.



Site Context	Site Area	0.8 hectares.
	Current Land Use	Grassland.
	Previously Developed Land (PDL)/Greenfield	Greenfield.
	Boundary Treatment	Site 6/Grassland to the north. Open grassland to the south and west. Residential dwelling under construction to the east.
	Adjacent Land Use	Grassland/ Residential.
	Topography	Level.
	Planning History	Extensive history on adjacent site to the east of which most relevant is: 12/02863/COND: Removal of Agricultural Occupancy Condition attached to KY/025/92. Approved. 14/00342/FUL: Demolition of the existing dwelling, and replacement with two storey dwelling with basement storage level. Construction of a double garage. Approved On the adjacent site to the south-east, planning permission was granted in 2008 for a day care centre (LPA Ref – 08/02736)

Biodiversity and Arboriculture	Biodiversity Designations (e.g. Sites Special Scientific Interest)	None.
	Arboricultural Designations (e.g. Semi Natural Ancient Woodland)	None.
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	None
	Conservation Area	No
	Archaeological Potential	Historic Environment Record notes Neolithic axe and arrowhead find.
	Comments	Historic Environment Record notes Lodge Farm as an historic farmstead dating to the 19th Century.
Landscape/Townscape	Landscape Designation (e.g. Area Outstanding Natural Beauty)/ Policy Designation	South Downs National Park (SDNP).
	Character	Area B – Lodge Farm Footslopes: The village and Conservation Area of Clayton with its listed historic church and some fine houses and farmsteads are nestled in the south west corner of the area. Given the site is located within the SDNP it is of high landscape value. The farmed landscape supports a large dairy farm, mixed arable and sheep farming. The landscape is more enclosed and intimate between New Way Lane and to the edge of the village with some fine mature oak tree.
	Sensitivity	Character sensitivity: High, as the open and flat character of the landscape is sensitive to change with some less sensitive areas closer to the urban edge. Visual sensitivity: High, given the wide-open views within much of the area and the expansive views across the area form the downs.
	Air Quality Management Area (AQMA)	Low Impact: Most traffic could avoid Stonepound.
Public Rights of Way	Within site	No.

	Adjacent	Yes – to the north.	
Flood Risk	Strategic Flood Risk Assessment data	Flood Map for Surface Water - 1 in 30 yr and 1 in 100 yr.	
	Comments	Flood Zone 1.	
Accessibility	Proximity (in metres) to	Primary school	Infant: 850 Junior: 330
		Secondary school	470
		Post Office/ Bank	770
		Retail	400
		Health Facility	570
		Formal public open space	580
		Informal public open space	200
		Bus stop	100
		Railway station	1060
		Age concern	650
		Library	445
	Vehicular access constraint	Low impact: Assumed access onto Lodge Lane, may require parking restrictions and formalisation of pedestrian access.	
	Traffic Assessment	Low impact: Small development, reasonably close to village centre.	
Utilities	Comments	It is assumed all potential housing sites are, or can be, made accessible to local infrastructure, defined as water, surface and foul water drainage, highways and transport, electricity and gas.	
Site Consideration	Constraints	Within SDNP.	
	Proposed Use	Residential.	

	Estimated Capacity	12.
	Mitigation (to offset impact of development for e.g. landscape buffer)	Unable to mitigate due to the site's sensitive location.
	Deliverable/ Developable	No.
	Suitability	Site is flat, bordered to the east by a single detached replacement dwelling under construction, to the west by land in the ownership of the school, and to the north and south by grassland. A public right of way is located close to the northern boundary, beyond which is the built up area of Hassocks. The site is located within the South Downs National Park. Land to the east and southeast is excluded. It is in close proximity to the services and facilities in Keymer and reasonable proximity to those in Hassocks. It is more than 1km from the Stonepound Crossroad AQMA and so would be relatively unlikely to worsen air quality in comparison to if the site were not developed. Due to the high landscape value of the site and its separation from the defined existing built up area, the site is not considered suitable for allocation for residential development.

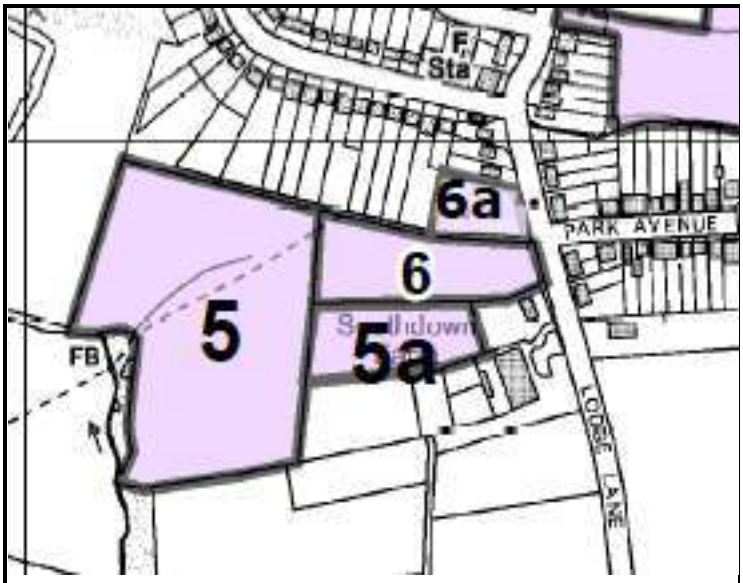
dowsettmayhew
Planning Partnership

APPENDIX A.6

(Land to West of Lodge Lane)

Hassocks Neighbourhood Plan
Housing Land Availability Assessment

Neighbourhood Plan Site Name	Land to West of Lodge Lane. (Map reference 6)
Site Address	Land north of The Oaks Southdown Farm Lodge Lane.



Site Context	Site Area	0.85 hectares.
	Current Land Use	Farmland.
	Previously Developed Land (PDL)/Greenfield	Greenfield.
	Boundary Treatment	Residential to the north. Site 5a/Southdown Farm to the south. Lodge lane to the east and land in the ownership of the school to the west.
	Adjacent Land Use	Grassland.
	Topography	Level.
	Planning History	None.
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	None.
	Arboricultural Designations (e.g. Semi Natural Ancient Woodland)	None.
	Comments	Oak trees on frontage.
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	None

	Conservation Area	No	
	Archaeological Potential	Historic Environment Record notes Neolithic axe and arrowhead find.	
	Comments	Historic Environment Record notes Lodge Farm as an historic farmstead dating to the 19th Century.	
Landscape/Townscape	Landscape Designation (e.g. Area Outstanding Natural Beauty)/ Policy Designation	South Downs National Park (SDNP).	
	Character	Area B – Lodge Farm Footslopes: The village and Conservation Area of Clayton with its listed historic church and some fine houses and farmsteads are nestled in the south west corner of the area. Given the site is located within the SDNP it is of high landscape value. The farmed landscape supports a large dairy farm, mixed arable and sheep farming. The landscape is more enclosed and intimate between New Way Lane and to the edge of the village with some fine mature oak tree.	
	Sensitivity	Character sensitivity: High, as the open and flat character of the landscape is sensitive to change with some less sensitive areas closer to the urban edge. Visual sensitivity: High, given the wide-open views within much of the area and the expansive views across the area form the Downs.	
	Air Quality Management Area (AQMA)	Low Impact: Most traffic could avoid Stonepound.	
Public Rights of Way	Within site	No.	
	Adjacent	Yes – to the north.	
Flood Risk	Strategic Flood Risk Assessment data	Flood Map for Surface Water- 1 in 30 yr and 1 in 100 yr.	
	Comments	Flood Zone 1.	
Accessibility	Proximity (in metres)	Primary school	Infant: 900 Junior: 380

	to	Secondary school	510
		Post Office/ Bank	800
		Retail	420
		Health Facility	600
		Formal public open space	630
		Informal public open space	270
		Bus stop	100
		Railway station	1100
		Age concern	680
		Library	450
	Vehicular access constraint	Low impact: Assumed access onto Lodge Lane, may require parking restrictions and formalisation of pedestrian access.	
	Traffic Assessment	Low impact: Small development, reasonably close to village centre.	
Utilities	Comments	It is assumed all potential housing sites are, or can be, made accessible to local infrastructure, defined as water, surface and foul water drainage, highways and transport, electricity and gas.	
Site Consideration	Constraints	Within SDNP.	
	Proposed Use	Residential.	
	Estimated Capacity	13	
	Mitigation (to offset impact of development for e.g. landscape buffer)	Unable to mitigate due to sites sensitive location.	
	Deliverable/ Developable	No	

	Suitability	The site is flat, bordered to the east by Lodge Lane, in part to the north by the rear gardens of properties on Dale Avenue, and to the west by land in the ownership of the school. The site is visible from the public right of way that runs along part of the northern boundary, before heading south-west. The site is located within the South Downs National Park. Land to the east and south east is excluded. It is in close proximity to the services and facilities in Keymer and reasonable proximity to those in Hassocks. It is more than 1km from the Stonepound Crossroad AQMA and so would be relatively unlikely to worsen air quality in comparison to if the site were not developed. Due to the high landscape value of the site, it is not considered suitable for allocation for residential development.

dowsettmayhew
Planning Partnership

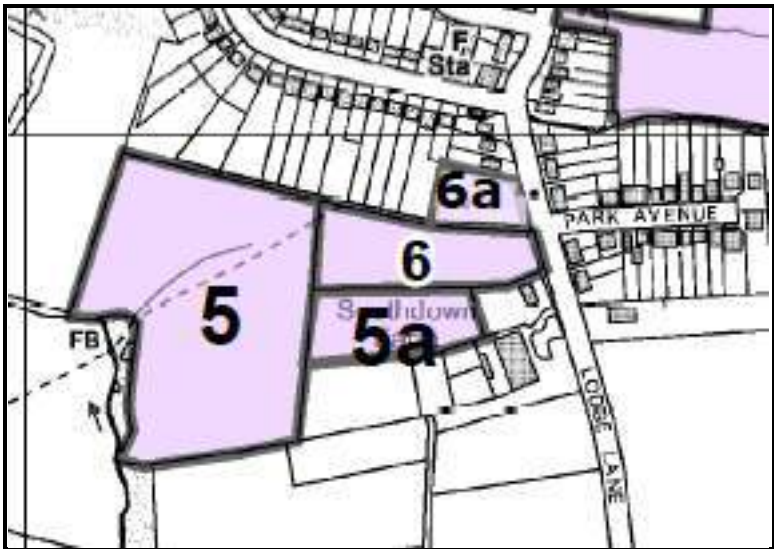
APPENDIX A.7

(Land to the south of 42 Lodge Lane)

DRAFT

Hassocks Neighbourhood Plan
Housing Land Availability Assessment

Neighbourhood Plan Site Name	(Map reference 6a).
Site Address	Land to the south of 42 Lodge Lane.



Site Context	Site Area	0.19 hectares.
	Current Land Use	Vacant.
	Previously Developed Land (PDL)/Greenfield	Grassland.
	Boundary Treatment	Residential to the north and west, grassland to the south, and Lodge Lane to the east.
	Adjacent Land Use	Residential to the north and west.
	Topography	Level.
	Planning History	None.
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	None.
	Arboriculture Designations (e.g. Semi Natural Ancient Woodland)	None.
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	None.

DRAFT

	Conservation Area	No.	
	Archaeological Potential	Historic Environment Record notes Neolithic axe and arrowhead find.	
	Comments	Historic Environment Record notes Lodge Farm as an historic farmstead dating to the 19th Century.	
Landscape/Townscape	Landscape Designation (e.g. Area Outstanding Natural Beauty)/ Policy Designation	South Downs National Park.	
	Character	Area B – Lodge Farm Footslopes: The village and Conservation Area of Clayton with its listed historic church and some fine houses and farmsteads are nestled in the south west corner of the area. Given the site is located within the SDNP it is of high landscape value. The farmed landscape supports a large dairy farm, mixed arable and sheep farming. The landscape is more enclosed and intimate between New Way Lane and to the edge of the village with some fine mature oak tree.	
	Sensitivity	Character sensitivity: High, as the open and flat character of the landscape is sensitive to change with some less sensitive areas closer to the urban edge. Visual sensitivity: High, given the wide-open views within much of the area and the expansive views across the area form the Downs.	
	Air Quality Management Area (AQMA)	Low Impact: Most traffic could avoid Stonepound.	
Public Rights of Way	Within site/adjacent	No.	
	Adjacent	Yes – to the north and west.	
Flood Risk	Strategic Flood Risk Assessment data	Flood Map for Surface Water- 1 in 30 yr and 1 in 100 yr.	
	Comments	Flood Zone 1.	
Accessibility	Proximity (in metres) to	Primary school	Infant: 900 Junior: 380
		Secondary school	510
		Post Office/ Bank	800

		Retail	420
		Health Facility	600
		Formal public open space	630
		Informal public open space	270
		Bus stop	100
		Railway station	1100
		Age concern	680
		Library	450
	Vehicular access constraint	Low impact: Assumed access onto Lodge Lane, may require parking restrictions and formalisation of pedestrian access.	
	Traffic Assessment	Low impact: Small development, reasonably close to village centre.	
Utilities	Comments	It is assumed all potential housing sites are, or can be, made accessible to local infrastructure, defined as water, surface and foul water drainage, highways and transport, electricity and gas.	
Site Consideration	Constraints	Within SDNP.	
	Proposed Use	Residential.	
	Estimated Capacity	4.	
	Mitigation (to offset impact of development for e.g. landscape buffer)	Unable to mitigate due to the site's sensitive location.	
	Deliverable/ Developable	No.	
	Suitability	The site is flat, bordered to the east by Lodge Lane, to the north 42 Lodge Lane, to the west by the rear gardens of properties on Dale Avenue, and to the south by grassland. The site is visible from the public right of way that runs along the northern and western boundary. The site is located within the South Downs National Park. Land to the north, east and west is excluded and it abuts the defined	

		built up area to the north and east. It is in close proximity to the services and facilities in Keymer and reasonable proximity to those in Hassocks. It is more than 1km from the Stonepound Crossroad AQMA and so would be relatively unlikely to worsen air quality in comparison to if the site were not developed. Due to the high landscape value of the site, it is not considered suitable for allocation for residential development.

dowsettmayhew
Planning Partnership

APPENDIX A.8

(Pattendens (Streamside))

Hassocks Neighbourhood Plan
Housing Land Availability Assessment

Neighbourhood Plan Site Name	Pattendens (Streamside). (Map reference: 7)
Site Address	Land at Streamside 23 The Crescent Keymer.



Site Context	Site Area	Total area 3 hectares 1 hectare: Site of Nature Conservation Interest (SNCI) 2 hectares developable.
	Current Land Use	Private residence.
	Previously Developed Land (PDL)/Greenfield	Part Greenfield/ Part PDL.
	Boundary Treatment	Residential to the south and east of the site. Grassland and/ or trees to the north and west.
	Adjacent Land Use	Residential.
	Topography	Level.
	Planning History	11/01703/FUL: (SDNP) Application for the erection of new garage with link and boot room. Extension of existing games room, conversion of existing garage to family room 12/00461/FUL: (SDNP) Application for the erection of new garage with link and boot room. New games room and first floor study. Demolition of poolhouse/mower store and erection of replacement buildings. Erection of entance walls/gates/fencing.
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	Site of Nature Conservation Interest – Keymer Meadow – species rich grassland.

	Arboricultural Designations (e.g. Semi Natural Ancient Woodland)	None.
	Comments	Identified as local wildlife site.
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	None.
	Conservation Area	No.
	Archaeological Potential	None known
	Comments	
Landscape/Townscape	Landscape Designation (e.g. Area Outstanding Natural Beauty)/ Policy Designation	South Downs National Park (SDNP), Local Gap and Strategic Gap.
	Character	Area A – Oldlands Greensand: This area is within the SDNP and forms part of the countryside gap between Hassocks and Ditchling and is of high character value. Oldlands Mill is a dominant feature on the ridge, which can be seen in wide views from the Downs, and the footpath, which crosses the area from west to east. The fields in the south eastern part of the area are enclosed by tall well treed hedge.
	Sensitivity	Character sensitivity: Moderate to High as historic structure of the landscape is largely intact and some ancient field boundaries remain intact. There has been some loss of this historic structure in the larger fields to the north and intrusion of ribbon development along Ockley Lane. Visual sensitivity: Moderate to High as the area forms the backdrop to Keymer Church and Conservation Area in long views from the Downs. There are key local views across the area from Oldlands, Lodge Hill and Ockley Lane.
	Air Quality Management Area (AQMA)	Medium impact: Considerable amount of traffic could avoid Stonepound.
Public Rights of Way	Within site	Yes – public right of way runs north south through the site close to the western boundary.
	Adjacent	Yes – to the north.

Flood Risk	Strategic Flood Risk Assessment data	Flood Map for Surface Water 1 in 30yr.	
	Comments	Flood Zone 1.	
Accessibility	Proximity (in metres) to	Primary school	Infant: 1000 Junior: 680
		Secondary school	820
		Post Office/ Bank	970
		Retail	320
		Health Facility	870
		Formal public open space	680
		Informal public open space	100
		Bus stop	140
		Railway station	1320
		Age concern	910
		Library	430
	Vehicular access constraint	Low impact: Assumed access via Sliverdale would be provided.	
	Traffic Assessment	Low impact: Moderate sized development, reasonably close to village centre.	
Utilities	Comments	It is assumed all potential housing sites are, or can be, made accessible to local infrastructure, defined as water, surface and foul water drainage, highways and transport, electricity and gas.	
Site Consideration	Constraints	Within SNDP. Within Local Gap and Strategic gap. North part of site is a SNCI	
	Proposed Use	Residential.	
	Estimated Capacity	45.	

	Mitigation (to offset impact of development for e.g. landscape buffer)	Unable to provide adequate mitigation.
	Deliverable/ Developable	No
	Suitability	The site is generally flat comprising a dwelling and its curtilage, with associated wider, non domestic grounds. It is bordered by rear gardens of properties in Silver Dale and Church Mead to the south and west, and agricultural land to the north and east. A public footpath runs north-south through the site, close to the western boundary, outside of the domestic curtilage. It is located within the South Downs National Park and the defined Strategic Gap and Local Gap. Development would intensify built form onto a site that currently comprises a single dwelling and its curtilage and wider land. It would reduce the openness of the Gap between Hassocks and Ditchling. It would undermine the purpose of the gap to prevent coalescence and preserve settlement identity, which would in turn harm the setting of the village. It is in close proximity to the services and facilities in Keymer and reasonable proximity to those in Hassocks. It is more than 1km from the Stonepound Crossroad AQMA and so would be relatively unlikely to worsen air quality in comparison to if the site were not developed. The site is not considered suitable for allocation for residential development.

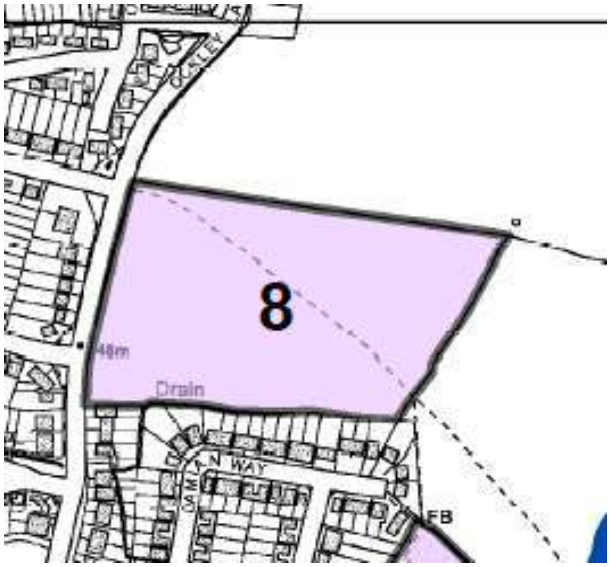
dowsettmayhew
Planning Partnership

APPENDIX A.9

(Land to the eat of Ockely Lane)

Hassocks Neighbourhood Plan
Housing Land Availability Assessment

Neighbourhood Plan Site Name	Land to the east of Ockley Lane. (Map reference:8)
Site Address	Ockley Lane.



Site Context	Site Area	5. 5 hectares.
	Current Land Use	Farmland/crops.
	Previously Developed Land (PDL)/Greenfield	Greenfield.
	Boundary Treatment	Site bounded to the north by open grassland, to the south by residential, to the west by Ockley lane and open grassland to the east.
	Adjacent Land Use	Residential.
	Topography	Sloping north to south.
	Planning History	None.
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	None.
	Arboricultural Designations (e.g. Semi Natural Ancient Woodland)	None.
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	None.
	Conservation Area	No

	Archaeological Potential	Historic Environment Record notes a Mesolithic flint site.	
	Comments		
Landscape/Townscape	Landscape Designation (e.g. Area Outstanding Natural Beauty)/ Policy Designation	South Downs National Park (SDNP), Strategic Gap and Local Gap.	
	Character	Area A – Oldlands Greensand: This area is within the SDNP and forms part of the countryside gap between Hassocks and Ditchling and is of high character value. Oldlands Mill is a dominant feature on the ridge, which can be seen in wide views from the Downs, and the footpath, which crosses the area from west to east.	
	Sensitivity	Character sensitivity: Moderate to High as historic structure of the landscape is largely intact and some ancient field boundaries remain intact. There has been some loss of this historic structure in the larger fields to the north and intrusion of ribbon development along Ockley Lane. Visual sensitivity: Moderate to High as the area forms the backdrop to Keymer Church and Conservation Area in long views from the Downs. There are key local views across the area from Oldlands, Lodge Hill and Ockley Lane.	
	Air Quality Management Area (AQMA)	Medium impact: Considerable amount of traffic could avoid Stonepound.	
Public Rights of Way	Within site	Yes – across the site northwest to south-east.	
	Adjacent	Yes – to southeast and public highway to west.	
Flood Risk	Strategic Flood Risk Assessment data	SFRA-Internal Data Source (A).	
	Comments	Flood Zone 1.	
Accessibility	Proximity (in metres) to	Primary school	Infant: 890 Junior: 820
		Secondary school	890
		Post Office/ Bank	840

		Retail	550
		Health Facility	900
		Formal public open space	370
		Informal public open space	300
		Bus stop	10
		Railway station	1150
		Age concern	880
		Library	530
	Vehicular access constraint	Low impact: Straightforward access onto Ockley Lane (possible mini-roundabout opposite Grand Avenue).	
	Traffic Assessment	Low impact: Moderate sized development, reasonably close to the village centre.	
Utilities	Comments	It is assumed all potential housing sites are, or can be, made accessible to local infrastructure, defined as water, surface and foul water drainage, highways and transport, electricity and gas.	
Site Consideration	Constraints	SDNP Local gap. Strategic gap.	
	Proposed Use	Residential.	
	Estimated Capacity	50.	
	Mitigation (to offset impact of development for e.g. landscape buffer)	Unable to provide adequate mitigation.	
	Deliverable/ Developable	No.	
	Suitability	The site falls in a generally north-south direction. It currently comprises agricultural land. Ockley Lane borders it to the west, the rear gardens of properties in Damian Way to the south and agricultural land to the north and east. A public right of way crosses the site in a general northwest to south-east direction. It is located within the South Downs National Park and the defined Strategic Gap and Local Gap.	

		Development would introduce built form onto currently open and undeveloped land, and reduce the openness of the Gap between Hassocks and Ditchling. It would undermine the purpose of the gap to prevent coalescence and preserve settlement identity, which would in turn harm the setting of the village. It is in reasonable proximity to the services and facilities in Keymer and Hassocks. It is more than 1km from the Stonepound Crossroad AQMA and so would be relatively unlikely to worsen air quality in comparison to if the site were not developed. The site is not considered suitable for allocation for residential development.

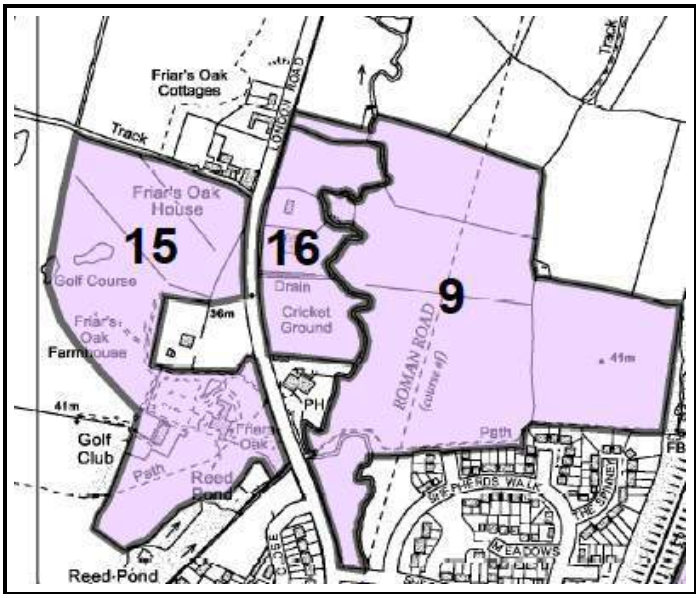
dowsettmayhew
Planning Partnership

APPENDIX A.10

(Land to North of Shepherds Walk)

Hassocks Neighbourhood Plan
Housing Land Availability Assessment

Neighbourhood Plan Site Name	Land to North of Shepherds Walk. (Map reference: 9)
Site Address	Shepherds Walk.



Site Context	Site Area	9.5 hectares.
	Current Land Use	Grassland.
	Previously Developed Land (PDL)/Greenfield	Greenfield.
	Boundary Treatment	Grassland to the north. Residential to the south. Railway line to the east. Herrings Stream/Site 16 to the west.
	Adjacent Land Use	Grassland and residential.
	Topography	Gently undulates. Generally falls to western boundary.
	Planning History	DM/15/0626: Hybrid planning application comprising outline application for access only for residential development of 140 dwellings together with change of use of part of land to form country open space (Undetermined).
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	None.
	Arboricultural Designations (e.g. Semi Natural Ancient Woodland)	None.

	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	None.
	Conservation Area	No.
	Archaeological Potential	Northeast fringe of site is within an Archaeological Notification Area (ANA).
	Comments	ANA is the course of Roman Road.
Landscape/Townscape	Landscape Designation (e.g. Area Outstanding Natural Beauty)/ Policy Designation	Within Strategic Gap.
	Character	Area H – Friars Oak Weald: A gently undulating landscape, which rises eastwards from the valley and flood plain of the Herring Stream. The fast flowing and winding Herring Stream flows in a deep channel for south to north and is a focal point of the area. The high embankment of the London to Brighton railway severs to the area from the similar landscape, which lies to the east of the railway. The fields are small with well-defined hedged field boundaries.
	Sensitivity	Character Sensitivity: Moderate, as the historic landscape structure and natural stream channel with its flood plain would be sensitive to change. Visual sensitivity: Low as there are few long views across the area and intervening tree and tall hedgerows curtail views into the area from public roads. There are limited views into this area due to the low-lying topography and tree cover. The more northern parts of the area are open to views from the downs and the public open space to the north and are of moderate sensitivity in this context.
	Air Quality Management Area (AQMA)	High: Necessary to travel through Stonepound to access village facilities. Partly within AQMA Buffer-1000m.
Public Rights of Way	Within site	Yes – running east west along southern fringes of site.

	Adjacent	Yes – to east and west.	
Flood Risk	Strategic Flood Risk Assessment data	Part Flood Zone 2 and 3.	
	Comments	Majority of site within Flood Zone 1.	
Accessibility	Proximity (in metres) to	Primary school	Infant: 930 Junior: 1400
		Secondary school	1300
		Post Office/ Bank	1000
		Retail	800
		Health Facility	1250
		Formal public open space	400
		Informal public open space	100
		Bus stop	30
		Railway station	880
		Age concern	1150
		Library	1370
	Vehicular access constraint	Low impact: access onto London Road.	
	Traffic Assessment	Medium: Large development, distant from facilities.	
Utilities	Comments	It is assumed all potential housing sites are, or can be, made accessible to local infrastructure, defined as water, surface and foul water drainage, highways and transport, electricity and gas.	
Site Consideration	Constraints	Flood risk: Flood Zone 2 & 3. Access.	
	Proposed Use	Residential.	

	Estimated Capacity	140.
	Mitigation (to offset impact of development for e.g. landscape buffer)	Sequential approach to avoid higher flood risk zones and acceptable access to the site. Need to resolve safety issues of pedestrian crossing of railway line.
	Deliverable/ Developable	Potentially – issues of impact on the AQMA, safety of the railway line crossing and flood risk have yet to be resolved.
	Suitability	The site gently undulates with a general low point to the west. It currently comprises agricultural land. It is bordered to the south by the rear gardens of properties in Shepherds Walk, a stream to the east and the railway line to the west. A public right of way crosses the site close to the southern edge. Within the defined Strategic Gap. Development would introduce built form onto currently open and undeveloped land and reduce the openness between Hassocks and Burgess Hill. However, unlike the Local Gaps around the village, the Strategic Gap is larger and more robust, and therefore has greater capacity for development. It is relatively remote from village services and facilities. Pedestrian access to these is most direct via an un-controlled crossing of the railway line. Health and safety implications of the increased use of this route have yet to be resolved. The southeast part of the site would be some 1km from the Stonepound Crossroad AQMA. Development would be likely to increase queuing at the junction, and so worsen air quality in comparison to if the site were not developed. The western part of the site is located within Flood Zone 2 and 3. Satisfactory access to the site that avoids flood risk issues has yet to be demonstrated.

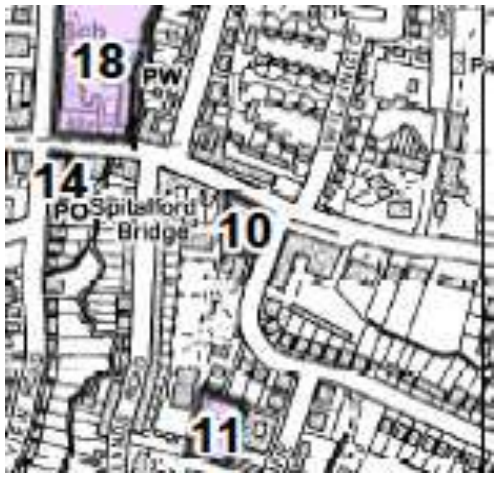
dowsettmayhew
Planning Partnership

APPENDIX A.11

(National Tyre Centre)

Hassocks Neighbourhood Plan
Housing Land Availability Assessment

Neighbourhood Plan Site Name	National Tyre Centre. (Map Reference: 10)
Site Address	60 Keymer Road.



Site Context	Site Area	0.14 hectares.
	Current Land Use	Commercial.
	Previously Developed Land (PDL)/Greenfield	PDL.
	Boundary Treatment	Open to Keymer Road and Dale Avenue.
	Adjacent Land Use	Retail/High Street use.
	Topography	Level.
	Planning History	03/02902/FUL: Village market to be held on one Saturday morning per month. 00/01153/ADV & KY/041/91/A: Applications for signage. KY/039/91: The provision of new petrol pump equipment, MOT facilities and underground petrol tank. KY/040/78: Physical alterations
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	None.
	Arboricultural Designations (e.g. Semi Natural Ancient Woodland)	None.

	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	No.
	Conservation Area	No.
	Archaeological Potential	No.
	Comments	Abuts route roman road.
Landscape/Townscape	Landscape Designation (e.g. Area Outstanding Natural Beauty)/ Policy Designation	None.
	Character	Area 8: Dale: Dale Avenue. Low value as like Mackie Avenue, exemplifies the subtle character of Hassocks. Built in the 1950's with wide verges and low-walled generous four metre front gardens. The roads sweeps down to the east, and has views south east of the Downs. With mature street trees, including cherry, the area has a lush, spacious feel. Lack of garaging results in high levels of on-street parking, undermining the streetscape of Parklands Road, lessening the narrow space.
	Sensitivity	Character sensitivity: Low as the surrounding townscape lacks character and building detracts. Visual sensitivity: Low as there are views from surrounding parts of the village.
	Air Quality Management Area (AQMA)	Low impact: Small amount of traffic. AQMA Buffer- 1000m.
Public Rights of Way	Within site/adjacent	No.
	Adjacent	Yes – public highway to north and east.
Flood Risk	Strategic Flood Risk Assessment data (SFRA)	SFRA-Internal DATA Source (A)
	Comments	Small part of the site could be within Flood Zone 2/3

Accessibility	Proximity (in metres) to	Primary school	Infant: 165 Junior: 360
		Secondary school	260
		Post Office/ Bank	75
		Retails	40
		Health Facility	190
		Formal public open space	200
		Informal public open space	400
		Bus stop	40
		Railway station	420
		Age concern	110
		Library	460
	Vehicular access constraint	Low impact: Access onto Dale Avenue.	
	Traffic Assessment	Low impact: Small development, close to all facilities.	
Utilities	Comments	It is assumed all potential housing sites are, or can be, made accessible to local infrastructure, defined as water, surface and foul water drainage, highways and transport, electricity and gas.	
Site Consideration	Constraints	Potential for part of site to be in Flood Zone 2/3.	
	Proposed Use	Residential.	
	Estimated Capacity	15-20 residential units.	
	Mitigation (to offset impact of development for e.g. landscape buffer)	Sensitive to commercial character of Keymer Road.	
	Deliverable/ Developable	Site subject to lease agreement with a break in 5 year.	

	Suitability	Site in business use within commercial centre of Hassocks. Arguably existing use is non-conforming to site surroundings. Boundaries with public highway to north and east, retail to west and houses to south. Site within built–up area and is well located to village services and facilities. Understood existing tenancy has a number of years to run. Opportunity to deliver high quality development that enhances character of streetscene. Considered suitable for allocation for residential development with development set back from Keymer Road.

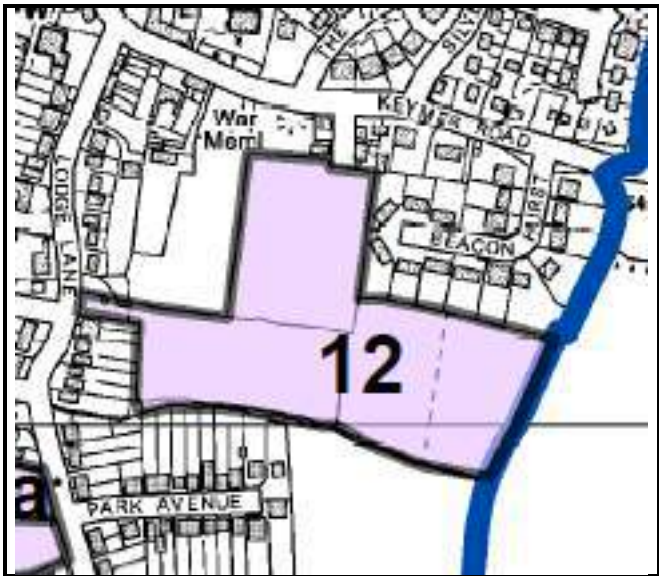
dowsettmayhew
Planning Partnership

APPENDIX A.12

(Land to the east of Lodge Lane)

Hassocks Neighbourhood Plan
Housing Land Availability Assessment

Neighbourhood Plan Site Name	Land to the east of Lodge Lane. (Map reference 12)
Site Address	East of Lodge Lane/rear of Beacon Hurst.



Site Context	Site Area	4.7 hectares.
	Current Land Use	Grassland.
	Previously Developed Land (PDL)/Greenfield	Greenfield.
	Boundary Treatment	Bounded to the northeast and southwest by residential. Grassland to the southeast.
	Adjacent Land Use	Residential.
	Topography	Falls from north to south.
	Planning History	10/03948/FUL: 4 Bay Oak Frame outbuildings to be erected to allow agricultural land to be used for agricultural purpose.
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	None.
	Arboricultural Designations (e.g. Semi Natural Ancient Woodland)	None.
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	Listed Buildings on Lodge Lane to the northeast.

	Conservation Area	Northern and western part of the site abuts Keymer Conservation Area.	
	Archaeological Potential	None known.	
	Comments		
Landscape/Townscape	Landscape Designation (e.g. Area Outstanding Natural Beauty)/ Policy Designation	Within South Downs National Park (SDNP) and Local Gap.	
	Character	Area B – Lodge Farm Footslopes: The village and Conservation Area of Clayton with its listed historic church and some fine houses and farmsteads are nestled in the south west corner of the area. Given the site is located within the SDNP and local gap it is of high landscape value. The farmed landscape supports a large dairy farm, mixed arable and sheep farming. The landscape is more enclosed and intimate between New Way Lane and to the edge of the village with some fine mature oak tree.	
	Sensitivity	Character sensitivity: High, as the open and flat character of the landscape is sensitive to change with some less sensitive areas closer to the urban edge. Visual sensitivity: High, given the wide-open views within much of the area and the expansive views across the area form the downs.	
	Air Quality Management Area (AQMA)	Medium impact. Considerable amount of traffic could avoid Stonepound.	
Public Rights of Way	Within site	No.	
	Adjacent	No.	
Flood Risk	Strategic Flood Risk Assessment data	None.	
	Comments	Flood Zone 1.	
Accessibility	Proximity (in metres) to	Primary school	Infant: 920 Junior: 410
		Secondary school	560

		Post Office/ Bank	840
		Retail	320
		Health Facility	645
		Formal public open space	600
		Informal public open space	100
		Bus stop	90
		Railway station	1150
		Age concern	720
		Library	410
	Vehicular access constraint	Medium impact: Access onto Lodge Lane.	
	Traffic Assessment	Medium impact: Substantial development, reasonably close to village facilities.	
Utilities	Comments	It is assumed all potential housing sites are, or can be, made accessible to local infrastructure, defined as water, surface and foul water drainage, highways and transport, electricity and gas.	
Site Consideration	Constraints	Within SDNP and Local Gap.	
	Proposed Use	Residential.	
	Estimated Capacity	88.	
	Mitigation (to offset impact of development for e.g. landscape buffer)	Unable to mitigate due to sites sensitive location.	
	Deliverable/ Developable	No.	
	Suitability	The site falls north to south. It borders a mix of adjoining land uses, including rear gardens of properties in Beacon Hurst, Keymer Road, Lodge Lane and Park Avenue, as well as a Burial Ground and grassland. It has reasonable visual containment, with some limited views into the site from public vantage	

		points, in particular from the north. It is located within the South Downs National Park and the defined Local Gap. Development would introduce built form onto currently open and undeveloped land, and reduce the openness of the Gap between Hassocks and Ditchling. It would undermine the purpose of the gap to prevent coalescence and preserve settlement identity, which would in turn harm the setting of the village. The site borders the defined Conservation Area to the east and north. Development would be likely to harm the setting of this heritage asset, particularly in views from Keymer Road. It is in close proximity to the services and facilities in Keymer and reasonable proximity to those in Hassocks. It is more than 1km from the Stonepound Crossroad AQMA and so would be relatively unlikely to worsen air quality in comparison to if the site were not developed. The site is not considered suitable for allocation for residential development.

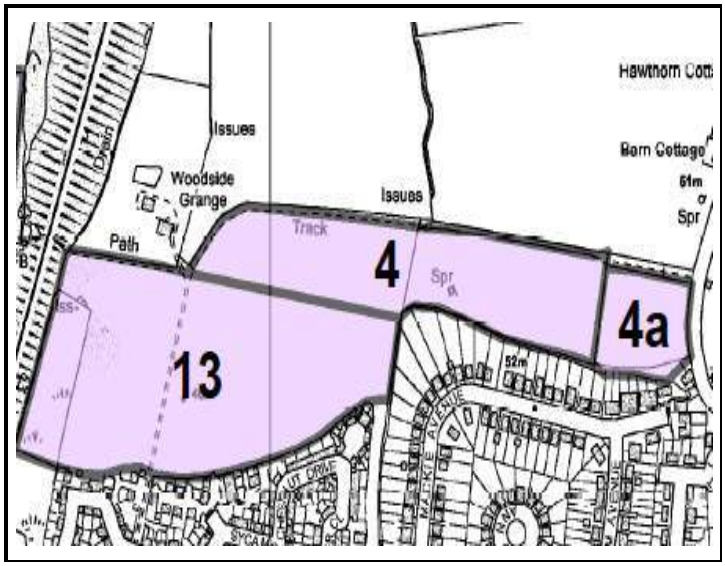
dowsettmayhew
Planning Partnership

APPENDIX A.13

(Land to the North of Clayton Mills)

Hassocks Neighbourhood Plan
Housing Land Availability Assessment

Neighbourhood Plan Site Name	Land to the North of Clayton Mills. (Map Reference: 13)
Site Address	Land West of Mackie Avenue.



Site Context	Site Area	8.07 hectares.
	Current Land Use	Open space.
	Previously Developed Land (PDL)/Greenfield	Greenfield.
	Boundary Treatment	Open space with a large tract of woodland running along the western boundary. The eastern boundary abuts the rear gardens of properties along Mackie Avenue whilst the southern boundary is mostly undefined apart from adjoining a track in the southwest corner. The northern boundary is undefined.
	Adjacent Land Use	Residential to south and east. Open grassland to the north. Train line to the west.
	Topography	Level with artificial bunds.
	Planning History	The site, together with land to the south, has a complex history of an initial reserve allocation for housing in the Mid Sussex Local Plan 2004; a subsequent grant of planning permission on appeal for housing development; and a subsequent modified allocation for housing through the Small Scale Housing Allocations DPD in 2008. Through this, the site was required to be laid out as informal open space. A recent Breach of Condition Notice requires the completion of the informal open space and associated landscape buffer along its southern boundary.

Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	None.
	Arboricultural Designations (e.g. Semi Natural Ancient Woodland)	None.
	Comments	Site required to be laid out as informal open space and landscape buffer.
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	None.
	Conservation Area	No.
	Archaeological Potential	Land to north within Archaeological Notification Areas.
	Comments	Historic Environment Record notes excavations have revealed archaeological remains dating from Bronze Age and Roman periods.
Landscape/Townscape	Landscape Designation (e.g. Area Outstanding Natural Beauty)/ Policy Designation	None.
	Character	Area I- Ockley Weald: A gentle clay vale bowl, includes the newly created open spaces which have been retained as a buffer between the new development at Clayton Mills and the countryside. The open rural character and sweep of landscape up to the ridge is a particular feature.
	Sensitivity	Character sensitivity: Moderate as relatively unspoilt countryside. The fields and open space, which are not actively managed farmland close to, the urban edge are of low character sensitivity. Visual sensitivity: Moderate as local views from the residential areas and footpaths.
	Air Quality Management Area (AQMA)	Medium impact: Considerable amount of traffic could avoid Stonepound.
Public Rights Of Way	Within site	Yes – running north south.
	Adjacent	Yes – to south, north and west.

Flood Risk	Strategic Flood Risk Assessment (SFRA) data	SFRA- External Data Source.	
	Comments	Flood Zone 1.	
Accessibility	Proximity (in metres) to	Primary school	Infant: 750 Junior: 1050
		Secondary school	1050
		Post Office/ Bank	800
		Retail	840
		Health Facility	990
		Formal public open space	500
		Informal public open space	280
		Bus stop	370
		Railway station	950
		Age concern	920
		Library	900
	Vehicular access constraint	Medium impact. Assumed access to Ockley Lane via mini roundabout.	
	Traffic Assessment	High impact. Large development, distant from facilities.	
Utilities	Comments	It is assumed all potential housing sites are, or can be, made accessible to local infrastructure, defined as water, surface and foul water drainage, highways and transport, electricity and gas.	
Site Consideration	Constraints	Site forming informal open space as part of recent residential development to the south.	
	Proposed Use	Residential.	

	Estimated Capacity	150.
	Mitigation (to offset impact of development for e.g. landscape buffer)	Need to consider compensatory/ retention of informal open. Need to protect residential amenity of adjacent residential properties. Would require landscape buffer to north. Potential for development in combination with land to the north (Site 4).
	Deliverable/ Developable	Potentially - in isolation, or in combination with land to the north (Site 4).
	Suitability	Site flat, but with artificial bunds around perimeter. To the south, it borders the recent residential development of Clayton Mills, to the east by rear gardens of properties on Mackie Avenue, to the west by the railway line and to the north by agricultural land. A public right of way runs through the site north south. Development of the site would need to deliver a robust landscape screen along the northern boundary to mitigate visual impact to the north. It would also need to consider the impact of the loss (in part or whole) of the informal open space intended to serve the local community as part of the recent residential development to the south. It is relatively remote from village services and facilities as well as the railway station. It is more than 1km from the Stonepound Crossroad AQMA and so would be relatively unlikely to worsen air quality in comparison to if the site were not developed. The site is immediately to the south of Site 4. There is the potential for the two sites to be developed in combination. Consideration would need to be given to the appropriate layout and mix of land use.

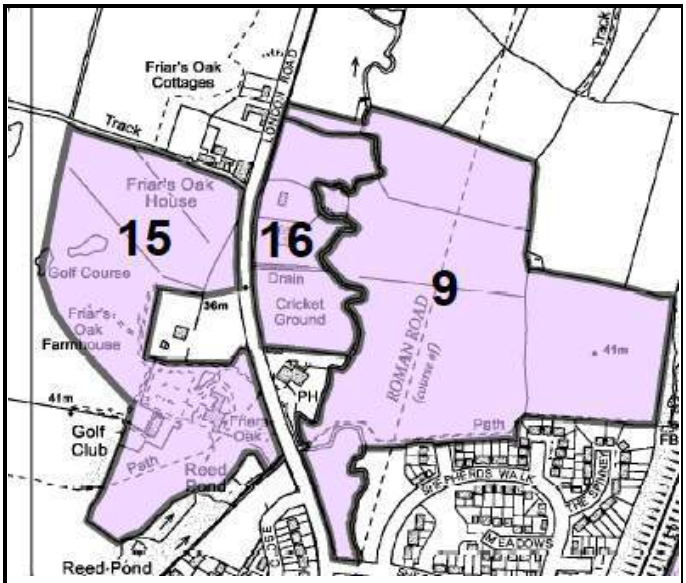
dowsettmayhew
Planning Partnership

APPENDIX A.14

(Hassocks Golf Club)

Hassocks Neighbourhood Plan
Housing Land Availability Assessment

Neighbourhood Plan Site Name	Hassocks Golf Club. (Map Reference: 15)
Site Address	London Road.



Site Context	Site Area	5.1 hectares.
	Current Land Use	Golf club.
	Previously Developed Land (PDL)/Greenfield	PDL.
	Boundary Treatment	London Road A273 to the east. Golf course to the north and south and west. South-east of the site abuts ancient woodland.
	Adjacent Land Use	Golf.
	Topography	Manicured golf course.
	Planning History	DM/15/1596: Screening opinion for development at Hassocks Golf Club Various applications in relation to golf course, including - CN/021/94: New Golf Club House Car Park and green keepers equipment store.
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	None.
	Arboricultural Designations (e.g. Semi Natural Ancient Woodland)	Ancient woodland bounds the site to the southeast.

	Comments	Site bordered by hedgerows and ditches with some wet areas and wooded parts.
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	North of the site there are listed buildings at Hammonds Mill and Friars Oak House.
	Conservation Area	No.
	Archaeological Potential	Archaeological Notification Area.
	Comments	The Historic Environment Record notes a previous archaeological watching brief identified evidence of prehistoric, Romano-British, Anglo-Saxon, medieval and post-medieval activity.
Landscape/Townscape	Landscape Designation (e.g. Area Outstanding Natural Beauty)/Policy Designation	Strategic Gap.
	Character	Area G - Clayton Priory Weald: The distinct north south track is lined by ancient trees and coppice and is evidently an ancient track or drove road. The listed Clayton Priory and associated parkland overlook the area from the north and this large house is a prominent landmark in views from the Downs. There are notable farmstead settlements and listed buildings at Hammonds Mill and Friars Oak House. The Herring Stream (Mill Race) flows across the north of the area from east to west. There are several large ponds which support wild and domestic waterfowl. The block plantation of tall conifers of mixed species is a distinctive feature on the site of Mill Nursery. Small proportion of the site also lies within Area F –Ham Fields Greensand ridge: The northern part of the area is the designed parkland landscape of Belmont and Hurst Wickham on the west and the golf course to the east.
	Sensitivity	Area G - Clayton Priory Weald Character Sensitivity: Moderate as the landscape has been subject to change in more recent years and modern interventions. The parkland landscape to the north of Herring Stream and associated with Clayton Priory is historic designed landscape and is of high sensitivity. Visual Sensitivity: Low/Moderate from the public rights

		of way and the golf course. Area F –Ham Fields Greensand ridge: Character Sensitivity: Moderate to high sensitivity as much of the historic field structure and unimproved grassland is intact. Visual sensitivity: Moderate, as there are views across much of the area from public footpaths and houses on London Road.	
	Air Quality Management Area (AQMA)	High impact, necessary to travel through Stonepound to access village. AQMA Buffer-1000m.	
Public Rights of Way	Within site	Yes – running north-east to south-west before turning east-west.	
	Adjacent	Yes – running both north-south as well as east-west.	
Flood Risk	Strategic Flood Risk Assessment data	Flood Map for Surface Water 1 in 30yr and 1 in 100yr.	
	Comments	Flood Zone 1.	
Accessibility	Proximity (in metres) to	Primary school	Infant: 900 Junior: 1400
		Secondary school	1300
		Post Office/ Bank	1000
		Retail	690
		Health Facility	1300
		Formal public open space	350
		Informal public open space	0
		Bus stop	30
		Railway station	900
		Age concern	1150

		Library	1400
	Vehicular access constraint	Low impact: Straight forward access onto London Road.	
	Traffic Assessment	High impact. Large development, distant from facilities.	
Utilities	Comments	It is assumed all potential housing sites are, or can be, made accessible to local infrastructure, defined as water, surface and foul water drainage, highways and transport, electricity and gas.	
Site Consideration	Constraints	Site within the Strategic Gap and abuts the Local Gap. Proximity to ancient woodland to the southeast.	
	Proposed Use	Residential.	
	Estimated Capacity	125-130.	
	Mitigation (to offset impact of development for e.g. landscape buffer)	Landscape to all boundaries to minimise visual impact; consider layout to minimise extent of development to the north, south and west.	
	Deliverable/ Developable	Potentially.	
	Suitability	The site undulates, reflecting its manicured golf course form. This includes the clubhouse and parking areas associated with this use. It is surrounded on 3 sides by the course and to the east by the public highway. A public right of way runs through the site and connects with the wider network, providing visibility of the course from a number of vantage points. Within the defined Strategic and the Local Gap bordering it to the south. Development would introduce additional built form onto this manicured landscape, which is predominantly green and reduce the openness between Hassocks and Burgess Hill. However, unlike the Local Gaps around the village, the Strategic Gap is larger and more robust, and therefore has greater capacity for development. Whilst not within the Local Gap, the site would potentially impact on the setting and purpose of this area to prevent coalescence and preserve settlement identity, which would in turn harm the setting of the village. It is relatively remote from village services and facilities. The south part of the site would be within 1km of the Stonepound Crossroad AQMA. Development would be likely to increase queuing at the junction, and so worsen air quality in comparison to if the site were not developed. This might be mitigated in part by the traffic	

		associated with the existing use. Consideration would need to be given to the extent of the developable area and landscape mitigation.

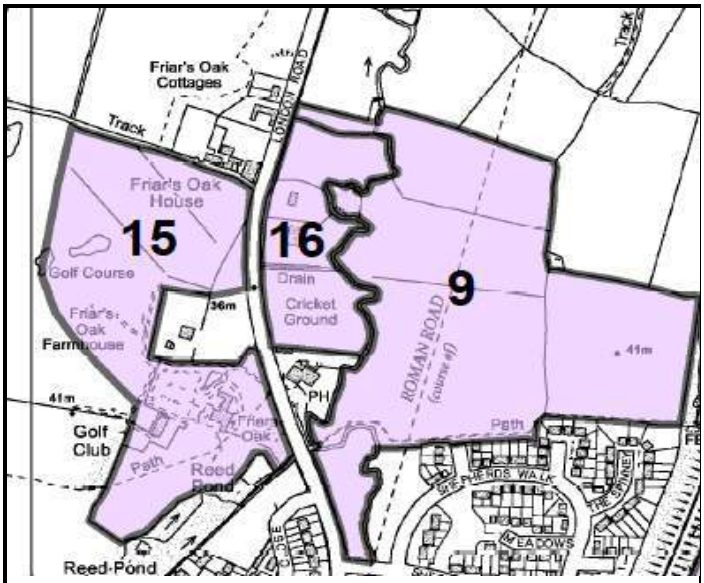
dowsettmayhew
Planning Partnership

APPENDIX A.15

(Land North of Friars Oak)

Hassocks Neighbourhood Plan
Housing Land Availability Assessment

Neighbourhood Plan Site Name	Land North of Friars Oak. (Map reference: 16)
Site Address	North of Friars Oak.



Site Context	Site Area	2.4 hectares.
	Current Land Use	Grassland, with some residential properties. (Cricket ground marked on map).
	Previously Developed Land (PDL)/Greenfield	Some PDL/ predominantly Greenfield.
	Boundary Treatment	Bound to the west by London Road and Herrings Stream. Site 9 to the east. Public House to south. Grassland to north.
	Adjacent Land Use	Grassland.
	Topography	Level, land rises from flood plain.
	Planning History	None.
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	None.
	Arboricultural Designations (e.g. Semi Natural Ancient Woodland)	None.
	Comments	Wet meadows and mature trees on site.
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	Listed building to the East of the site at Friars Oak House.

	Conservation Area	No.	
	Archaeological Potential	Within Archaeological Notification Area (ANA).	
	Comments		
Landscape/Townscape	Landscape Designation (e.g. Area Outstanding Natural Beauty)/Policy Designation	Within Strategic Gap.	
	Character	Area H – Friars Oak Weald: A gently undulating landscape, which rises eastwards from the valley and flood plain of the Herring Stream. The fast flowing and winding Herring Stream flows in a deep channel for south to north and is a focal point of the area. The high embankment of the London to Brighton railway severs to the area from the similar landscape, which lies to the east of the railway. The fields are small with well defined hedged field boundaries.	
	Sensitivity	Character Sensitivity: Moderate, as the historic landscape structure and natural stream channel with its flood plain would be sensitive to change. Visual sensitivity: Low as there are few long views across the area and intervening tree and tall hedgerows curtail views into the area from public roads. There are limited views into this area due to the low-lying topography and tree cover. The more northern parts of the area are open to views from the downs and the public open space to the north and are of moderate sensitivity in this context.	
	Air Quality Management Area (AQMA)	Medium impact: Small amount of traffic, though necessary to travel through Stonepound to access village facilities.	
Public Rights of Way	Within site	No.	
	Adjacent	Yes – to west and south.	
Flood Risk	Strategic Flood Risk Assessment data	Flood Zone 2 and 3.	
	Comments	Small parts of the site are within Flood Zone 1.	
Accessibility	Proximity (in metres) to	Primary school	Infant: 1000 Junior: 1500

		Secondary school	1450
		Post Office/ Bank	1100
		Retail	820
		Health Facility	1350
		Formal public open space	380
		Informal public open space	100
		Bus stop	80
		Railway station	970
		Age concern	1270
		Library	1500
	Vehicular access constraint	Low impact: Straightforward access onto London Road.	
	Traffic Assessment	Low impact: Small development, distant from facilities.	
Utilities	Comments	It is assumed all potential housing sites are, or can be, made accessible to local infrastructure, defined as water, surface and foul water drainage, highways and transport, electricity and gas.	
Site Consideration	Constraints	Flood Risk Zone 2 & 3.	
	Proposed Use	Residential.	
	Estimated Capacity	22.	
	Mitigation (to offset impact of development for e.g. landscape buffer)	Given the majority of the site is within Flood Zone 2 and 3 a sequential approach on site could allow for development outside the higher risk areas. However this will significantly reduce the developable area.	
	Deliverable/ Developable	No – the extent of flood risk would prohibit satisfactory layout and the site does not relate well to the existing built-up area.	

	Suitability	The site falls to the watercourse to the east. Predominantly undeveloped land with some ribbon housing fronting London Road. A public house is located to the south Within the defined Strategic Gap. Development would introduce built form onto land that is predominantly undeveloped and reduce the openness between Hassocks and Burgess Hill. However, unlike the Local Gaps around the village, the Strategic Gap is larger and more robust, and therefore has greater capacity for development. The site is separated from the existing built-up area and is relatively remote from village services and facilities. The site is more than 1km from the Stonepound Crossroad AQMA. Development would be likely to increase queuing at the junction, and so worsen air quality in comparison to if the site were not developed. The eastern part of the site is located within Flood Zone 2 and 3. This significantly limits the likely developable area of the site. The site is not considered suitable for allocation for residential development.

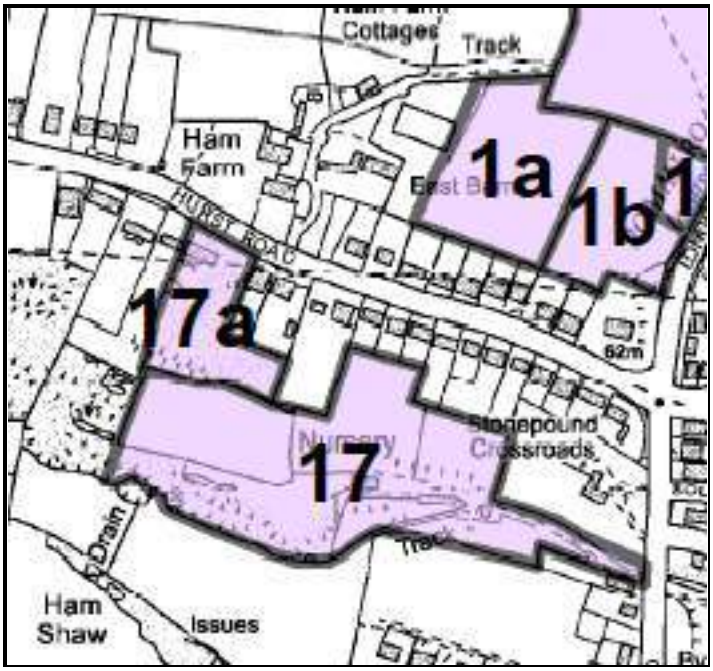
dowsettmayhew
Planning Partnership

APPENDIX A.16

(Russells Nursery)

Hassocks Neighbourhood Plan
Housing Land Availability Assessment

Neighbourhood Plan Site Name	Russells Nursery. (Map Reference: 17)
Site Address	Brighton Road.



Site Context	Site Area	0.8 hectare.
	Current Land Use	Site partially occupied by nursery/ partially grassland.
	Previously Developed Land (PDL)/Greenfield	Mix of PDL/Greenfield.
	Boundary Treatment	Site bounded to the north by residential properties and by open grassland/ residential to the south. Brighton road to the west and woodland to the east.
	Adjacent Land Use	Residential.
	Topography	Sloping north to greens and ridge.
	Planning History	None. Planning permission has recently been granted on land to the south (Land at Sandy Lane, Brighton Road) for the construction of 3 dwellings (14/04215/FUL).
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	None.
	Arboricultural Designations (e.g. Semi Natural Ancient Woodland)	Priority Habitat Inventory Deciduous Woodland borders the site to the east and runs through the site.

	Comments	
Heritage Assets	Listed Buildings Scheduled Ancient Monument	None.
	Conservation Area	No.
	Archaeological Potential	Site within Archaeological Notification Areas.
	Comments	Historic Environment Record notes a range of finds in the local area, including: Neolithic clay spoon; Mesolithic flint work; Mound and burials; - Saxon cemetery; - Iron Age chariot linch pin; and possible Roman Road.
Landscape/Townscape	Landscape Designation (e.g. Area Outstanding Natural Beauty)/ Policy Designation	Site within Local Gap.
	Character	Area E- West Wooded Footslopes; The area is of medium landscape value as it is within the local gap but outside the South Downs National Park. The area is well served by public footpaths, which provide opportunities to get access between villages and into the woodlands. Lag Wood has permissive access and is locally valued for the shallow and accessible woodland stream. Butchers Wood also has public access as Woodland Trust. The intimate pastoral character of the area to the west of London road is unspoilt and tranquil. Urban fringe influences are more evident between the road and the railway, however the heavily wooded landscape tends to mask this in local views.
	Sensitivity	Character sensitivity: Low/Medium where the area has been developed as a nursery and medium in the undeveloped fields and woodlands. Visual sensitivity: Medium as the area is visible from the Downs.
	Air Quality Management Area (AQMA)	High impact due to the close proximity to Stonepound Crossroads. AWMA Buffer- 250 m and 500m.
Public Rights of Way	Within site/adjacent	No.

	Adjacent	No.	
Flood Risk	Strategic Flood Risk Assessment data	Parts of the site within Flood Map for Surface Water- 1 in 30yr, 1 in 100yr and 1 in 1000yr.	
	Comments	Flood Zone 1.	
Accessibility	Proximity (in metres) to	Primary school	Infant: 915 Junior: 1300
		Secondary school	1100
		Post Office/ Bank	980
		Retail	400
		Health Facility	1050
		Formal public open space	650
		Informal public open space	400
		Bus stop	20
		Railway station	640
		Age concern	1000
		Library	1500
	Vehicular access constraint	High impact due to proximity to Stonepound crossroads.	
	Traffic Assessment	Medium impact. Small development, reasonably close to facilities.	
Utilities	Comments	It is assumed all potential housing sites are, or can be, made accessible to local infrastructure, defined as water, surface and foul water drainage, highways and transport, electricity and gas.	
Site Consideration	Constraints	Close proximity to the AQMA. Local Gap.	

	Proposed Use	Residential.
	Estimated Capacity	30.
	Mitigation (to offset impact of development for e.g. landscape buffer)	Unable to provide adequate mitigation
	Deliverable/ Developable	No.
	Suitability	The site falls from the rear gardens of properties on Hurst Road to the north in a southerly direction with a more dispersed line of housing to the south. The site is set back from Brighton Road to the east and is relatively visually contained. It is within the defined Local Gap. Development would introduce additional built form onto the site, and reduce the openness of the Gap between Hassocks and Hurstpierpoint. It would undermine the purpose of the gap to prevent coalescence and preserve settlement identity, which would in turn harm the setting of the village. The site is adjacent to the South Downs National Park along part of its southern boundary. Reasonable access to village services and facilities as well as non-car modes of transport. Close to Stonepound Crossroad AQMA. Development would be likely to increase queuing at the junction, and so worsen air quality in comparison to if the site were not developed. The site is not considered suitable for allocation for residential development.

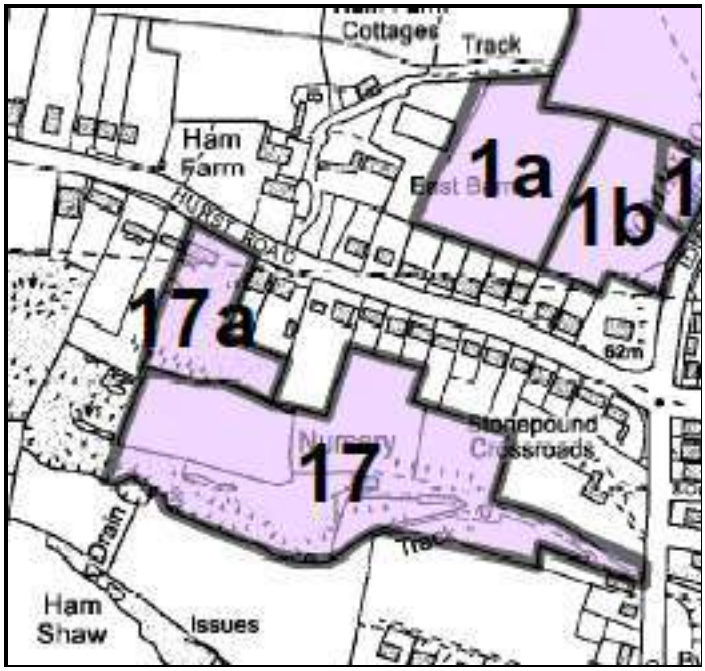
dowsettmayhew
Planning Partnership

APPENDIX A.17

(Sliver Trees)

Hassocks Neighbourhood Plan
Housing Land Availability Assessment

Neighbourhood Plan Site Name	Sliver Trees. (Map Reference: 17a)
Site Address	South of Hurst Road.



Site Context	Site Area	0.21 Hectares.
	Current Land Use	Residential.
	Previously Developed Land (PDL)/Greenfield	Mix of PDL/ Greenfield.
	Boundary Treatment	Part adjoins Hurst Road to the north; domestic properties to the east; site 17 bounds the site to the south.; and Priority Habitat Inventory- Deciduous Woodland to the west.
	Adjacent Land Use	Residential.
	Topography	Land slopes from Hurst Road to the south.
	Planning History	14/00522/FUL: Proposed two-storey dwelling. Application Refused in June 2014 and a subsequent appeal dismissed in March 2015.
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	None.
	Arboricultural Designations (e.g. Semi Natural Ancient Woodland)	Priority Habitat Inventory- Deciduous Woodland adjacent and within site. TPO placed on site that covers a number of trees ref TP/14/0022.

	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	None
	Conservation Area	No
	Archaeological Potential	Site within Archaeological Notification Areas
	Comments	Historic Environment Record notes a range of finds in the local area, including: Neolithic clay spoon; Mesolithic flint work; Mound and burials; - Saxon cemetery; - Iron Age chariot linch pin; and possible Roman Road.
Landscape/Townscape	Landscape Designation (e.g. Area Outstanding Natural Beauty)/ Policy Designation	Local Gap.
	Character	Area E- West Wooded Footslopes: The area is of medium landscape value as it is within the local gap but outside the South Downs National Park. The area is well served by public footpaths, which provide opportunities to get access between villages and into the woodlands. Lag Wood has permissive access and is locally valued for the shallow and accessible woodland stream. Butchers Wood also has public access as Woodland Trust. The intimate pastoral character of the area to the west of London road is unspoilt and tranquil. Urban fringe influences are more evident between the road and the railway, however the heavily wooded landscape tends to mask this in local views.
	Sensitivity	Character sensitivity: Low/Medium where the area has been developed as a nursery and medium in the undeveloped fields and woodlands. Visual sensitivity: Medium as the area is visible from the Downs.
	Air Quality Management Area (AQMA)	High impact due to the close proximity to Stonepound Crossroads. AQMA Buffer- 500m.
Public Rights of Way	Within site	No.
	Adjacent	No.

Flood Risk	Strategic Flood Risk Assessment data	None.	
	Comments	Flood Zone 1.	
Accessibility	Proximity (in metres) to	Primary school	Infant: 965 Junior: 1350
		Secondary school	1150
		Post Office/ Bank	1030
		Retail	450
		Health Facility	1100
		Formal public open space	700
		Informal public open space	450
		Bus stop	70
		Railway station	690
		Age concern	1050
		Library	1550
	Vehicular access constraint	High impact due to proximity to Stonepound crossroads.	
	Traffic Assessment	Medium impact. Small development, reasonably close to facilities.	
Utilities	Comments	It is assumed all potential housing sites are, or can be, made accessible to local infrastructure, defined as water, surface and foul water drainage, highways and transport, electricity and gas.	
Site Consideration	Constraints	Close proximity to the AQMA. Local Gap.	
	Proposed Use	Residential.	
	Estimated Capacity	15.	

	Mitigation (to offset impact of development for e.g. landscape buffer)	Unable to provide adequate mitigation.
	Deliverable/ Developable	No.
	Suitability	The site falls from Hurst Road to the north in a southerly direction. Ribbon development that fronts Hurst Road adjoins the site to the east and west, and Site 17 to the south. As a result of the fall in ground levels, the site is relatively visually contained. It is within the defined Local Gap. Development would introduce additional built form onto the site, and reduce the openness of the Gap between Hassocks and Hurstpierpoint. It would undermine the purpose of the gap to prevent coalescence and preserve settlement identity, which would in turn harm the setting of the village. Reasonable access to village services and facilities as well as non-car modes of transport. Close to Stonepound Crossroad AQMA. Development would be likely to increase queuing at the junction, and so worsen air quality in comparison to if the site were not developed. The site is not considered suitable for allocation for residential development.

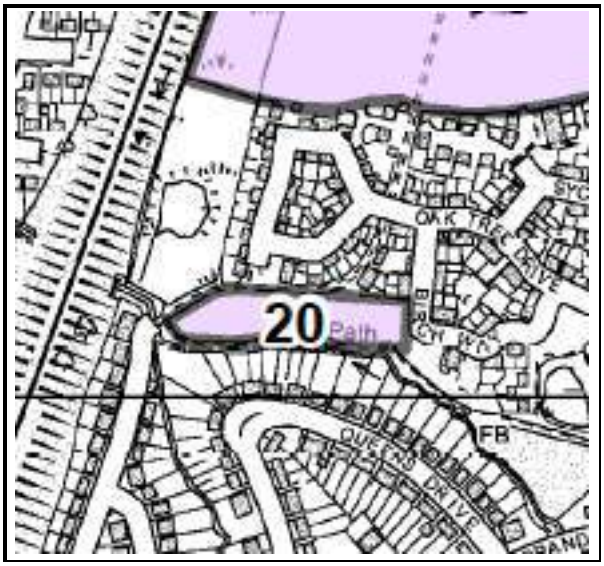
dowsettmayhew
Planning Partnership

APPENDIX A.18

(Undeveloped land south of Clayton Mills)

Hassocks Neighbourhood Plan
Housing Land Availability Assessment

Neighbourhood Plan Site Name	Undeveloped land south of Clayton Mills. (Map reference 20)
Site Address	Southside of Clayton Mills and north of Queens Drive.



Site Context	Site Area	0.5 hectares.
	Current Land Use	Grassland.
	Previously Developed Land (PDL)/Greenfield	Greenfield.
	Boundary Treatment	Bounded to the north and east by residential; trees/hedgerows to the south and west.
	Adjacent Land Use	Residential.
	Topography	Site slopes towards stream.
	Planning History	04/02313- Planning permission identified this parcel of land to be offered for community health facilities.
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	None.
	Arboricultural Designations (e.g. Semi Natural Ancient Woodland)	None.
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	None.
	Conservation Area	No.

	Archaeological Potential	See below.	
	Comments	Historic Environment Record notes excavations have revealed archaeological remains dating from Bronze Age and Roman periods.	
Landscape/Townscape	Landscape Designation (e.g. Area Outstanding Natural Beauty)/ Policy Designation	None.	
	Character	Area 9 Clayton Mills: Cohesive estate on a flattish area, which has been built with details and materials which give it local character. Red roof tiles stand out in views of Hassocks from the South Downs National Park.	
	Sensitivity	Visual sensitivity: Medium as views from the footpath and adjacent open space Character sensitivity; Medium as a green space surrounded by development and the streamside path.	
	Air Quality Management Area (AQMA)	High impact due to proximity to Stonepound. Partially within AQMA Buffer-1000m.	
Public Rights of Way	Within site	Yes - along southern boundary.	
	Adjacent	Yes – along northern boundary.	
Flood Risk	Strategic Flood Risk Assessment data	Flood Zone 2/3.	
	Comments		
Accessibility	Proximity (in metres) to	Primary school	Infant: 500 Junior: 900
		Secondary school	850
		Post Office/ Bank	550
		Retail	615
		Health Facility	760
		Formal public open space	300

		Informal public open space	300
		Bus stop	250
		Railway station	650
		Age concern	690
		Library	800
	Vehicular access constraint	High impact due to proximity to Stonepound.	
	Traffic Assessment	Low impact, small development, reasonably close to facilities.	
Utilities	Comments	It is assumed all potential housing sites are, or can be, made accessible to local infrastructure, defined as water, surface and foul water drainage, highways and transport, electricity and gas.	
Site Consideration	Constraints	Flood Zone 2/3.	
	Proposed Use	Residential.	
	Estimated Capacity	11.	
	Mitigation (to offset impact of development for e.g. landscape buffer)	Some 50% of the site is within Flood Zone 2 and 3. A sequential approach on site could allow for development outside the higher risk areas. However this will significantly reduce the developable area.	
	Deliverable/ Developable	Potentially – but the extent of flood risk would prohibit layout.	
	Suitability	The site is laid to grass and is generally flat, but falls to the watercourse to the south. It is a relatively narrow strip of land that is located between the rear gardens of properties in Queens Drive and recent housing in Clayton Mills. To the east it abuts the public highway of Birch Way. The site is crossed and bordered by public footpaths. There is a tree and hedgeline along the southern boundary and this visually contains the site from wider views.	

		It is acknowledged that the site was reserved for provision of medical centre in conjunction with the development of Clayton Mills. However, this did not proceed. Approximately 50% of the site is affected by flood risk and this impacts on the developable area and the potential layout of development. Consideration would need to be given to ensure flood risk could be managed on site and would not increase flood risk elsewhere.

dowsettmayhew
Planning Partnership

APPENDIX 17

WSCC Letter dated 30th September 2015

Vanessa Cummins
Schools Planning Officer (Area C)
Residents Services/Capital and Infrastructure
0330 222 3046 (Direct)

Vanessa.cummins@westsussex.gov.uk
www.westsussex.gov.uk

2nd Floor, Northleigh
Tower Street
Chichester
West Sussex
PO19 1RF

30 September 2015

Mr Dale Mayhew
Director
DowsettMayhew Planning Partnership

Email only
Dale.mayhew@dowsettmayhew.com

Dear Mr Mayhew,

Education Provision within Hassocks Parish 2014 – 2031

Thank you for your letter dated 18 May 2015 and follow up dated 25 September 2015 and apologies for the delay in response.

WSCC agrees that greater clarity over the evidence base is important to make progress to establish a new school. With this in mind, we wish to confirm that the position set out in the Planning School Places document 2015 is still a good reflection of our current thinking and the direction of travel we would like to see pursued with one proviso that the size of school needed is likely to be larger than the 1FE (210 place school) stated in the table on page 53. This is in order to account for proposed housing in Hassocks and in neighbouring Hurstpierpoint.

www.westsussex.gov.uk/planningschoolplaces (pages 52-56 refer)

In response to your specific queries our latest information is as follows:-

1. Current Published Admission Numbers (PANs)/Net Capacity

   PANs
   Hassocks Infants 90
   Windmills Junior 90
   St Lawrence CE Primary 90
   Albourne Primary 30

   Net Capacity
   Hassocks Infants 285
   Windmills Junior 360
   St Lawrence CE Primary 630
   Albourne Primary 210

2. Current Pupil Numbers

   Year R (current data held by the WSCC Admissions Team 30.9.15)
   Hassocks Infants 93
   St Lawrence CE Primary 90

Albourne Primary 30

Year 1*

(*data carried over from Mar 2015 records. The September school census is not available until mid October 2015)

Hassocks Infants 90
St Lawrence CE Primary 91
Albourne Primary 28

Year 2*
Hassocks Infants 90
St Lawrence CE Primary 90
Albourne Primary 24

Year 3*
Windmills Junior 84
St Lawrence CE Primary 90
Albourne Primary 28

Year 4*
Windmills Junior 85
St Lawrence CE Primary 64
Albourne Primary 29

Year 5*
Windmills Junior 69
St Lawrence CE Primary 62
Albourne Primary 28

Year 6*
Windmills Junior 74
St Lawrence CE Primary 59
Albourne Primary 28

Total Number on Roll (NOR)*
Hassocks Infants 273
Windmills Junior 312
St Lawrence CE Primary 546
Albourne Primary 195

3. Current prediction of future pupil numbers

Recent downloads of information from the Child Health Bureau have not been available to the County Council. An in principle data sharing protocol has been agreed earlier this year and we now await the supply of data, the deadline being the end of September 2015 for an initial download.

In the absence of birth data we have been using high level trend data based on the last 10 years Year R data projected forward for two years. Please see attached graph for the Hassocks locality (Appendix 1).

This indicates the need for at least an additional form and a half (1.5FE) in Hassocks and allowing for headroom we consider it appropriate to plan for a new 2FE (420 place school) bearing in mind the housing in the area and the relatively young population migrating to the village. This trend does not include child product from new housing, it is based on enrolment at Hassocks Infants, St Lawrence and Albourne, over the last 10 years only.

A fresh set of projections will be produced in November and should incorporate Child Health Bureau data (subject to availability) and housing data collected by WSCC inconjunction with Mid Sussex District Council. Our most recent housing trajectory is based on the summer 2014 house survey data and is attached for your information (Appendix 2). The 2015 house survey will be incorporated into the projections in November and annually should reflect committed development, development with planning permission or in an agreed local plan. There are necessarily caveats with this data as housing trajectories may change as may local plans but it is an indication of the direction of travel but less certain the further into the future you are looking.

4. Delivery of Additional School Places

As stated the existing schools have reached the capacity of their sites for permanent buildings with the exception of Albourne Primary. However this is some distance from the growth in demand in Hassocks and proposed future housing. In addition East Sussex County Council have further confirmed that St Margaret's Ditchling is not in a position to expand because of undersized classrooms and limited space for temporary accommodation. Therefore there is a need to identify a new school site.

WSCC would like to work in partnership with the Parish Council Neighbourhood Planning Committee and Mid Sussex District Council to identify a site allocation in Hassocks. Attached is a list of site requirements to be considered when identifying a suitable location (Appendix 3).

Establishing a new school is an involved process and WSCC is likely to liaise with a wide variety of partners. These may include parent groups, community, charity and church groups, existing school heads and governors, early years providers, neighbouring authorities, the Department for Education, the MP and Regional Schools Commissioner. We will endeavour to feedback to the Parish Council and District Council particularly through officers and consultants such as yourself and Mark Bristow at MSDC.

5. Timing of Delivery

WSCC would welcome discussions with the Neighbourhood Planning Committee/Parish Council and MSDC on how phasing of the housing development might take place in order to align the delivery of new houses with the delivery of a school.

We hope some of this information will be useful background to our meeting later this evening and as we proceed. We look forward to working with you in the future in order to provide another primary school to serve Hassocks and more school places in the interim until this goal is achieved.

Yours sincerely,

Vanessa Cummins
School Planning Officer (Area C)

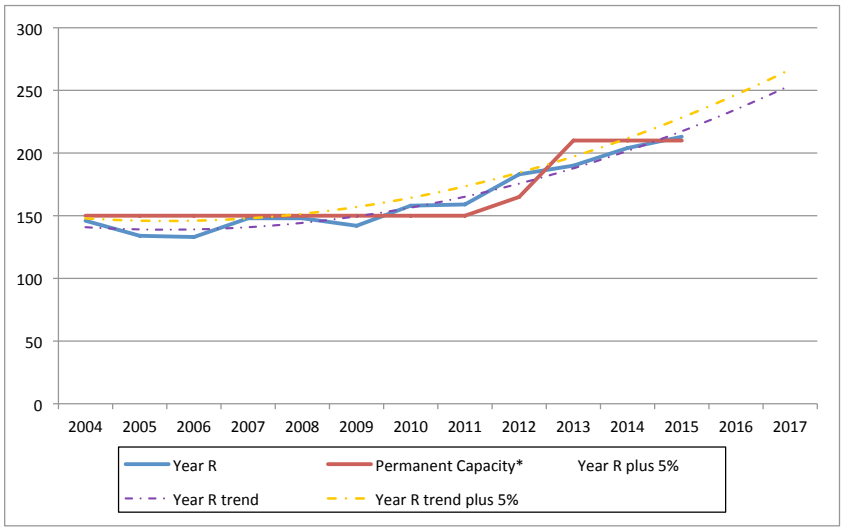
cc:

Ian Credland, Chair of the Hassocks Neighbourhood Planning Committee

Claire Tester/Mark Bristow, Mid Sussex District Council

Graham Glenn/Graham Olway, West Sussex County Council

Supply and Demand for Starting School in Hassocks 2004 to 2015



Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Year R	146	134	133	148	148	142	158	159	183	190	204	213		
Year R plus 5	153	141	140	155	155	149	166	167	192	200	214	224		
Permanent Capacity*	150	150	150	150	150	150	150	150	165	210	210	210		

Aim for 2017 260=8.66F
Current Avail 210=7FE
Note significant new housing planned in

*Permanent capacity does not include additional places to cater for bulges provided at Manor Field in Burgess Hill and additional accomodation at Hassocks Infants from 2010 which is now in permanent.

Committed Housing Data supplied by Monitoring and Records

2014 survey data, surveyed May/June 2014

For Reference purposes only

WardParish	Houses	Flats	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	SiteAddress
Hassocks	70	0	0	0	10	25	25	10	0	0	0	0	0	0	0	0	0	0	Station Goods Yard Hassocks
Hassocks	11	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Land Rear Of Stafford House Ockley Lane Hassocks
Hassocks	10	0	0	7	3	0	0	0	0	0	0	0	0	0	0	0	0	0	Stafford House 91 Keymer Road Hassocks
Hurstpierpoint & Sayers Common	23	0	12	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Land Adj To Chalkers Lane Hurstpierpoint
Hurstpierpoint & Sayers Common	15	0	7	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Land Adj To Chalkers Lane Hurstpierpoint
Hurstpierpoint & Sayers Common	6	0	2	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Land Rear Of 105-109 Cuckfield Road Hurstpierpoint Hassocks
Hurstpierpoint & Sayers Common	0	6	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Sussex House 23 Cuckfield Road Hurstpierpoint
Hurstpierpoint & Sayers Common	140	0	0	0	0	20	50	50	20	0	0	0	0	0	0	0	0	0	Land at Little Park Farm and North of Highfield Drive, Hurstpierpoint
Hurstpierpoint & Sayers Common	57	0	0	0	20	20	17	0	0	0	0	0	0	0	0	0	0	0	Land At, Chalkers Lane, Hurstpierpoint, West Sussex
Pyecombe	20	0	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0	Between Church Lane and A23 Pyecombe

Proposed new school sites as part of Section 106 Agreements

The following points should be addressed/complied with as part of all Section 106 Agreements where a new school site is proposed.

The developer will be required to provide the following:

- A level and regular shaped site.
- Utilities to the site boundary including gas, water, electricity, foul and surface water discharge. Documentary evidence to be provided.
- An access road and footpath to site boundary. Details of proposed finish levels to be provided.
- A site which is free of existing, or new, underground or overhead services.
- Details of any previous or existing way leaves, easements or covenants.
- A site which is free of public access (Rights of Way) or access to adjacent land and properties.
- A site which is free of contaminated soil.
- Details of previous land usage.
- Nature of adjacent land use before development and post development. Include details of neighbouring disputes, railway lines and flight paths.
- If applicable, details of conservation area/Area of Outstanding Natural Beauty (AONB)/Site of Significant Importance/National Park.
- A site which is free of planting (existing or new) which would colonise the site and inhibit or delay the development of the site, including notifiable species, ancient woodland/hedgerows or Tree Preservation Orders (TPO).
- A site which has been included within the overall development site clearance and is free of 'endangered wildlife'. Documentary evidence of surveys and reports to be provided.
- A site which is free of ecological matters such as flood risk, water courses, culverts, underground springs/streams. Details of ecological matters on adjacent land to be provided. Documentary evidence to be provided.
- Details of potential/known archaeological issues. Documentary evidence to be provided.
- Specialist site boundary fencing if site is adjacent to a railway line, sewage plant, motorway/dual carriage-way, bus depot or facilities which will cause acoustic issues for the school users.
- Early access to the site for WSCC employees and their agents to ensure site is fit for purpose, to undertake surveys and inspections prior to construction. Site to be clearly set out with tamper-proof markers.
- CAD drawings (DWG as well as PDF format) to be provided prior to sign off of Section 106 Agreement to ensure site is fit for purpose.

dowsettmayhew
Planning Partnership

APPENDIX 18

MSDC Response to Draft Pre Submission HNP

Hassocks Neighbourhood Plan Para/Policy	MSDC Comments	Recommended changes to be made to Plan (additional wording underlined)
Foreword	No comments made on Foreword.	Plan period in Foreword to read' "The Hassocks Neighbourhood Plan is a vision for 17 years from 2014-2031".
Policy 10: Outdoor Playing Space	May want to include a caveat around viability and also allow for offsite provision- for example I question if it would be feasible to provide outdoor playspace on the National Tyre Centre site which is being suggested could yield 20 units.	Policy to be updated to read: "Development proposals of 15 or more homes will be required to provide play areas and associated equipment. This should be preferably provided on site or alternatively via payment of a commuted sum for offsite provision.

Hassocks Neighbourhood Plan Para/Policy	MSDC Comments	Recommended changes to be made to Plan (additional wording <u>underlined</u>)
Policy 12: Education Facilities	The second criterion of this policy seems a bit difficult to overcome as the only options will be within the National Park or in one of the gaps. There is no scope for a site to come forward for school provision outside of one these designations. It might help if this criteria was explained a little more fully to indicate precisely how an officer should weigh up and determine the application for a new school.	Additional Para to be included following 5.18 to read; "It is acknowledged that the Parish is constrained in landscape and planning policy terms including for example designation of land within the South Downs National Park and within policy Gaps that border the built up area of Hassocks on three sides. As a result the selection of the preferred site for the school will involve a balance of need against environmental impact. These considerations will need to be identified and thoroughly explored in the feasibility study to be undertaken by the LEA. It is acknowledged that the preferred sit is unlikely to be located in an area unfettered by protected landscape designations. The feasibility study will therefore need to demonstrate how any harm to such designations is justified by having regard to potential impacts on alternative sites".
	The penultimate criterion isn't sufficiently clear in what is meant by "access to adjacent land….." Does it mean it should or that it should not?	Recommend Policy reads; "Site is free of public access (Rights of Way), <u>and does not enable access</u> to adjacent land <u>or</u> properties.

Hassocks Neighbourhood Plan Para/Policy	MSDC Comments	Recommended changes to be made to Plan (additional wording <u>underlined</u>)
	I am a little concerned that this policy may receive an objection from WSCC which would be most unfortunate. There is a duty to ensure that adequate infrastructure is provided in the NPPF when promoting development in order to ensure that it is sustainable. I recommend some further consideration is given to the policy wording if the Parish Council are uncomfortable in formerly allocating a site at this stage. Please also see my comments in relation to policy 14 and policy 15 as this may provide an alternative mechanism to indicate support for a school site.	No changes to be made to Policy 14 and Policy 15. Comments noted however until such time as the feasibility study is undertaken the Parish are unable to allocate a specific site which could facilitate a two form entry school. Selection of housing sites followed a careful site by site appraisal. It is considered appropriate that a similar exercise is undertaken for a school site. This has been requested of West Sussex County Council and the Parish Council is liasiing with County on this issue. The Parish Council understand this work has now commenced.
Paragraph 6.11 (Housing Allocations)	Should read "….undertaken….and other known sources….".	Para 6.11 to be updated to read: "In order to achieve this, an assessment has been undertaken of an extensive range of candidate housing sites, identified by landowners and their agents through a "call for sites: and <u>other</u> known sources such as the District Strategic Housing Land Availability Assessment."

Hassocks Neighbourhood Plan Para/Policy	MSDC Comments	Recommended changes to be made to Plan (additional wording underlined)
Para 6.14 (Hassocks Golf Club)	Last sentence I note overall density of circa 25 dwellings p/h. The District Council is currently consulting on a Focused Amendments Document in which there is a policy on density DP24A seeking 40 dph, it is recommended that consideration is given to upping the density to increase a higher yield.	Para 6.14 to be updated to read; "This would provide for up to 130 dwellings at an overall density of circa 25 dwellings per hectare. The density of the site reflects local aspiration and seeks to contribute towards the Parish's housing need, whilst recognising the sensitive edge of village location of the site".
Para 6.16 (Hassocks Golf Club)	should read " ….to ensure the long term maintenance…"	Para 6.16 to be updated to read; "....Ownership of this retained course and public open space would be passed to either the Parish Council or an appropriate Trust, to ensure the long term maintenance of this area as suitable Green Infrastructure".
Policy 14: Hassocks Golf Course	Is it intended that the golf course will be handed over to the Parish Council? It seems to me to be quite a big ask .	No changes recommended to Plan. Para 6.16 provides further information on how ownership of the retained course and public open space will be passed to either the Parish Council or an appropriate trust.
	In addition is the golf course element intended to be on the same land as the proposed housing allocation? – it isn't sufficiently clear how officers are to interpret the policy should a scheme for a 9 hole course and housing come forward as 1 application.	Bullet point 11 of Policy 14 to be amended to read: "Provide a 9 hole golf course facility and associated infrastructure, including but not limited to, a club house and associated parking on land surrounding the housing allocation; and.....".

Hassocks Neighbourhood Plan Para/Policy	MSDC Comments	Recommended changes to be made to Plan (additional wording <u>underlined)</u>
	The criteria above indicate that it would not be acceptable for residential elements to extend into any of the gaps, but I assume that the golf course element would be permissible?	
	It might also be helpful to indicate through an additional criterion that the provision of a school site should be made available should it become clear that there are no alternative sites available.	No changes to be made to Policy 14. Comments noted however until such time as the feasibility study is undertaken the Parish are unable to allocate a specific site which could facilitate a two form entry school. Selection of housing sites followed a careful site by site appraisal. It is considered appropriate that a similar exercise is undertaken for a school site. This has been requested of West Sussex County Council and the Parish Council is liasiing with County on this issue. The Parish Council understand this work has now commenced.

Hassocks Neighbourhood Plan Para/Policy	MSDC Comments	Recommended changes to be made to Plan (additional wording underlined)
Policy 15: Land to the north of Clayton Mills and Mackie Avenue	It might also be helpful to indicate through an additional criterion that the provision of a school site should be made available should it become clear that there are no alternative sites available. To help keep options open at this time.	No changes to be made to Policy 15. Comments noted however until such time as the feasibility study is undertaken the Parish are unable to allocate a specific site which could facilitate a two form entry school. Selection of housing sites followed a careful site by site appraisal. It is considered appropriate that a similar exercise is undertaken for a school site. This has been requested of West Sussex County Council and the Parish Council is liasiing with County on this issue. The Parish Council understand this work has now commenced.
Policy 18: Housing Mix	This policy is incomplete in the version I have seen. As a general point to note there is a demand for 1 and 2 bedrooms in particular across the District and this seems to be reflected in the Census data for Hassocks	Recommend Policy is updated to read: “Development proposals which provide a mix of dwelling types and sizes will be supported”. Recommend Para 6.39 is updated to read; “Reflecting the imbalance of supply and demand, it is considered appropriate to seek new residential development to provide a mix of housing types. Support will therefore be offered to developments which seek to contribute to the demand for 1 and 2 bedrooms dwellings. This will serve to ensure that the needs of all sizes of households are likely to be met in future development.

Sustainability Appraisal Para/Section	MSDC Comment	Recommended changes to be made to SA (additional wording underlined)
Para 2.1	The CLG Plan Making Manual was cancelled a few years ago. This should probably now refer to the NPPG.	Para 2.1 to read: " This SA has been prepared in accordance with the following Government guidance: Planning Practice Guidance: Strategic Environmental Assessment and Sustainability Appraisal.
Para 4.4	Refers to 5 strategic objectives, lists 7.	Para 4.4 to read: The following are the 7 Strategic Objectives for the consultation draft HNP.
Housing Number appraisal:	Option (A) mentions a figure of reduced household size by 3.2%, Option (C) mentions a demographic change rate of 14.1%. Where have these figures come from (they are not mentioned in the District Council's HEDNA for example). Would be useful, if they are to form the basis of these options, to set out where these options have come from (i.e. why they are 'reasonable alternatives')	Recommend SA appraisal includes footnote to reference "Hassocks Parish Council Neighbourhood Plan Working Group August 2015: Estimation of Future Housing Needs in Hassocks".

Sustainability Appraisal Para/Section	MSDC Comment	Recommended changes to be made to SA (additional wording <u>underlined)</u>
Appendix 4	Housing allocation options": Whilst the identification and appraisal of sites is supported, there is no commentary to explain any differences between the appraisals of the sites – in other words, there is no clear justification for choosing their preferred sites as the scoring isn't explained. For example, without commentary, it may be argued that sites 8 and/or 9 appear equally as sustainable as site 4 or 15 (i.e. the preferred options).	Recommend SA Appendix 4 includes individual sustainability site assessment appraisals.
	As this is likely to be a contentious area at examination, it would be worth expanding appendix 4 with some commentary that justifies any main differences between the site appraisals. Examples include: why sites 8/9/15 score more positively on economic objectives than others, why 1b/1c/2/10 score well on the climate change objective, why 4/9/etc scores less negatively on the protection of the countryside objective. In general, non-housing policies appraised in other plans haven't had that much detail and examiners haven't been too fussed, but housing numbers/ sites could do with more justification so as to be able to robustly defend decisions later down the line.	

dowsettmayhew
Planning Partnership

APPENDIX 19

Stakeholder References

STAKEHOLDER REF	STAKEHOLDER
1	Aerodrome Safeguarding Officer
2	NFU South East
3	Linda Brewer
4	Kate Sexton
5	Alex Rogers
6	Mr Chris Davies
7	Sarah Allred
8	Louise Dunkley
9	Mike Allred
10	Stephen & Jackie Welch
11	Stephen Clayton
12	Neil Charman
13	Sharon Saunders
14	Joan Charman
15	Mike Keen
16	Planning Sphere Limited on behalf of Hassocks Golf Club
17	Steve Hill
18	Helen Oakensen
19	Dan Young
20	Jacqueline O'Shea
21	Sue Milnthorpe and Paul Roberts Owners, Lag Wood and Pheasant Field
22	Diana Webley
23	Geoff Moore
24	Alick Rouse Mighall,
25	Jean Lane
26	Julian & Freda Vousden
27	Jamie Ritter
28	Vivienne Cavagnoli
29	Sue and Paul Catford.
30	South Downs Society
31	Sonia Goodsell
32	Richard King
33	Alison Halliwell
34	Liz Handford
35	David Creaton
36	Meredy Brooks
37	David Rea
38	Janet Coop
39	Mr and Mrs Tovey
40	Matt Cunningham
41	Alison, Matthew and Neve Cunningham
42	Sue Hanna
43	Melanie Dumbrill
44	Brian Heath
45	Mr & Mrs G Smith
46	Katy Weir
47	Carol Nevett (Mrs)
48	Robert Alexander
49	Joyce Bellingham
50	Laura Heywood
51	Mrs R Macve
52	Denise Woods
53	Liz Edmunds
54	Gary Smitherman
55	Lucy Chapman
56	Mark Alder

STAKEHOLDER REF	STAKEHOLDER
57	Lesley Skidmore
58	Matt McGuire
59	Laura Spicer
60	Sally Booker (Mrs)
61	Lisa brogden
62	Mary Barnard
63	Jonty Myles
64	Mr and Mrs Meagher
65	Cathy Burt
66	Julia & Malcolm Stalker
67	Amy Tarrant
202	Carole Hepple
68	David Taylor
69	Mike Ives
70	Brian Bowen
71	A.M.O'Brien
72	Ian Bailey
73	Ann Foster
74	Nigel
75	Rebecca Marshall
76	Stephen and Josephine Horne
77	Andrew Bonner
78	Tony Surridge
79	Geoff Copley
80	Eileen Spicer
81	Will Attfield
82	Nigel
83	Rebecca Marshall
84	Stephen and Josephine
85	Martin and Tina Lucas
86	Martin Sharp
87	Diana Penly
88	Ms G Newell
89	Richard Hearle.
90	Michael Hanna
91	R. P. Brewer
92	Mark Kelly
93	Michael D'Imperio
94	Graham McGee
95	Laurence Traboulsi
96	Valerie Alford
97	Valerie Alford
98	Chris Dugdale
99	M.Langridge
100	Maureen Hart
101	Richard Marsden-King
102	Claire Blake
103	Mrs Valerie Palladino
104	Shirley Penny
105	Juliet Merrifield Signed on behalf of the HKD Transition group:
106	Mrs Ann Crowe

107	Christopher Hobson
108	Jonathan Woolmer Gleeson Developments Limited
109	Margaret Bryant
110	Troy Raftery
111	Sally Smitherman
112	Katrina Wilson
113	Alex Sparasci
114	Colin Smith & Andrea Nailard-Smith
115	Gordon Macleod and Alison Roy
116	Andrew Coop
201	Susan Watts
117	Clayton Mills, Mackie Avenue Residents Management Company
118	Sue Bill and Caroline Tankard
119	Dawn Langston
120	Sidney and Jennifer Goodey
121	jennifer Epstein
122	Sarah McGuire
123	Graham Burst
124	David Cumberland
125	David Doyle
126	L. McAleenan
127	Mrs. S. Hanna
128	V M Palladino.
129	Felicity Tanous
130	Rachel Griffin
131	Gill McPeake
132	C.R.C Mansfield
133	Jane Trevitt
134	Nicky Sharp
135	Vivienne Cavagnoli
136	A Leonard & D Mason
137	Matthew Street
138	Mr & Mrs Goodsell
139	Graham Meredith
140	Tim Green
141	A C Edwards L J Edwards
142	Mrs Sharon Saunders
143	Miranda Pocock
144	Geoffrey Sear
145	Rita Parker
146	Anthony Gibson

147	Rob Wilson
148	Jackie Headicar and Ken Headicar
149	Claire Tindall
150	John & Philippa Raftery
151	Michael Ward
152	Stephen Sexton
153	Alison Leitch
154	Mr Robert Glaister
155	Mrs M Clayton
156	Michael Bullen
157	Mr N Clayton
158	Peter Robinson
159	Matthew Webbon
160	Chris Webbon
161	Mick Macve
162	V L Clayton
163	Rosemary Hayhurst
164	George Hayhurst
165	Sylvia Smith
166	Simon Bareham Lewis and Co Planning
167	Scott Jameson -
168	Sharon Hunter
169	Lesley Skidmore
170	Edward Emmerson
171	Mr. Keith West. Mrs. Elizabeth West
172	Lynn Binns
173	Faye Hopkins
174	Mark Best For and on behalf of Parker Dann
175	Luke Challenger Nexus Planning Ltd
176	Sarah Hughes
177	John Orchard
178	Charlie Hindle
179	BN6 8EG
180	Philip Keighley
181	Trevor and Isabelle Mason
182	Sara Marsden-King
183	Matthew Craig for and on behalf of Mrs H Widdicombe (formerly resident of the parish)
184	Sigma Planning on behlf of Rydon Homes who hold an interest in land north of Shepherds Walk

185 LATE	Kirsty Horner
186	AW Rosewell
187	Mr and Mrs Stroud
188	Anne Reeve
189	Peter Reeve
190	Mr and Mrs Barton
191	RN/Ones
192	Richard Hearle
193	Elizabeth Murphy
194	Martin Cockram and Nicola Cockral
195	Margaret Hoy
196	Greta Ripley
197	Mae Fuller
198	S.F Bailey
199	Margaret A.Imes
200	Yvonne Early

dowsettmayhew
Planning Partnership

APPENDIX 20

Hassocks Neighbourhood Plan

Proposed Local Green Space Sites

Regulation 14 Pre Consultation Plan

NPWG Response Paper

June 2016

Hassocks Neighbourhood Plan

Proposed Local Green Space Sites



Regulation 14 Pre-Consultation Plan

NPWG Response Paper

June 2016

HASSOCKS
PARISH COUNCIL

Introduction

This report has been prepared in support of the proposed allocation of seven sites as Local Green Space as described in Policy 3 of the Hassocks Neighbourhood Plan (Regulation 14 pre-Consultation, January 2016). Local Green spaces can be designated as part of the Neighbourhood Plan provided they meet criteria described in Paragraph 77 of the National Planning Policy Framework (NPPF), which are set out below:

- 'where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.'

Policy 3 of the Neighbourhood Plan states:

> **Policy 3: Local Green Spaces**
>
> The Neighbourhood Plan designates the following locations as Local Green Spaces (as shown on the Proposals Map);
>
> • Land to the north of Shepherds Walk (LGS1)
> • Land at the Ham (LGS2)
> • Undeveloped land south of Clayton Mills (LGS3)
> • Land to the east of Ockley Lane (LGS4)
> • Land at South of Downlands (LGS5)
> • Land to the west of the railway line (LGS6)
> • Land at Pheasant field (LGS7)
>
> Development proposals, which conflict with the purpose of this designation, will be resisted in these areas.

A copy of the Proposals Map showing the seven proposed Local Green Spaces is included overleaf.

The Regulation 14 Pre-Consultation Neighbourhood Plan has been issued for consultation and a number of objections and representations have been made in relation to the seven proposed Local Green Spaces. A substantial number of broad representations in support of the allocations were received.

This paper has been prepared in support of the Neighbourhood Plan in order to present the case for designation and to address specific comments raised by Consultees in response to the proposed designations.

The report is set out in two Parts.

Part 1 comprises the original paper prepared a part of the Evidence Base in support of the proposed Neighbourhood Plan which assesses each of the proposed sites against the NPPF criteria;

Note: Part 1 of the LGS assessment has been updated to address points of accuracy raised by land owners.

Part 2 comprises a response to the objections raised as part of the Regulation 14 consultation in relation to individual sites

The original paper prepared in as part of the evidence base to the Neighbourhood Plan assessed nine possible greenspace sites. Seven sites are proposed for designation. The designated LGS number has been added to the original paper for clarity. Aerial photographs locating the individual sites and photographs of each site have also been added.

- A number of comments and observations were made during the Regulation 14 Consultation as to whether the proposed LGS sites met the following NPPF criteria:
  the site must be 'in reasonably close proximity to a local community'
- The site must not be 'an extensive tract of land'

Text dealing with these specific points has been added

All documents have been prepared by Virginia Pullan (BSc, MA, CMLI) and David Withycombe (BSc, MSc, MLI) as co-opted members of the Neighbourhood Plan Working Group. This paper should be read in association with the following documents which also form part of the evidence base to the Neighbourhood Plan:

- Hassocks Parish Landscape Character Assessment
- Hassocks Parish Strategic Views
- Hassocks Parish Cultural Heritage
- Hassocks Parish Townscape Assessment
- Hassocks Parish Wildlife Asset Identification

Part 1: Paper prepared in support of the Regulation 14 Neighbourhood Plan

Proposed Local Green Spaces (LGS) and Enhanced Footpaths (EP)

Introduction

As part of the neighbourhood Plan process a Parish can designate areas of Local Green Space (LGS). A LGS is required to satisfy the following criteria:

- It must be "in reasonably close proximity to the community it serves"
- It must be "demonstrably special to a local community"
- It must "hold a particular local significance" because of at least one of the following:
    - Beauty
    - Historic significance
    - Recreational value (including as a playing field)
    - Tranquillity
    - Richness of its wildlife
- It must be "local in character"
- It must not be an "extensive tract of land"

The NPWG has identified nine potential LGS sites within and around the village. Each site has been allocated an LGS number as shown on the LGS Plan. A number of these sites have also been considered as potential housing allocation sites. For ease of cross reference where sites or parts of sites have been considered for housing allocation the housing allocation site number (HA..) is also given in the descriptions below. All land owners have also been written to in order to determine whether they would be happy for the individual sites to be considered as a potential LGS. A summary of the responses received to date is included at the end of this report. The responses received have been taken into account in this assessment.

The NPWG has undertaken a review of these sites to assess the degree to which these potential sites meet the LGS criteria set out above. All of the sites are considered to meet the following criteria:

- It must be "in reasonably close proximity to the community it serves"
- It must be "demonstrably special to a local community"
- It must be "local in character"
- It must not be an "extensive tract of land"

The sections below provide a description of each of the nine LGS candidate sites, together with a discussion as to the "local significance" of each site.

The concluding section provides a "traffic light" assessment of each site with reference to the above criteria and also takes account of the following:

- The preferences expressed by the local community at the last housing consultation
- The overall recommendations of the NPWG as regards the allocation of individual sites for housing
- Responses received from land owners

The purpose of the traffic light assessment is to consider the sites in the light of the requirements of the NPPF that the LGS designation should be consistent with 'the local planning of sustainable

development', specifically in the case of the Neighbourhood Plan sites recommended for allocation for housing.

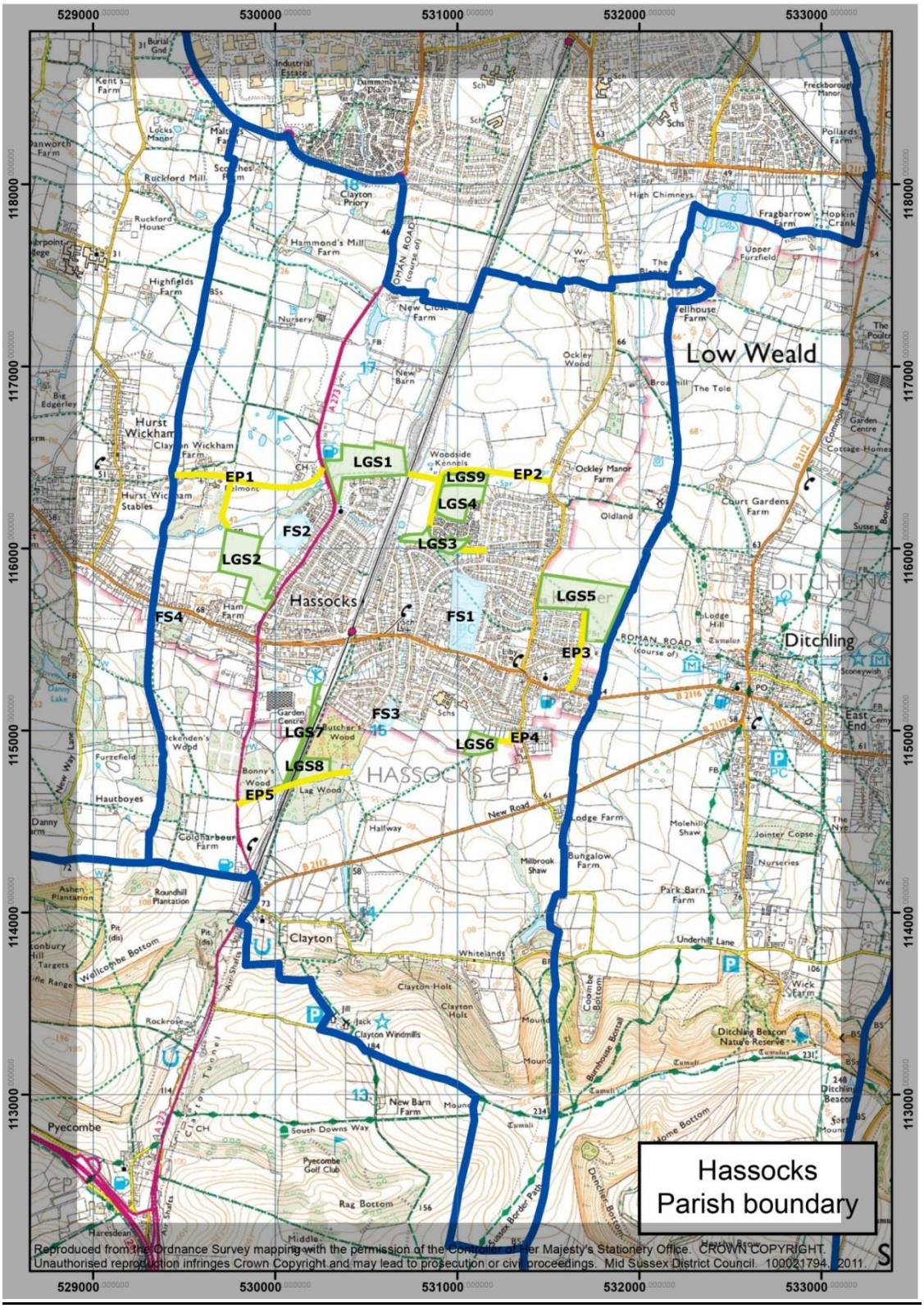


Figure 1: Proposed Local Green Spaces and Enhanced Footpaths

Individual Site Descriptions and Local Significance – Discussion

LGS1 (HA Site 9) – Policy 3 designated as LGS1

Site and Location



This is an area of two fields to the north of Shepherds Walk and an adjoining area of public open space to the west of Shepherds Walk. The open space is an informal area adjacent to the Herring Stream. Local residents have put forward a written case for designation of the fields as local green space. There is a planning application pending for housing on part of this site.

Public Access

A public footpath crosses the area from west to east and the fields have been used by local residents as informal access for many years. . It is recognised that apart from the public right of way across the area the current open access is at the discretion of the landowner.

Criteria for designation as LGS

Reasonable Proximity to a local Community

The land lies on the northern edge of Hassocks and adjoins an area of housing to the south. There is access to the land via a footpath. It is, therefore, considered to be in reasonable proximity to a local community.

An Extensive Tract of Land

The site comprises two medium sized fields linked by a public right of way. The site is enclosed by a hedgerow to the north, the railway to the east, housing to the south and London Road to the west, creating a defined landscape parcel. It is, therefore, not considered to be an extensive tract of land.

Landscape character and views

There are views across the area from the public footpath and from the adjacent houses. The area has an unspoilt rural character. The winding channel of the Herring Stream forms the western boundary of the area. The fast flowing Herring is in a deep channel and is a focal point of the area. Mature trees along the stream channel, willows and alders, enhance the visual and landscape value of the stream.

Heritage significance

The mature trees and hedgerows which define the field boundaries in this area suggest this is an historic landscape.

Wildlife significance

The ancient hedges and mature oak trees are a potential habitat for a diverse range of species. The woodland on the railway embankment and the Herring Stream which form the boundaries to the area are also rich in wildlife. The wet meadows in the flood plain of the stream are a valued habitat.

Recreational value

The area is used by local people for informal recreation and is highly valued for its rural character and tranquillity. The public footpath is part of a longer distance route between Ditchling and Hurstpierpoint and is part of a circular route around the village.

LGS2 (HA Site2) Policy 3 designated LGS2

Site and Location



These fields lie to the west of London Road and are part of Ham Farm. The eastern field is part of a site that was recently refused permission for residential development at appeal and a revised application is currently pending. The area is highly valued by local residents and walkers.

Public Access

The fields are crossed by a public footpath and are used for informal access by local people. This right of way gives access to the golf course and the circular path around the village. It is recognised that apart from the public right of way across the area the current open access is at the discretion of the landowner.

Criteria for designation as LGS

Reasonable Proximity to a local Community

The land lies immediately to the west of properties on London Road, on the western edge of the village. The site also partially adjoins Belmont Recreation Ground and the golf course to the north and is overlooked by properties to the south. There is direct access from the residential areas on London Road via a footpath. It is, therefore, considered to be in reasonable proximity to a local community.

An Extensive Tract of Land

The site comprises two medium sized fields linked by a public right of way. The site is enclosed by properties on London Road to the east, the golf course and Belmont Recreation Ground to the north and existing fields to the west and south. The site benefits from a relatively enclosed character and it is, therefore, not considered to be an extensive tract of land.

Landscape character and views

There are views across the area from the public footpath and from the adjacent houses on London Road. The area has an unspoilt rural pastoral character with mature trees and hedgerows. There is a key viewpoint from the edge of the Hurst Wickham ridge which affords views south across the area and beyond to the downs.

Heritage significance

The area has rich archaeological potential with evidence of prehistoric, Bronze Age and Roman remains. There is a possible Roman cemetery and a Romano-British Settlement at Ham Farm. The area has the central section of an archaeological notification area as the route of the Roman Road from Ham Farm to New Close Farm, Hassocks.

Wildlife significance

There is wildlife value in the mature hedgerows, grazing land, hedgerows and mature trees. Barn owls are often seen hunting the fields in this area.

Recreational value

The area is used by local people for informal recreation and is highly valued for its rural character and tranquillity. The public footpath links to a circular route which runs around the village.

LGS3 (HA Site 20) – Policy 3 designated LGS3

Site and Location



This linear site links Grand Avenue with Woodsland Road and lies to the south of the new houses in the Clayton Mills estate. Part of the area south of Clayton Mills is a public open space and the other half was set aside for a health centre.

Public Access

The area is accessed by the public footpath which follows a stream running west to east. Part of the area is public open space associated with the Clayton Mills development and the rest is woodland separated from the footpath by the stream. This is an important footpath link between within the village linking Clayton Mills to Adastra Park.

Criteria for designation as LGS

Reasonable Proximity to a local Community

The site is enclosed by residential development to the north and south and forms an important green corridor adjoin the stream. A public footpath runs alongside the stream. The site is, therefore, considered to be in close proximity to a local community.

An Extensive Tract of Land

The site comprises a single, enclosed small field bordering a stream. The site is, therefore, not considered to be an extensive tract of land.

Landscape character and views

The area is an important green infrastructure corridor in the centre of the village. The mature trees and streamside footpath are an attractive recreational link through the northern residential part of the village. There are limited views from the area as it is enclosed by trees.

Heritage significance

This corridor is part of an historic footpath link following the stream through the village from Ockley Lane via Adastra Park to Woodsland Road. This also links to the circular route around the village.

Wildlife significance

The stream and associated mature trees are a valuable wildlife corridor. The land set aside for the health centre has become overgrown and has wildlife potential.

Recreational value

This area is of high recreational value as a green corridor with associated footpath and open spaces.

LGS4 (HA Site 13) – Site not designated as LGS

Site and Location



This is an area of land which was part of landscape planning condition to be open space to serve the new development at Clayton Mills. This has never been fully implemented. The northern part of the area is a ploughed field bounded by a public footpath to the north.

Public Access

The site has open access and a pubic footpath crosses the area form south to north and joins the east west footpath on the northern boundary.

Criteria for designation as LGS

Reasonable Proximity to a local Community

The land is bordered to the south and east by existing residential development, with public access via an existing footpath providing direct access to the land from the residential areas to the south. It is, therefore, considered to be in reasonable proximity to a local community.

An Extensive Tract of Land

The site comprises a single medium sized field on the edge of residential development. It is, therefore, not considered to be an extensive tract of land.

Landscape character and views

There are views for the area to the open countryside to the north and equally there are views back across to this area from the ridge of Burgess Hill. The character of the area has been changed by the development of Clayton Mills and would benefit from being brought into positive management.

Heritage significance

An archaeological notification area covers the northern section of the area where possible Bronze Age and Roman remains have been found.

Wildlife significance

There is a spring rising in land north of Mackie Avenue creating a wetland and continuing across the footpath as a stream. The hedgerow on the northern boundary has wildlife value as do the mature Horse chestnut trees at Woodside Grange. There is mature mixed woodland along railway line which supports mature oak trees.

Recreational value

The area has the potential to provide informal recreation with enhanced management. The existing large bunds are a deterrent to less able users of the site. The well-used footpaths crossing the area are valued for views to the wider countryside and as part of the circular route around the village.

LGS5 (HA Site 8) - Policy 3 designated as LGS4



Site and Location

This site is two medium sized agricultural fields which lie to the east of Ockley Lane. Both fields are in private ownership. The owner of the western field has put the site forward for potential residential and school development.

Public Access

The fields are crossed by a public footpath which is well used as the route from Hassocks to Ditchling. The western field was laid to pasture for many years and was very popular with dog walkers as a circular walk. There is now a crop in the field and the main access is a wide path across the footpath through the middle of the field which is heavily used. The eastern field remains under pasture and there is an informal path around the perimeter of the field which is popular with local dog walkers. It is recognised that apart from the public right of way across the area the current open access is at the discretion of the landowner.

Criteria for designation as LGS

Reasonable Proximity to a local Community

The land lies on the north eastern edge of the village with existing residential areas to the south and west. Three paths provide direct links to the neighbouring residential areas. This site is considered of particular importance to the setting of the village in views from the higher land in the vicinity of Oldlands Mill and Lodge Hill. It is, therefore, considered to be in reasonable proximity to a local community.

An Extensive Tract of Land

The site comprises two medium sized fields which are linked both physically by a footpath and visually with views across the land from the north west. The site is, therefore, not considered to be an extensive tract of land.

Landscape character and views

The site is of high landscape value as it is within the boundary of the South Downs National Park. There are open views across the site from Ockley Lane towards Oldland's windmill and the greensand ridge and Lodge Hill in Ditchling.

Heritage significance

The footpath corridor would have been an historic route between the villages. The distinct field boundaries and ancient trees would suggest this is a historic landscape and would have archaeological potential. The Roman road which ran west to east through the village is thought to have run just to the south of this area.

Wildlife significance

Mature ash and oak trees are a feature on the field boundaries along with one fine hornbeam and the associated hedgerows provide wildlife corridors and potential roosts and navigational corridors for bats. The eastern most field is bordered by streams and a mature hedge to the east and south. The southern boundary of the eastern field adjoins an SNCI or Local Wildlife Site.

Recreational value

The well-used footpath crossing the area is valued for views to the wider countryside and as part of the circular route around the village.

LGS6 (HA Site 5) – Policy 3 designated as LGS5



Site and Location

This field is part of the Downlands school estate which is not in regular use as a playing field but is used for long distance running events by the school. The school have allowed the Hassocks Amenity Association to use this field as the Community Field.

Public Access

The site has open access and is crossed by a public footpath.

Criteria for designation as LGS

Reasonable Proximity to a local Community

The land lies on the southern fringes of the village and is bordered by the rear gardens to properties on Dale Avenue to the north. A public footpath provides direct access to the land from Lodge Lane to the west. It is, therefore, considered to be in reasonable proximity to a local community.

An Extensive Tract of Land

The site comprises a single medium sized field enclosed by woodland and hedges and a stream. It is, therefore, not considered to be an extensive tract of land.

Landscape character and views

The site is of high landscape value as it is within the boundary of the South Downs National Park. There are wide open views to the scarp slope of the downs from Ditchling Beacon to Wolstonbury Hill from this area.

Heritage significance

The heritage value of this area is largely unknown as there is a lack of investigative evidence. The field has never been ploughed and could therefore have archaeological potential.

Wildlife significance

The mature hedgerows on the north and south boundaries are of wildlife value. The western boundary a section of ancient woodland and a chalk stream which also have high wildlife value.

Recreational value

The area has high recreational value as a green field with open access and is used as a community field. The public footpath is part of the circular route around the village and is well used as it gives access to the downs and to Lag and Butchers Woods.

LGS7 (Not considered for Housing Allocation) – Policy 3 designated as LGS 6

Site and Location



This is a strip of land to the west of the railway which links the village centre at Keymer Road to the public footpath at Misty Bridge.

Public Access

There is informal pedestrian access through this corridor.

Criteria for designation as LGS

Landscape character and views

The corridor runs through the built up area to emerge near the garden centre into a wooded corridor and an open field. There are views to the downs to the south.

Reasonable Proximity to a local Community

The land lies on the southern edge of the village and forms a narrow green corridor adjacent to the railway line. The site forms an important potential link from the residential areas to the north to the footpath network and wider countryside to the south. It is, therefore, considered to be in reasonable proximity to a local community.

An Extensive Tract of Land

The site comprises a narrow wooded corridor. It is, therefore, not considered to be an extensive tract of land.

Heritage significance

The railway corridor and Misty Bridge are of local heritage significance.

Wildlife significance

The woodland adjacent to the railway is designated as ancient woodland and the field to the south is unimproved meadow.

Recreational value

This corridor could provide a much needed cycle and footpath link from the west side of the village and station to the Downs. This has been a long term aspiration for the community.

LGS8 (Not considered for housing allocation) – Policy 3 designated as LGS 7

Site and Location



This field sits between the woodlands of Butchers Wood and Lag Wood which are designated as semi- natural ancient woodland. The current owners also own Lag Wood and are managing the area for their own pleasure as a natural area and wildlife asset.

Public Access

It is recognised that apart from the public right of way across the area the current open access is at the discretion of the landowner.

Criteria for designation as LGS

Reasonable Proximity to a local Community

The land lies on the southern fringes of the village and is bordered by the Butchers Wood to the north and Lag Wood to the south, but less than 0.5 kms from the nearest residential area to the north. The site is a popular area for local dog walkers, with access from the residential areas to the north via a footpath known locally as the 'cinder track'. It is also located on a well-used circular walk around the southern edge of the village. It is, therefore, considered to be in reasonable proximity to a local community.

An Extensive Tract of Land

The site comprises a single medium sized field enclosed by woodland and the railway line. It is, therefore, not considered to be an extensive tract of land.

Landscape character and views

The site is of high landscape value as it is within the boundary of the South Downs National Park. There are views across the area to the surrounding woodland and longer views to the downs. The area is tranquil as it is remote from the village roads and activity. The field has an unspoilt character as unimproved pasture surrounded by mature woodland.

Heritage significance

The heritage value of this area is largely unknown as there is a lack of investigative evidence. As an unspoilt and intact area of landscape with historic meadow and woodland it has high heritage value.

Wildlife significance

The unimproved meadow is a designated local wildlife site (SNCI) the value of which is further enhanced by proximity to ancient woodland (SNAW).

Recreational value

The area is highly valued by local people as an unspoilt, tranquil and accessible open space which is accessed by several public rights of way and from the Woodland Trust owned Butchers Wood.

LGS 9 (HA Site 4) - Site not designated as LGS

Site and Location



This area comprises a single ploughed field to the north of site LGS4. The field is bordered by post and wire fencing. A well-used footpath runs along the northern boundary linking to site LGS4.

Public Access

There is a public footpath running along the northern edge of the plot site, but there is no public access to the field which makes up the bulk of the plot area.

Criteria for designation as LGS

Reasonable Proximity to a local Community

The land lies on the northern edge of the village close to the housing areas at Clayton Mills and Mackie Avenue. There is direct footpath access to Clayton Mills and Lodge Lane. It is, therefore, considered to be in reasonable proximity to a local community.

An Extensive Tract of Land

The site comprises a single small field. It is, therefore, not considered to be an extensive tract of land.

Landscape character and views

The field is bordered by fencing with a hedge to the north of the footpath. There are views from the area to the open countryside to the north and equally there are views back across to this area from the ridge of Burgess Hill.

Heritage significance

An archaeological notification area covers much of the site where possible Bronze Age and Roman remains have been found.

Wildlife significance

The site is primarily a ploughed field bordered by fencing. The hedge on the northern boundary will have wildlife value.

Recreational value

The area has the potential to provide informal recreation with enhanced management and improved access. The existing footpath provides a link to the land to the north of Clayton Mills (LGS4) and also links to the wider footpath network to the east of Ockley Lane. The well-used footpaths is valued by local dog walkers and for views to the wider countryside and as part of the circular route around the village.

Conclusions and Recommendations (Revised 02.05.2016)

The Traffic Light Assessment below combines the findings of the LGS assessment with responses received through the housing allocation consultation and the recommendations of the NPWG for the allocation of housing sites. Two sites (LGS 4/HA13 and LGS9/HA4) were subsequently adopted as housing sites as part of the Regulation 14 Neighbourhood Plan.

"Traffic Light" Assessment for each site

Traffic Light	LGS Assessment Criteria	Housing Consultation	NPWG Recommendations
	Meets assessment criteria	Site lies in group 11 to 15 in order of preference or not considered in referendum	Site not recommended for housing allocation
	Partially meets assessment criteria	Site in 6 to 10 in order of preference	Potential Housing allocation site
	Does not meet assessment criteria	Site in 1 to 5 in order of preference	Site recommended for housing allocation

LGS No, and Housing Allocation (HA) site No.	Proximity to community	Special to local community	Local Significance	Local in character	Housing referendum assessment	Overall NPWG housing allocation
LGS1 (HA 9)						
LGS2 (HA 2)						
LGS3 (HA 20)						
LGS4 (HA 13)						
LGS5 (HA 8)						
LGS6 (HA 5)						
LGS7 (N/A)						
LGS8 (N/A)						
LGS9 (HA 4)						

All of the sites were considered to meet the NPPF criteria of being "in reasonably close proximity to the community it serves" and not "extensive tracts of land".

Two sites (LGS7 and LGS8) meet all criteria for allocation as LGS and were not considered potential housing allocation sites. Letters from the current owners related to the title for the land (LGS7) and the need for the designation (LGS8). These sites were recommended for approval as LGS sites.

Four of the LGS candidate sites (LGS1, LGS3, LGS4 and LGS9) were considered to have potential for allocation as housing sites by the NPWG. Sites LGS4 and LGS9 were recommended for allocation as housing sites and were therefore not considered as potential LGS sites, in accordance with the requirements of the NPPF. As part of the housing consultation, residents expressed strong opposition to the allocation of LGS1 (HA9) for housing. Site LGS1 is therefore recommended as an LGS. LGS3 is a very small site and the NPWG concluded that this site would not contribute substantially to housing numbers if allocated. LGS3 also offers significant benefits as an LGS being located within the residential area, providing a green, wildlife corridor with existing public access. It was, therefore recommended that LGS3 be designated as an LGS.

LGS2 was considered to meet all the LGS criteria and, although a potential housing site, there was strong opposition to allocation of the site at the housing consultation and is therefore proposed for LGS designation. Landowner correspondence questioned whether the site met the LGS criteria.

LGS6 was considered to meet the LGS criteria, although access is currently informal. Correspondence for the landowners sought further clarification on the purpose of the designation. The NPWG agreed to propose this site for designation.

Seven LGS sites were therefore recommended for designation and re-numbered as follows for the Regulation 14 Plan.

Evidence Paper	**Regulation 14 Plan**
LGS1	LGS1
LGS2	LGS2
LGS3	LGS3
LGS4	Not designated
LGS5	LGS4
LGS6	LGS5
LGS7	LGS6
LGS8	LGS7
LGS9	Not designated

Land owner Correspondence (responses received at 4th September 2015: Pre-Regulation 14 Plan)

LGS 1

Letter from landowner opposing designation and stating that land is currently the subject of an application for housing.

LGS 2

Letter from Loxley Solicitors on behalf of land owner questioning whether LGS2 meets LGS criteria.

LGS 3 and LGS 4

Letter from Barratt Homes indicating that Site LGS 4 is already designated as open space by virtue of Section 106 agreement but also confirming that site should be considered available for housing allocation.

Letter also questions evidence base for designation of both LGS 3 and LGS 4.

LGS 5

Letter from Batchelor Monkhouse on behalf of landowners requesting proposal is dropped at this stage.

LGS6

Letter from owners of LGS6 stating that the site is currently used as school playing fields and seeking further clarification on the purpose of the designation.

LGS 7

Letter from Persimmon Homes questioning title for land.

LGS 8

Letter from land owners questioning the need for LSG designation as the land is protected by various planning and environmental designations.

LGS 9

Letter from Clifford Dann on behalf of land owner opposing allocation.

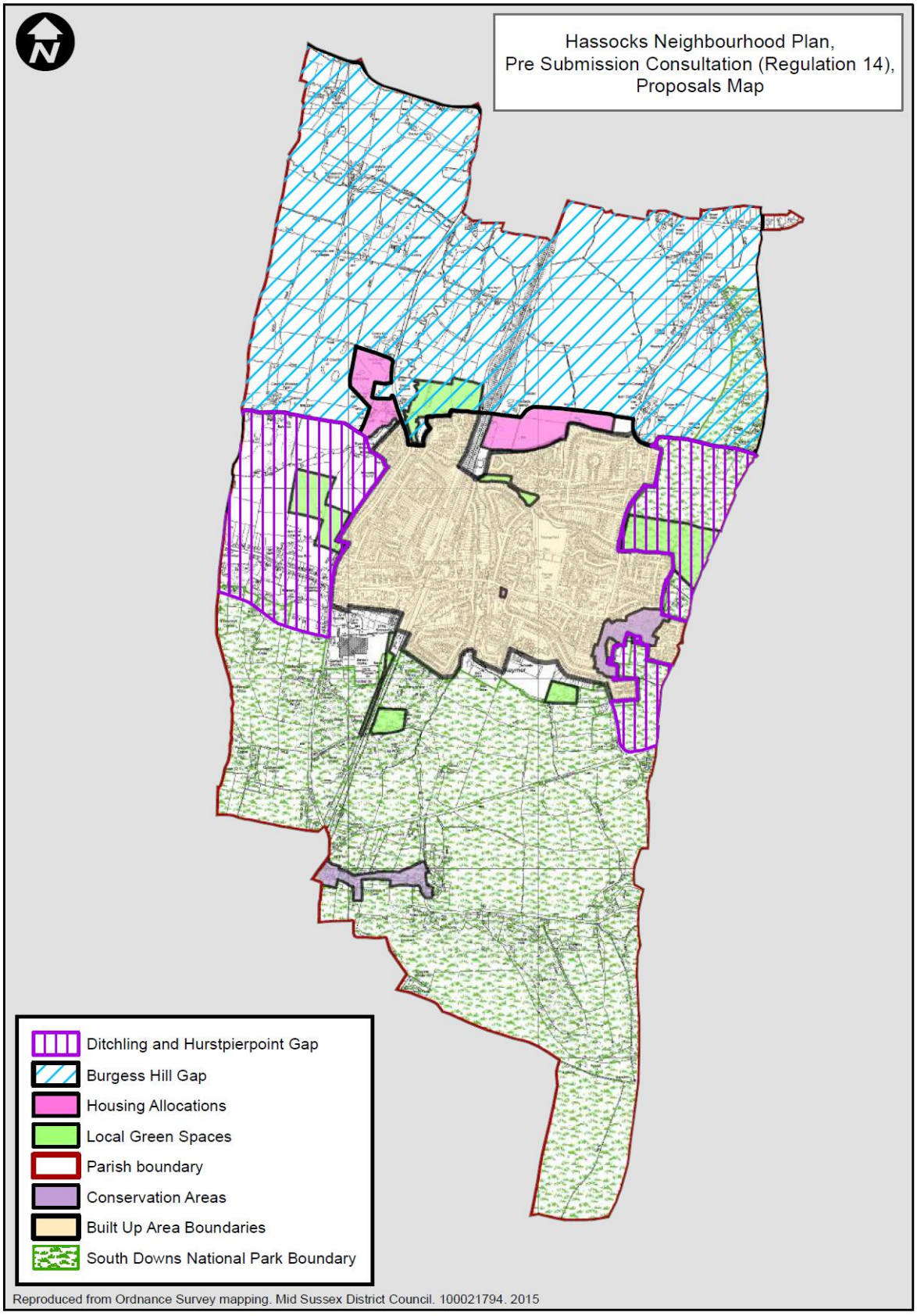


Figure 2: Proposals Map showing seven proposed LGS sites

Part 2: Responses to Regulation 14 Consultation

Introduction - Response on Policy 3: Local Greenspace (LGS)

The principal comment or objection in relations to the proposed designation of LGS relates to whether the sites are 'demonstrably special' as defined in Paragraph 77 of the NPPF.

This point is raised in the Stakeholder responses below:

- 126/139 In relation to all 9 (LGS 7 as allocated under Policy 3)
- 175 In relation to LGS2
- 183 In relation to LGS 4
- 184 In relation to LGS 1

The proposed designation of sites as LGS was underpinned by the background paper which considered the original 9 potential sites (see Part 1). This paper sets out the NPPF criteria and a methodology against which each site was to be assessed. All sites were agreed by the NPWG as being 'in reasonable proximity to the community it serves'

In assessing whether sites were considered 'demonstrably special' and 'hold a particular significance' sites were assessed against four criteria:

- Landscape character and views
- Heritage significance
- Wildlife significance
- Recreational value

Although no area was prescribed to define an 'extensive tract of land' it is our view that none of the proposed LGS could be considered an extensive tract of land.

The views of the local community were also built into the assessment through reference to the preferences expressed on housing site allocations.

The original assessment also detailed correspondence received from landowners.

No objections to the LGS policy and the background paper have been raised by Statutory Consultees. The principal comments from Statutory Consultees on the LGS policy are summarised below:

SDNPA 'The supporting evidence document 'Proposed LGS' appears to provide detailed justification for each preferred LGS.'

MSDC Minor comment on the wording but also add: 'In order to aid clarity. It is noted that a number of the sites being allocated for Local Green space have recent planning history, namely the Land at the Ham and Land to the North of Shepherds Walk. It is recommended that the Parish Council satisfies itself that the evidence on these two sites in particular is robust and can withstand a potential challenge.'

At a subsequent meeting MSDC queried the extent of LGS 1 (land to the north of Shepherd's Walk)

Southern Water	Request addition of the following: 'Development proposals which conflict with the purpose of this designation will be resisted in these areas, with the exception of proposals for essential utility infrastructure, where the benefit outweighs any harm, or it can be demonstrated there are no reasonable alternative sites available.

Detailed responses to individual objections and representations against each site are set out below:

Site and Stakeholder Letter	Comments/Objections	NPWG Response
LGS 1 25 representations received in support of the designation (Stakeholder Refs: 4, 23, 45, 54, 93, 101, 102, 103, 106, 111, 112, 126, 129, 130, 135, 139, 140, 143, 149, 152, 159, 160, 165, 167, 182	Support designation of LGS 1	
LGS 1 Stakeholder Reference: Letter from SIGMA Planning dated 15th February 2015	LGS1 is prejudicial to the sustainable development of the site for housing as proposed in current application. The site is not in close proximity to the community it serves and is only accessible by a small part of the community. The footpath across the site is not widely used and it crosses the railway.	There has been widespread objection to the proposals for housing development on this site from across the local community. This demonstrates that the site is valued by local people. Written evidence of its value and informal accessibility has been provided in a report compiled by the community. The site is immediately adjacent to the residential village edge and overlooked by houses. The footpath is promoted as part of the circular walk around the village and as a longer distance route between Hurstpierpoint and Ditchling.
LGS 2 Land at Ham Fields Stakeholder Reference 175 Letter from Nexus Planning dated February 2016	Policy 3: Objects to allocation of LGS2 part of which covers potential housing site 2. Go on to give reasons why should not be designated as such, 'not demonstrably special to the community'. EAD letter identifies that the ecological features of value within the eastern site do not warrant specific designation as Local Green Space. Does not meet para 77 of the NPPF.	In the region of 300 local people raised objections to the Ham Fields application. This in itself demonstrates how the site is valued by local people.

Site and Stakeholder Letter	Comments/Objections	NPWG Response
	Recommend LGS2 is removed from Policy 3.	
	None of the objectors to the Ham Fields application referred to the site as being in any way special or of particular local significance.	In both consultations Ham Fields was consistently opposed as a housing allocation site. As above this in itself demonstrates how the site is valued by local people.
	Consultation responses to the potential housing sites for the NP. As above assertion is that this opposition was mainly on traffic, strategic gap and pollution issues, not local significance or value.	
	Landscape Character and views and recreational value. Reference to technical note prepared by Fabrik.	
	Site is not of exceptional landscape quality	Landscape quality is not a requirement of LGS designation. Para 77 of LGS refers to sites being 'local in character'. LGS paper concludes that site does reflect local landscape character.
	Site is of limited recreational value	Site is highly valued by local people as demonstrated by objections to Ham Fields application. In addition to use of the public footpath there has been (unchallenged) informal access to much of the land for many years.
	Site does not form part of a designated landscape	As above landscape designation for scenic beauty or character is not a requirement of LGS designation.
	Site is not considered tranquil	Disagree. In central parts of site there is a good sense of tranquillity – limited urban intrusions in views, natural sounds eg birdsong

Site and Stakeholder Letter	Comments/Objections	NPWG Response
		predominate as opposed to traffic noise.
	Open views are not considered to be of particular local significance	Agree – views are of local significance. Reflects designation as a local greenspace.
	Heritage significance	
	Refers to archaeological mitigation strategy in the event of development and no clear reasoning for identification of heritage significance	Objection does not contest the heritage significance identified in the LGS paper.
	Wildlife Significance	
	Letter provides evidence from the EAD Ecology Assessment of the site and how features could be protected in the event of development. Letter argues that various features – hedgerows, mature trees, etc do not 'warrant designation as LGS'.	Objection does not contest the features of wildlife significance identified in the LGS paper. Agree that individual features might not 'warrant designation as LGS', but these features are of local significance and reflect local ecology and in combination strongly reflect local character.
LGS 4 Stakeholder Reference: 183 Letter from Agri-Matters dated 21st March 2016 Stakeholder Reference 2 Letter from NFU dated 16th February 2016 – note letter from NFU refers to the site as LGS 5 'Land at South Downlands'	LGS4 not suitable as LGS with regard to NPPF criteria	
	Recreational Value – Not merited as there is a single footpath running across the field and other informal paths are not recognised by the land owner.	LGS paper cites valued views from the site. Informal paths have been used unchallenged for over 20 years.
	Historic significance – reference to archaeological surveys which would be undertaken in the event site is developed.	Objection does not challenge heritage significance. Indicates how it might be conserved in the event of development.
	Richness of wildlife/Tranquillity – site is regularly cropped, proximity to development,	Again objection does not challenge wildlife significance associated with boundaries and

Site and Stakeholder Letter	Comments/Objections	NPWG Response
	regular pedestrian and dog access mean site could not be considered rich in wildlife or tranquil. Recognise value of mature trees and field boundaries. National Park Designation – As park benefits from NP status LGS designation is not necessary	proximity to the stream and SNCI. Statement recognises the proximity of the site to the village which is a key consideration in LGS designation. These factors would not impact on wildlife. Site benefits from a high degree of tranquillity and sense of place. Disagree – LGS designation would serve a different purpose providing accessible green space for the local community. The LGS policy is not being used as a blanket designation – seven discrete sites are proposed spread around the edges of the village/settlement boundary.
LGS 5 Stakeholder Reference 2 Letter from NFU dated 16th February 2016	Object to the proposed designation of LGS5 "Land at South Downlands".	This reference is probably confused with LGS4 (which was previously LGS5) as the land to the south of Downlands is not farm land but is in the SDNP.
LGS 7 Stakeholder Reference :21 Letter from Land owner	As owners of LGS7 object to the description given in the background document "Proposed Local Green Spaces (LGS) and Enhanced Footpaths (EP)". 1. Pheasant Field is not "Open Access" and we have not expressed any such wish.. 2. Update wording to read; The area is being managed for wildlife conservation and the promotion of biodiversity. 3. Wildlife Significance. The area is not an SNCI it is PART of an SNCI 4. Landscape Character and Views. Views of the downs are extremely limited. 5. The text contains other errors, there is significant "investigative evidence" of	1. Noted and the background paper will be up-dated to reflect this. 2. Noted as above. 3. Noted as above. 4. There are some views to the downs and the report does not state that these are extensive. 5. Noted and will check against the Historic Environment Record in

Site and Stakeholder Letter	Comments/Objections	NPWG Response
	heritage value, ancient semi natural woodland is abbreviated to ASNW not "SNAW", the SNCI is three times larger than that described here or on the map in the document "Hassocks Constraints and AQMA Radius Map". The proposed LGS8 is not consistent with the AQMA Radius Map. We object to any proposal to change the existing public footpath across Pheasant Field from a footpath to a bridleway or cycleway.	reviewing the background paper. The SNCI has been masked by the ASNW where this coincides on the map. This will be clarified in the text. This has not been suggested in the background paper or the Policy. This may be a confusion with aspirations for LGS6.