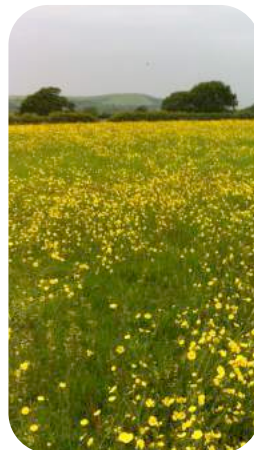


Hassocks Neighbourhood Plan

Regulation 16 Submission

Version



June 2016





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FOREWORD

Welcome to the Hassocks Neighbourhood Plan, encompassing Hassocks, Keymer and Clayton.

This Plan is the result of significant input and work led by the Parish Council and co-opted community members, and involving residents and the community at large.

The Plan comes forward under the Localism Act 2011 providing us with the opportunity to shape our own future rather than have others determine it for us.

The aims of the Plan are to;

- Provide a framework for future development in the plan area,
- Protect and enhance existing open spaces, and,
- Establish aims for facilitating future infrastructure needs.

The Hassocks Neighbourhood Plan is a vision for 17 years from 2014 - 2031. It is comprised of policies and aims to meet the Vision and Objectives.

The purpose of the Neighbourhood Plan is to focus on community development and to provide the framework to deliver benefits for residents, businesses and visitors.

Funding for new community facilities and improvements are likely to come from new housing. The Parish's housing needs are contained within the strategic sites identified in Plan.

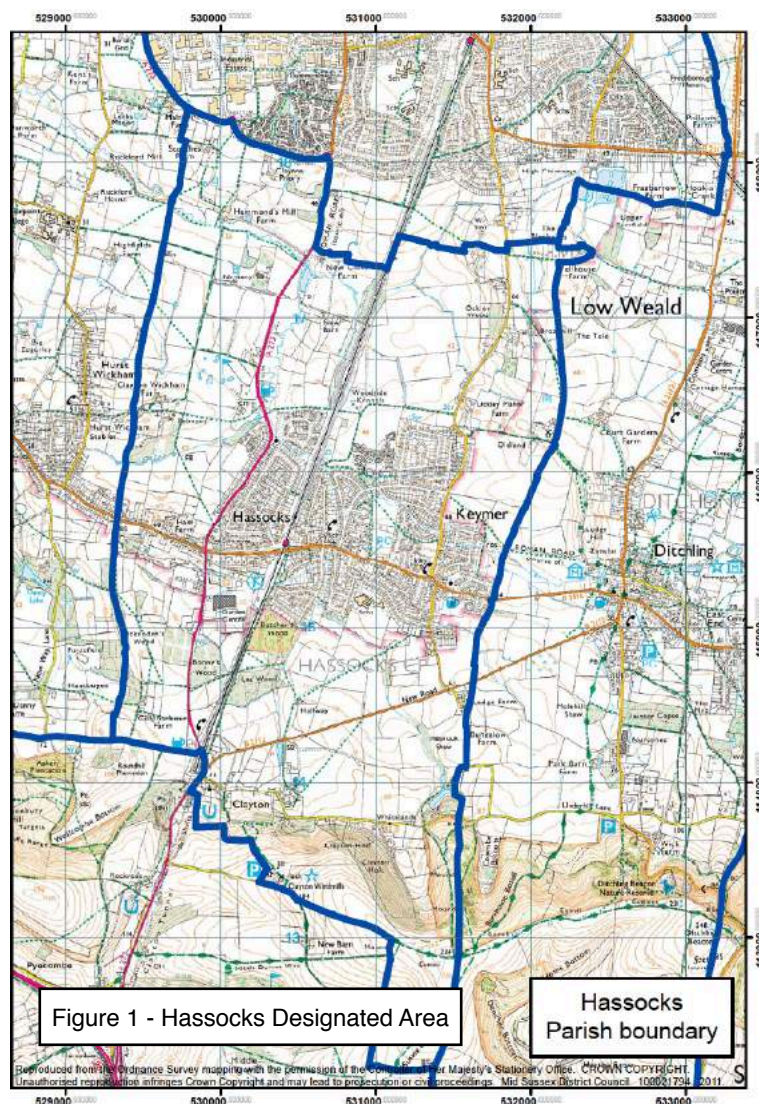
The Plan provides clarity to communities, landowners and other interested parties on how the Parish will improve and transform for the benefit of the existing and future population.

Councillor Ian Credland
Chairman, Neighbourhood Plan Working Group



1. INTRODUCTION

- 1.1. The Hassocks Neighbourhood Plan (the Plan) has been prepared by Hassocks Parish Council to guide and manage development in the Parish over the period of 2014 - 2031. It covers the whole of the Parish, including Keymer and Clayton, as shown in the Plan at Figure 1.



- 1.2. This Submission Plan (known as Regulation 16) has been prepared following extensive background work, public consultation, and publication and consultation on the Regulation 14 (Pre Submission) Neighbourhood Plan. It must have regard to, and be in general conformity with, a range of 'higher tier' planning guidelines. It seeks to set out policies to meet identified needs for, amongst other things, housing and infrastructure over the plan period.
- 1.3. The Plan is subject to a statutory 6 week consultation period before being assessed by an Independent Examiner. The Plan will then be put to a Public Referendum of Parishioners on the electoral roll.



Planning Context

- 1.4. The Localism Act 2011 introduced new rights and powers to allow local communities to shape new development by preparing neighbourhood plans. A neighbourhood plan establishes planning policies for the development and use of land for example where new homes should be built and what they should look like. Neighbourhood plans allow local people to influence the type of development for their area while contributing to the wider needs of the area.
- 1.5. The Government, through the National Planning Policy Framework (NPPF) advises:
- “Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the Neighbourhood Plan should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood Plans must be in general conformity with the strategic policies of the Local Plan....Neighbourhood Plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans...should not promote less development than set out in the Local Plan or undermine its strategic policies”.¹*
- 1.6. The Parish falls predominantly within the Local Planning Authority area of Mid-Sussex District. In April 2011, the southern parts of the Parish, including Clayton, were designated as falling within the jurisdiction of the South Downs National Park Authority.
- 1.7. The Mid Sussex Local Plan was adopted on May 27th 2004 and sets out the planning policies for the District, including those parts that fall within the National Park. It was originally intended to cover the period up to 2006. However a number of policies were saved by Government direction until they are superseded by emerging Development Plan Documents.
- 1.8. Work has commenced on the replacement Local Plan, known as the Mid Sussex District Plan. This will cover those parts of the District that fall outside of the National Park, and seeks to guide development in this area up to 2031.
- 1.9. Over the summer of 2015 the District Council consulted on the Pre-Submission Draft District Plan. In light of feedback they also consulted on a ‘Focussed Amendments’ Version of this document in November 2015 .
- 1.10. The Focussed Amendments to the Pre Submission draft of the District Plan proposes to facilitate the provision of 13,600 additional dwellings in the District over the Plan period (2014-2031). Many of these new homes, and associated infrastructure, are to be built in and around Burgess Hill, with a further ‘strategic’ allocation of 600 new homes on land at Pease Pottage.
- 1.11. The emerging District Plan advises that the preparation of Neighbourhood Plans is a key part of the delivery strategy. It seeks for 1,730 additional homes in the District to be delivered over the Plan period through future Neighbourhood Plans and/ or a District Council prepared Site Allocations Plan.
- 1.12. The South Downs National Park Authority is now preparing a Park-wide Local Plan. The South Downs Local Plan: Preferred Options was published for consultation in September

¹ see Paragraph 184 of the NPPF



2015. The next stage of consultation is known as the “Publication” (followed by a formal Pre Submission Consultation) and is currently under review. Once adopted this will supersede existing policies in the Mid Sussex Local Plan that cover the National Park area.

Plan Preparation

- 1.13. Hassocks Parish Council was designated by Mid Sussex District Council and the South Downs National Park Authority in July 2012, for the purposes of neighbourhood planning.
- 1.14. Since that date extensive background work and stakeholder engagement has been undertaken to facilitate the production of the Neighbourhood Plan that meets the needs of the Plan area and the aspirations of local stakeholders whilst having regard to the constraints of the Parish.
- 1.15. Early stakeholder engagement with the local community was undertaken via a Neighbourhood Plan Questionnaire, distributed to residents in May 2014. This sought comments on a draft Vision and set of Objectives, proposed topics for the Neighbourhood Plan, the potential quantum of housing to be supported in the Neighbourhood Plan, as well as a ‘Call for Sites’ for consideration for potential housing allocation.
- 1.16. This was followed by further public Consultation events in September 2014, January 2015 and July 2015. These sought to secure stakeholder views on potential housing sites promoted by site owners and their agents.
- 1.17. Conclusions on the overall housing need in the Parish, the preferred sites to contribute to meeting this need, and the merit and selection of land within the Parish to be designated as Local Green Space (LGS) was considered at a meeting of the Parish Council in September 2015.
- 1.18. The Pre Submission Plan represented the Parish Council’s proposals on meeting the identified housing and infrastructure needs over the Plan period, whilst seeking to protect the important, high quality landscape setting of the Parish and the townscape of its built up areas. This Pre-Submission Draft Plan consultation took place from 5 January 2016-16 February 2016.
- 1.19. Following public consultation on the Pre Submission Plan which attracted over 200 responses, the Parish Council have reflected on comments received and considered appropriate amendments to the Plan.
- 1.20. In light of consultation feedback received, the Parish Council have also liaised with key statutory bodies. The Plan has been amended to seek to ensure the Submission Plan delivers the identified housing need of the Parish whilst protecting the valued landscape of the area.

Plan Structure

- 1.21. The Plan sets out in Chapter 2 a description of the Parish today, Chapter 3 contains the Vision for the area up to 2031 and the Strategic Objectives of the Neighbourhood Plan. The policies are set out in subsequent chapters as follows:
 - Chapter 4: Environment and Heritage
 - Chapter 5: Community Facilities
 - Chapter 6: Housing



- Chapter 7: Economy
- Chapter 8: Transport

1.22. Through public consultation, residents have expressed support for improvements to community facilities and transport infrastructure. Where issues are outside the remit of the Hassocks Neighbourhood Plan these have been included as Aims to support the aspirations of the local community.

Consultation

- 1.23. This Submission Plan has been approved by Hassocks Parish Council to be submitted to Mid Sussex District Council who will manage a 6 week period of consultation (known as Regulation 16 consultation). The Basic Condition Statement and Consultation Statement support the Submission Plan.
- 1.24. Please note that, in parallel to this, consultation is also taking place on the accompanying Sustainability Appraisal (SA).



2. PARISH PROFILE

- 2.1. Hassocks Parish is located south of Burgess Hill, east of Hurstpierpoint and west of Ditchling. To the south of the main built up area of Hassocks and Keymer village is the South Downs National Park, beyond which is the urban area of Brighton.
- 2.2. It is a Parish of high landscape and townscape quality. It includes the steep chalk scarp slopes of south downs that gives way to the low weald to the north. In total, the Parish extends to some 10.88kms² (4.20sq miles).
- 2.3. At its centre is the built up area of Hassocks and Keymer, whilst to the south is the hamlet of Clayton. The main built up area is separated from Hurstpierpoint in the west, Ditchling in the east, and Burgess Hill to the north by narrow, but important rural hinterland 'gaps' of generally undeveloped land.
- 2.4. The main access routes through the Parish are the east-west B2116 and the north south A273. The London to Brighton railway line also runs through the Parish north-south, with a station serving the local community.



Figure 2: Hassocks

Environment And Heritage

- 2.5. The countryside character of the Parish is dominated by the north-facing steep chalk scarp slopes of the South Downs. These are on the southern edge of the Parish, contained south of Underhill Lane. They include an important area of species rich chalk grassland, that is recognised by its designation as part of a Site of Special Scientific Interest (SSSI).
- 2.6. To the north of this is the scarp footslopes. These run from Underhill Lane, north to the southern edge of the built up area of Hassocks and Keymer. The character area is defined by its undulating, low sandstone ridges and gentle clay vales. There are areas of ancient woodland, predominantly either side of the A273 and railway line to the south of the main built up area (e.g. Butchers Wood).
- 2.7. The northern area of the Parish comprise part of the low weald. This is predominantly a lowland mixed arable and pastoral landscape with low ridges and clay vales.
- 2.8. The watercourses of the Parish typically drain north, and comprise part of the Upper Adur streams. This includes the Herring Stream which runs through the built up area of Hassocks.



Figure 3: Herring Stream



Parts of the periphery of the stream are defined as being at risk of flooding at a greater incidence than a 1 in 100 year event.

- 2.9. There is a Scheduled Ancient Monument within the Parish, comprising 4 bowl barrows, some 800m south of New Barn Farm. These are funerary monuments dating from the late Neolithic period to late Bronze Age.
- 2.10. Evidence of Roman habitation of the Parish has also been found. The area may have been a crossroads between routes running north south and east-west, the latter along the low sandstone ridge.
- 2.11. There is also evidence of medieval occupation of the area, perhaps most notably, the Grade I Listed, St John the Baptist Church at Clayton. This dates from the 11th Century and contains important frescoes.
- 2.12. There are 3 Grade II* Listed Buildings within the Parish, namely Ockley Manor, Clayton Windmills and the attached Millhouse, and Clayton Priory. There are a further 22 Grade II Listed Buildings.
- 2.13. The Parish has two Conservation Areas; the historic core of Keymer, focussed around Keymer Road, The Crescent and Lodge Lane; and the historic core of Clayton, focussed around Underhill Lane.

Community Infrastructure

- 2.14. The community facilities of the Parish are predominantly focussed within the built up area of Hassocks and Keymer.
- 2.15. 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.
- 2.16. There is a health-centre in Windmill Avenue, and this is operated as part of a group of 3 health centres that also incorporates those in Hurstpierpoint and Ditchling.
- 2.17. The Hassocks Public Library is located on Keymer Road and is operated by West Sussex County Council.
- 2.18. Recreation and public open space is provided throughout the Parish. It includes Adastra Park within the centre of the built up area, and comprises playing fields, tennis courts, pavilion, children's equipped play space, and a public hall with seating for 240 people. On the north-west periphery of the village is Belmont Recreation Ground, to the west is Talbot Field, and to the south is Clayton Recreation Ground. These provide a mix of sports pitches, associated pavilion, and/or informal open space. Informal open space and an equipped play space has more recently also been provided at the



Figure 4: Adastra Park



northern edge of Hassocks, in conjunction with the development known as Clayton Mills.

- 2.19. There are a number of private sports clubs and facilities, and these include the Weald Lawn Tennis and Squash Racquets Club on South Bank, and Hassocks Football Club on the east side of Brighton Road.

Housing

- 2.20. Much of the development of the Parish occurred as a result of, and following, construction of the London to Brighton railway line in the 1840's. This was typified by the construction of Victorian terraced houses, semi-detached houses and larger detached villas. More recently the periphery of Hassocks and Keymer has been expanded by more modern housing development. The most recent, largest example of this, is the development known as Clayton Mills.
- 2.21. The latest Census data shows that the total population of the Parish as at 2011, was 7667 persons (an increase of 846 (12.4%) from the Census of 2001). The population comprised 20% aged 0-17; 27% aged 18-44; 27% aged 45-64; and 26% aged 65 and over.
- 2.22. The Census data from 2011 reveals there were 3342 households, providing an average household size of 2.28 persons. This was an increase in the average household size from the 2001 Census data from 2.21 persons. This is likely to be as a result of much of the increase in population being attributable to the development of Clayton Mills, which is typified by family style dwelling units.

Economy

- 2.23. Census data from 2011 indicates that some 82.1% of Parish residents aged between 16 - 64 are 'economically' active of which most are in employment. Almost two-thirds of the workforce are 'white-collar' workers, of which almost a quarter are in 'professional' jobs. This is higher than both the rest of the District, and Nationally. Some 41% have a degree level or higher qualification, compared with 30% in the country as a whole. Conversely 7% have no qualifications compared to 15% in the country as a whole.



Figure 5: Keymer Road, Hassocks Village

- 2.24. Some 15% of the workforce are self-employed and some 14% work from home. Of those that travel to work, only 9% work within 2km of home, which compares to 17% in the wider District. A total of 11% travel more than 60km to work, compared to 4% in the wider District.
- 2.25. This data gives a picture of a relatively highly skilled workforce, many of whom either work from home or commute significant distances to work. This reflects the relative absence of, industrial and employment floorspace in the Parish, and its relative accessibility by train to higher tier centres such as London.



- 2.26. The emerging District Plan sets out a settlement hierarchy to identify the comparative scale of towns and villages in the District. Hassocks and Keymer is identified as a 'Category 2 Settlement - Larger Village' which is noted as providing key services in the rural area of Mid Sussex, serving its hinterland and benefitting from a good range of services and facilities, including employment opportunities and access to public transport.
- 2.27. According to the 2015 District Council non-domestic rates record, there are 170 business premises in the Parish. Of this, 48 are shops. Many of these are independent retailers. Collectively these provide a range of retail and business services. Retail and associated high street uses (financial services, cafes etc) are typically clustered along Keymer Road, to the east of the railway line. The main exception to this is the Garden Centre on Brighton Road, south of the Stonepound Crossroads.
- 2.28. There is no industrial estate within the Parish, although there is a cluster of commercial premises within 'Hassocks Goods Yard' immediately south of Keymer Road and west of the railway line, and at Broadhill Craft Workshops, to the north of the main built up area and east of Ockley Lane.
- 2.29. Despite its proximity and accessibility to the South Downs, the Parish has a relatively limited level of tourism facilities. Data indicates there is 1 camp site and 3 self-catering holiday lets within the Parish.

Transport

- 2.30. The Parish is located to the east of the A23 and north of the A27. Within the Parish the principal roads are the A273 which runs north-south, on the western periphery of the main built up area, and the B2116 which runs east-west, through the centre of the main built up area, and connects to Ditchling and Hurstpierpoint. The B2112 also runs east-west connecting Ditchling to Clayton, to the south of the main built up area.
- 2.31. The intersection of the A273 with the B2116 is known as Stonepound Crossroads, and is a phased, traffic light junction. As a result of the volume of traffic at this crossroads, the local environment around the junction experiences high levels of nitrogen dioxide. This has resulted in the area being designated as an Air Quality Management Area (AQMA) in March 2012. An Action Plan was approved in 2013 to reduce levels of pollution below target levels. This principally seeks to change the phased light sequencing, minimise HGV movements in the area through advisory alternative route signage, and encourage stationary motorists to turn-off engines, again through signage.
- 2.32. The Parish is served by the London to Brighton railway line which runs north-south, with a station located within the centre of Hassocks village. There are typically 3 trains per hour in each direction during the day. The station serves a rural hinterland and as a result, there is extensive commuter parking in and around the vicinity of the station.

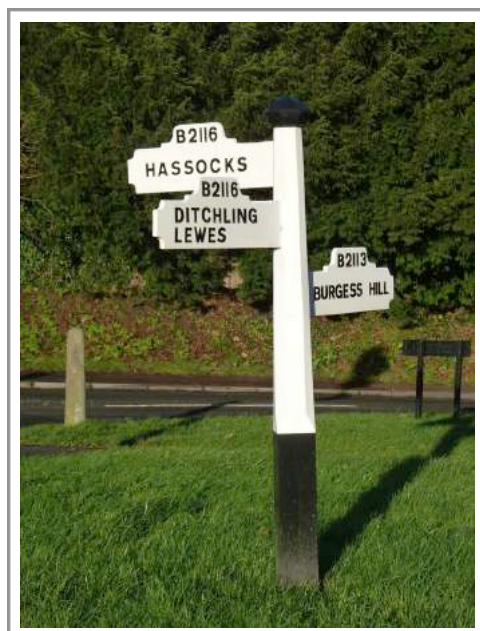


Figure 6: Village signpost

- 2.33. There are a number of bus routes that serve the Parish. The majority operate along the A273, with a relatively limited service within and around the main built up area. The main routes operate on an hourly basis during the day.
- 2.34. There is an extensive Public Rights of Way (PRoW) network within the Parish, and this includes access to and within the National Park. These are used by walkers, cyclists and horse-riders.



3. VISION AND OBJECTIVES

Introduction

- 3.1. Early stakeholder engagement with the local community via a public consultation exercise enabled the collation of views from local stakeholders regarding the key issues affecting the village, its environment and community.
- 3.2. In light of the feedback received, the Parish Council established a Vision and set of Objectives which set out the aspirations for the Parish over the Plan period up to 2031.

Vision:

To ensure Hassocks (Keymer and Clayton) continue to develop sustainably as a vibrant parish within a countryside setting.

To provide access for the whole community to local social, cultural, sporting and environmental amenities.

To ensure the Parish retains its rural feel and 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 character of the Parish.

Strategic Objectives:

- 1. 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.**
- 2. 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.**
- 3. To provide the opportunity for appropriately sized, 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.**
- 4. 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.**
- 5. 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.**
- 6. To 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.**



4. ENVIRONMENT AND HERITAGE

Objective:

To preserve and enhance the rural character and biodiversity of the Parish and its historic buildings, maintaining Gaps to neighbouring towns and villages having regard to the proximity of the Parish to the South Downs National Park and its biodiversity.

Introduction

- 4.1. The Parish benefits from a rich and varied environment. This includes the scarp slopes of the south downs in the south, merging with the low weald in the north. The main built up area of the Parish is located broadly centrally within its hinterland. Immediately beyond the Parish boundaries are the settlements of Burgess Hill, Hurstpierpoint and Ditchling. The Parish benefits from a range of heritage assets and areas of townscape quality, including areas of open space within the built up area.
- 4.2. These individually and collectively, positively contribute to the character of the Parish. It is important that the environment and heritage assets of the Parish are protected over the Plan period.

Policy 1: Hassocks-Burgess Hill Gap (Burgess Hill Gap)

- 4.3. The main built up area of Hassocks and Keymer is separated from Burgess Hill to the north by generally undeveloped land. Much of this area falls within the Parish. This has an important role in maintaining the visual separation of these settlements to maintain their individual identity and prevent coalescence.
- 4.4. The importance of the separation of these settlements has previously been acknowledged in the adopted Mid Sussex Local Plan through the designation of a Strategic Gap, as detailed in policy C2 of that Plan. The approach continues to be facilitated in the emerging District Plan which notes gaps can be identified in Neighbourhood Plans¹. It is also in accordance with the NPPF².
- 4.5. The area to the north of the main built up area of Hassocks and Keymer, as defined on the Proposals Map that accompanies this Plan, is considered important to be generally kept free from development in the long term in order to secure the objectives of the Gap. Where there are buildings, or groups of buildings, within the Burgess Hill Gap, these will be treated as part of the Gap.

¹ see Policy DP11 of the Pre- Submission District Plan (June 2015)

² see for example para 109 of the NPPF
Hassocks Neighbourhood Plan, Regulation 16, Submission Version



Policy 1: Burgess Hill Gap

A Gap has been defined and will be safeguarded between Burgess Hill and Keymer/ Hassocks (as defined on the Proposals Map), with the objectives of preventing coalescence and retaining the separate identity and amenity of settlements.

Development will be supported within the Burgess Hill Gap where:

- 1. It is necessary for the purposes of agriculture, or some other use which has to be located in the countryside;**
- 2. It is necessary for the purposes of the provision of formal/informal open space to serve the existing residents of Clayton Mills and new residents of development at land north of Clayton Mills and Mackie Avenue (Policy 15: Land to the north of Clayton Mills and Mackie Avenue);**
- 3. It makes a valuable contribution to the landscape character and amenity of the Gap and enhances its value as open countryside;**
- 4. It would not compromise individually or cumulatively the objectives and fundamental integrity of the Gap; and**
- 5. It would conserve and where possible enhance relative tranquility, in relation to noise and light pollution and dark skies.**

Policy 2: Hassocks-Ditchling Gap (Ditchling Gap) & Hassocks-Hurstpierpoint Gap (Hurstpierpoint Gap)

- 4.6. The main built up area of Hassocks and Keymer is separated from Ditchling to the east and Hurstpierpoint to the west by generally undeveloped land. Part of these areas fall within the Parish. They have an important role in maintaining the visual separation of these settlements to maintain their individual identity and prevent coalescence.
- 4.7. Along the B2116 to the west of Stonepound Crossroads, in particular, the undeveloped land has been eroded by ribbon development. This has served to enhance the importance, in terms of character and function, of the remaining open land.
- 4.8. The importance of the separation of these settlements has previously been acknowledged in the adopted Mid Sussex Local Plan through the designation of Local Gaps, as detailed in Policy C3 of that Plan. As noted above, the approach continues to be facilitated in the emerging District Plan and is in accordance with the NPPF.
- 4.9. The areas to the east and west of the main built up area of Hassocks and Keymer, as defined on the Proposals Map that accompanies this Plan, are considered important to be generally kept free from development in the long term in order to secure the objectives of the Ditchling Gap & Hurstpierpoint Gap. Where there are buildings, or groups of buildings, within these Gaps, these will be treated as part of the Gap.



Policy 2: Ditchling Gap And Hurstpierpoint Gap

Local Gaps have been defined and will be safeguarded between:

- a. Keymer/Hassocks and Ditchling; and**
- b. Keymer/Hassocks and Hurstpierpoint**

as defined on the Proposals Map with the objectives of preventing coalescence and retaining the separate identity and amenity of settlements.

Development will be supported within the Gap areas where;

- 1. It is necessary for the purposes of agriculture, or some other use which has to be located in the countryside;**
- 2. It makes a valuable contribution to the landscape character and amenity of the Gap and enhances its value as open countryside;**
- 3. It would not compromise individually or cumulatively the objectives and fundamental integrity of the Ditchling Gap and Hurstpierpoint Gap; and**
- 4. It would conserve and where possible enhance relative tranquility, in relation to noise and light pollution and dark skies.**

Policy 3: Local Green Spaces

4.10. The NPPF enables local communities, through Neighbourhood Plans, to identify for special protection, green areas of particular importance to them.³ By designating land as LGS local communities are able to rule out development other than in very special circumstances.

4.11. The NPPF notes that LGS designation will not be appropriate for most green areas or open space and the designation should only be used where the green space is in reasonably close proximity to the community it serves; is demonstrably special to a local community and holds a particular local significance; and is local in and not an extensive tract of land.

4.12. 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. These LGS's are defined on the Proposals Map that



Figure 7: LGS4: Land to the east of Ockley Lane

³ see Paragraph 76 of the NPPF



accompanies this Plan. Within such areas the Plan seeks to protect their special qualities and new development is generally prohibited.

Policy 3: Local Green Spaces

The Neighbourhood Plan designates the following locations as Local Green Spaces (as shown on the Proposals Map):

- 1. Land to the north of Shepherds Walk (LGS1).**
- 2. Land at the Ham (LGS2).**
- 3. Undeveloped land south of Clayton Mills (LGS3).**
- 4. Land to the east of Ockley Lane (LGS4).**
- 5. Land at South of Downlands (LGS5).**
- 6. Land to the west of the railway line (LGS6).**
- 7. Land at Pheasant field (LGS7).**

Development proposals, which conflict with the purpose of this designation, will be resisted in these areas.

Policy 4: Green Infrastructure

- 4.13. The NPPF defines 'green infrastructure' as a *"network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental quality of life benefits for local communities"*.⁴
- 4.14. Within the Parish, green infrastructure, includes woodland and hedges, parks and open spaces, recreational space (e.g. golf course), watercourses, PRow, allotments, tree lined streets and aged or veteran trees⁵. It also includes an important area of species rich chalk grassland that is recognised and protected by its designation as part of an SSSI.
- 4.15. The benefits that result from this green infrastructure include an enhancement in the visual appearance of the area, provide access for residents to sport, recreation and quiet enjoyment, connected networks for wildlife, help to reduce flood risk, facilitate non-car modes of travel, and provide allotments.
- 4.16. Well managed green infrastructure contributes to wider economic and social benefits, including crime reduction, improved physical and mental health outcomes, economic competitiveness and greater attraction to tourists.
- 4.17. The Plan seeks to both conserve and enhance existing green infrastructure assets, and ensure new development contributes to the enhancement of this network.

⁴ see Annex 2 of the NPPF

⁵ see Annex 2 of the NPPF



Policy 4: Green Infrastructure

Development proposals, which seek to conserve, maintain and enhance the existing green infrastructure network will be supported.

Where proposals include the provision of additional green infrastructure these will be supported where:

- 1. They seek to link to the existing path and open space networks;**
- 2. They provide off road access for walking, cycling and horse-riding;**
- 3. Planting contributes to wildlife and links to existing woodland, hedges and streams; and**
- 4. Proposals include the planting of native species.**

Proposals, which would result in the loss of existing green infrastructure, will be resisted unless it can be demonstrated that the development proposals brings new opportunities which mitigates or compensates any loss whilst ensuring the protection of the existing ecosystem.

Policy 5: South Downs National Park

- 4.18. The South Downs was designated as a National Park in April 2011. It stretches from Lewes, in the east to Winchester, in the west, and covers an area of approximately 1,627 square kilometres. It includes the long distance footpath, the South Downs Way.
- 4.19. The southern part of the Parish is within the South Downs National Park (SDNP) and generally includes land to the south and east of the built up area of Hassocks and Keymer, as defined on the Proposals Map that accompanies this Plan.
- 4.20. The statutory purposes for National Parks is set out in the Environment Act 1995 as:
 1. *To conserve and enhance the natural beauty, wildlife and cultural heritage of the area;*
 2. *To promote opportunities for the understanding and enjoyment of the special qualities of the national park by the public.*
- 4.21. In carrying out these purposes the National Park Authority are also under a duty to: *“Seek to foster the economic and social well-being of the local communities within the National Park”.*
- 4.22. The Plan recognises the importance of the South Downs National Park 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.



Policy 5: South Downs National Park

Development proposals within the National Park will be supported where they:

- 1. Have regard to the purposes and duty of the Park Authority; and**
- 2. Conserve and enhance the landscape character, scenic beauty, wildlife and cultural heritage of the Park.**

Development proposals in land adjacent to the National Park will be supported where they have regard to the setting of the Park.

Policy 6: Conservation Areas

- 4.23. The Parish contains two Conservation Areas. These comprise the historic core of Keymer, and the historic core of Clayton. Both include a number of Listed Buildings. The NPPF makes clear that Conservation Areas and Listed Buildings are ‘heritage assets’ and are an irreplaceable resource that should be conserved in a manner appropriate to their significance.⁶
- 4.24. The Parish Council supports this requirement, and recognises the importance of heritage assets and the contribution they make to the quality of the area, in terms of local character and distinctiveness, and their associated cultural, economic and environmental benefits.



Figure 8: Keymer Church

Policy 6: Development In Conservation Areas

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;**

⁶ see Paragraph 126 of the NPPF



- 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 Management

4.25. The Parish contains a designated Air Quality Management Area located at the Stonepound crossroads. The AQMA was designated in March 2012 as a result of the high levels of nitrogen dioxide being likely to breach the Air Quality (England) Regulations 2000 (as amended). This area includes a number of residential properties that are immediately to the south-east of the crossroads (1-6 Overcourt; The Coach House; and Shouldarry).

4.26. The main reasons for the crossroads being affected by air pollution is the volume of road traffic and the stop-start routine of driving conditions at peak times, caused by the queuing traffic at the traffic lights.



Figure 9: Stonepound Crossroads

4.27. In 2013 MSDC approved an Action Plan, noting that a 'do-nothing' option would fail to bring about improvements in nitrogen dioxide levels. The Action Plan includes three main measures to (i) change light sequencing to reduce stationary times; (ii) minimise HGV movements through advisory alternative route signage; and (iii) reduce pollution from queuing vehicles by encouraging drivers through signage to turn-off engines when stationary. There were also a series of other measures proposed that were noted to be less likely to have a significant impact.

4.28. The Parish Council supports proposals which will reduce nitrogen dioxide levels within its area, and impact on its residents.

4.29. The District Council note that for the AQMA to be revoked, annual air quality monitoring data will need to show levels of air pollution at consistently below the target level.

4.30. The Parish Council consider that development should not be supported that either has an unacceptable adverse effect on the AQMA, or if a proposed use or users within the AQMA



would be unacceptably 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 European Union air quality standards. The Parish Council consider this position should be maintained unless and until the levels of air pollution are demonstrably below the target level in the Regulations, sufficient to enable the AQMA to be revoked.

Policy 7: Air Quality Management

Development will be supported where it would not have an unacceptable adverse effect upon air quality within the Air Quality Management Area.

Policy 8: Character And Design

- 4.31. The Parish contains a broad range of architecture styles and townscapes. This reflects its evolution from the medieval origins of the Church of St John the Baptist at Clayton, through to the Georgian farmsteads and manor houses, the ribbon development of settlements along main access routes, and the rapid growth of Keymer and Hassocks following the construction of the railway line in the 1840's, up to the current day.
- 4.32. In support of the preparation of the Plan, a Townscape Appraisal has been undertaken of the main built up area of Hassocks and Keymer. This concludes the settlement has a character derived from a mix of location, views, topography, spatial qualities and historical development.
- 4.33. Overall, the built up area has a predominantly mid-20th Century character, with an open, verdant, Arcadian charm and domestic scale. Within this context, there are 14 defined Local Townscape Character Areas. It notes that this subtlety of charm is easily eroded by any lack of cohesion of materials and form, making it particularly vulnerable to insensitive change.
- 4.34. It is considered that the spatial and architectural character of the Parish contributes to its sense of place and quality. These merit protection in conjunction with future development proposals. The Village Design Statement supports Policy 8 and provides guidance on local design and characteristics.



Figure 10: London Road



Figure 11: Mixed Domestic Architectural

Policy 8: Character And Design

Development proposals will be supported where the character and design:

1. Is of high quality design and layout;
2. Contributes positively to the private and public realm to create a sense of place;
3. Respects the character and scale of the surrounding buildings and landscape;
4. Protects open spaces and gardens that contribute to the character of the area;
5. Protects valued townscapes and the separate identity and character of Hassocks, Keymer and Clayton;
6. Does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight, sunlight and security;
7. Creates safe, accessible and well connected environments;
8. Protects existing landscape features and contributes to the village's Green Infrastructure network and;
9. 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 practical, contributes to resolving identified detractors from character.



5. COMMUNITY INFRASTRUCTURE

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.

Introduction

- 5.1. Community infrastructure is critical to the well-being of parish residents. Ensuring adequate provision, in locations that are readily accessible to the community, is fundamental to the local quality of life. This includes open space, recreation facilities, local community facilities (e.g. Parish Hall, library), education provision and health services. These relate to all sectors of the community from younger to older persons.
- 5.2. Ensuring the delivery of such adequate infrastructure often lies outside the scope of a Neighbourhood Plan, and is reliant on other organisations. However, insofar as this Plan can, control will be exercised, and support offered, for the provision and retention of necessary community infrastructure both in terms of timing and quality.

Policy 9: Open Space

- 5.3. The NPPF defines open space as *“all open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes, reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity”*⁷.
- 5.4. This definition is considered to include, but not be limited to, formal space such as sports pitches and tennis courts etc, informal space, such as parkland, and children’s play space, including equipped areas both for young and older children.
- 5.5. The Parish benefits from a range of such open space, as well as the wider open space within the South Downs National Park.
- 5.6. Individually and collectively, these areas offer important opportunities for sport and recreation, with associated benefits for the health and social well-being of the resident population and visitors. Furthermore, open space can provide important ecological and environmental benefits, including in relation to the character and attractiveness of the area.
- 5.7. The Parish Council therefore seek to resist the loss of existing open space; or alternatively, where such loss is unavoidable, secure compensatory mitigatory provision. Furthermore, it is considered that development proposals should include the provision of open space within schemes, to the extent necessary to meet the need arising from the associated development.

⁷ See Annex 2 of the NPPF



Policy 9: Open Space

Development proposals, which provide a mix of formal and informal open space to meet local need, will be supported.

Open space is to be of high quality and serve local need.

Development proposals, which result in the loss of open space, will not be supported.

Development proposals for the replacement of open space will be supported where:

- 1. Equivalent (in qualitative and quantitative terms) or enhanced open space is provided to serve local needs; and**
- 2. Proposals for the replacement of open space ensure the replacement is made available before the loss of the existing.**

Policy 10: Outdoor Play Space

- 5.8. In support of the retention of existing forms of open space, it is considered desirable and appropriate to specifically seek residential development of 15 units or more, to provide outdoor play space. The overall quantum of space will be determined having regard to the prevailing standards of the District, or as calculated by reference to the need arising from the associated development.
- 5.9. The Parish are concerned that too often such play areas, provided in conjunction with residential development comprise a limited number of low quality pieces of equipment, poorly sited in relation to the wider development and demarcated by austere boundary treatment.
- 5.10. The Parish Council wish to encourage the provision of children's equipped play areas in creative and imaginative forms that are fully integrated and relate well to the overall development scheme.

Policy 10: Outdoor Playing Space

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 financial contributions should be provided towards both the provision and long term maintenance of off site community facilities..

Policy 11: Community Facilities

- 5.11. The Parish benefits from a range of community facilities. These include, but are not limited to community hall, library, schools, medical centre, public houses, religious meeting venues, allotments and cemeteries. Individually and collectively these contribute to the well-being of the local community.



- 5.12. The Parish therefore seek to resist the loss of these facilities; or alternatively, where such loss is unavoidable, secure compensatory mitigatory provision. Proposals for the enhancement of such facilities, either by alteration, extension or replacement will be supported.

Policy 11: Community Facilities

Development proposals which result in the loss of community facilities will not be supported.

Development proposals for the alteration and/or replacement of community facilities will be supported where:

- 1. Equivalent (in qualitative and quantitative terms) or enhanced facilities are provided to serve local needs; and**
- 2. Proposals for the replacement of a community facility ensure the replacement facility is made available before the closure of the existing facility.**

Policy 12: Education Provision

- 5.13. The Parish currently contains 3 state education schools. These are Hassocks Infants, Windmills Junior, and Downlands Community School (Secondary). Recent provision of additional school places has occurred at primary level to deliver a 3-form entry at both Hassocks Infants and Windmill Juniors.

- 5.14. The delivery of adequate school places to serve the local resident population is the responsibility of the Local Education Authority (LEA), West Sussex County Council.



Figure 12: Hassocks Infant School

- 5.15. Through dialogue with the LEA, it has been established that current school place provision within the Parish at a primary level (including allowing for the recent expansion) will not meet demand over the Plan period. Consideration has therefore been given to a range of options in order to address this shortfall in places.
- 5.16. The LEA have advised that there is need for an additional 2-form entry at primary level (420 place school) over the plan-period. Expansion of existing facilities, and amendments to the catchment area for schools have been considered and discounted by the LEA. On this basis, the LEA wish to facilitate the delivery of a new 2-form entry primary school within the Parish, to serve the needs of the local resident community. This is supported by the Parish Council.



- 5.17. Whilst the need in principle has been established, detailed feasibility work has yet to satisfactorily progress to investigate the availability and suitability of potential sites for a new school. On this basis, it is not possible, to identify and allocate a specific site for the provision of a new school within the Neighbourhood Plan.
- 5.18. Therefore, the Parish Council supports the provision of a school in principle and seek for a suitable site to be identified having regard to a range of criteria. This necessitates a sequential approach to site identification so that the school is located in the most appropriate location, having regard to geographic need and environmental impact.
- 5.19. 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 a feasibility study to be undertaken by the LEA. It is acknowledged that the preferred site 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.

Policy 12: Education Facilities

The provision of a two form entry primary school within the Parish will be supported.

The identification and selection of the site for this facility will be determined following a thorough detailed feasibility study on site availability and selection, undertaken by the Local Education Authority.

This study and any subsequent planning application will be determined having regard to the following criteria:

- 1. The site is geographically well placed to serve the needs of the local resident population;**
- 2. The site 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 at a sequentially higher risk of flooding;**
- 3. Avoiding unacceptable adverse effect upon air quality at the Stonepound Crossroads;**
- 4. Provision of a minimum of 2 hectares;**
- 5. Appropriate access and parking;**
- 6. Site is free of public access (Rights of Way), and does not enable access to adjacent land or properties; and**
- 7. The site is well placed and accessible to sustainable modes of transport.**



Aim 1: Education Facilities

- 5.20. In addition to the established identified need for a 2 Form Entry Primary school, the Parish Council consider that other educational facilities may be required over the lifetime of the Plan, but acknowledge that these requirements are not yet known.

Aim 1: Education Facilities

Support will be offered for the delivery of adequate education facilities to meet the needs of all ages of the local resident population.

- 5.21. The Parish Council supports the provision of adequate facilities to meet the needs of the local resident population.

Aim 2: Healthcare Facilities

- 5.22. The Parish is currently served by a health centre in Windmill Avenue. The delivery of adequate healthcare is the responsibility of the Clinical Commissioning Group.
- 5.23. Whilst, at this stage, no requirement for additional facilities has been identified, it is acknowledged that additional facilities may be required over the lifetime of the Plan.

Aim 2: Healthcare Facilities

Support will be offered to the Clinical Commissioning Group to deliver adequate locally based health care provision in the Parish.

- 5.24. The Parish Council supports the provision of adequate healthcare facilities to meet the needs of the local resident population.



6. HOUSING

Objective:

To provide the opportunity for appropriately sized, 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.

Introduction

- 6.1. The Census data from 2011 indicated that the population of the Parish was 7667 persons, an increase of 846 (12.4%) from the Census of 2001. Much of this increase is a result of the development at Clayton Mills.
- 6.2. Within the emerging District Plan, Hassocks and Keymer is identified as a 'Larger Village' relative to the size of other settlements within the District. Clayton is not listed within this hierarchy.
- 6.3. The Parish Council supports the delivery of housing to meet identified needs, including affordable housing, where that is possible, and in locations that respect and have regard to environmental and character constraints.

Housing Need

- 6.4. As an intrinsic part of the preparation of the Neighbourhood Plan, a detailed assessment has been undertaken of the number of new houses that need to be delivered in the Parish over the Plan period, up to 2031.
- 6.5. A Parish Housing Need Assessment was produced in October 2014, and most recently updated in June 2016. This Assessment applied different methodologies to calculate housing need, reliant upon data from a variety of sources including the Office for National Statistics.
- 6.6. This document used three different approaches; household formation; demographic changes; and economic changes. These were then blended to create 18 different housing need scenarios. They produced a range of housing requirements.
- 6.7. Aligned to this assessment, the Parish have had regard to the over-arching spatial strategy to the delivery of housing that is contained within the emerging District Plan. This makes clear that housing should be allocated having regard to a settlement hierarchy and the pursuit of sustainable development¹.
- 6.8. Integral to this is the delivery of a significant quantum of new housing and associated infrastructure on land within and around Burgess Hill². This town is located on the northern periphery of the Parish and it is considered that the significant quantum of residential

¹ see Policy DP6 of the Pre-Submission District Plan (June 2015)

² see Policy DP5 of the Pre-Submission District Plan (June 2015)
[Hassocks Neighbourhood Plan, Regulation 16, Submission Version](#)



development envisaged in this location, tempers the need for housing within Hassocks Parish.

- 6.9. Based on the need assessment and District level spatial approach to future housing, the Parish Council resolved³ the need for additional housing over the Plan period up to 2031 is 210 - 270 dwellings.

Policy 13: Housing Allocations

- 6.10. The NPPF encourages the planning system to positively seek opportunities to meet the development needs of their area.⁴ Based on this approach the Parish has sought to identify land suitable for housing development to meet the upper figure of its identified housing need.
- 6.11. 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 other known sources such as the District Strategic Housing Land Availability Assessment. Each site has been assessed and the results published in a Parish Housing Land Availability Assessment (September 2015). Based on this, sites have been identified which are most suitable, and are able to deliver the upper end of the requisite housing numbers.

Policy 13: Housing Allocations

The following sites (as identified on the Proposals Map) are allocated for the provision of 280-290 new homes over the Plan period:

- 1. Hassocks Golf Club (Target up to 130 dwellings);**
- 2. Land North of Clayton Mills (Target up to 140 dwellings);and**
- 3. National Tyre Centre (Target up to 20 dwellings).**

Policy 14: Hassocks Golf Club

- 6.12. Hassocks Golf Club is an existing 18-hole golf course with an associated clubhouse and infrastructure. It is open to both members and non-members.
- 6.13. It is located on the north-west edge of the built up area of Hassocks and Keymer, on the west side of the A273 and north and west of Reed Close and Pavilion Close.
- 6.14. The proposed scheme envisages residential redevelopment of some 5.1ha of the existing course within an area on the eastern side of the existing course land ownership, north of Reeds Lane and south of Friars Oak House. 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.

³ see minutes of Extra Ordinary Parish Council Meeting 22 September 2015

⁴ see paragraph 14 of the NPPF



- 6.15. Around the western and southern edge of the housing development and along the southern edge of the wider land ownership would be a total of some 5.5ha of land for public open Space.
- 6.16. The residual parts of the course would be re-configured to provide a 9-hole golf course, served by associated replacement clubhouse and associated facilities, including a driving range. Ownership of this retained course and public open space would be passed to either the Parish Council or an appropriate Trust, to ensure the longterm maintenance of this area as suitable Green Infrastructure.



Figure 13: Hassocks Golf Club

- 6.17. Access to the site would be at the existing junction of the golf course with the A273, a short way to the north of Reeds Lane.
- 6.18. Given the complexity of the layout of future land uses, development should be delivered in accordance with an approved Masterplan. This would also serve to ensure that the development adequately protects, and does not adversely impact upon, the Burgess Hill Gap and Ditchling Gap and Hurstpierpoint Gap.

Policy 14: Hassocks Golf Course

Development proposals at Hassocks Golf Club (as identified on the Proposals Map) for up to 130 residential units and a 9 hole golf course facility and associated infrastructure, will be supported in accordance with a Masterplan approved by the Local Planning Authority.

The Masterplan will be supported where proposals:

- 1. Do not extend residential development into the Burgess Hill Gap (Policy 1) as identified on the Proposals Map;**
- 2. Do not extend residential development into the Ditchling Gap and Hurstpierpoint Gap (Policy 2) as identified on the Proposals Map;**
- 3. Protect the existing Ancient Woodland;**
- 4. Allow for the retention of existing mature trees and hedges;**
- 5. Protect and do not adversely affect heritage assets, including Friars Oak House and it's rural setting;**



- 6. Provide a suitable mix of dwelling types and sizes to meet the needs of current and future households;**
- 7. Protect the amenity of existing residential properties bordering the site;**
- 8. Provide a mix of high quality formal and informal open space to meet the needs generated by the occupiers of the development;**
- 9. Provide land to the west of Belmont Recreation Ground for formal/informal open space;**
- 10. Provide suitable access and parking;**
- 11. Provide a 9 hole golf course facility and associated infrastructure, including but not limited to, a club house and associated parking;**
- 12. 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; and**
- 13. Have a financial fund to provide for the maintenance of the public open space for not less than 20 years.**

Policy 15: Land to the North of Clayton Mills and Mackie Avenue

- 6.19. Clayton Mills is a modern residential development located toward the northern edge of the built-up area of Hassocks and Keymer. On its northern edge is an area of predominantly open land, part bunded, that was to be delivered as open space in conjunction with this housing scheme.
- 6.20. Along part of the northern edge of this area is a relatively narrow (north-south) arable field parcel that runs east, behind (north) residential properties in Mackie Avenue.
- 6.21. A Public Right of Way runs north-south through the bunded land, before turning east along the northern edge of the site to join Ockley Lane.
- 6.22. The site is considered suitable for residential development to deliver up to some 140 dwellings. These should be located to facilitate a landscape buffer to protect the residential amenity of occupiers of existing properties adjoining the southern edge of the site allocation and to protect and preserve the existing woodland along its western edge. It is recommended suitable access to the site is to be gained via Ockley Lane and/or from the south.
- 6.23. Beyond the northern edge of the allocation site boundary, the land should be used 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 and contribute to the purposes of the Burgess Hill Gap.



Policy 15: Land to the north of Clayton Mills and Mackie Avenue

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:

- 1. Do not extend residential development into the Burgess Hill Gap (Policy 1) as identified on the Proposals Map;**
- 2. Provide a significant landscape buffer and compensatory open space for existing and future residents, beyond the northern edge of the development site boundary on land within the Burgess Hill Gap;**
- 3. Protect the existing woodland along the western edge;**
- 4. Provide compensatory formal/informal open space to meet the needs of existing occupants of Clayton Mills and the needs generated by the occupiers of the development;**
- 5. Protect the amenity of existing residential properties bordering the site;**
- 6. Provide a suitable mix of dwelling type and sizes to meet the needs of current and future households;**
- 7. Protect the amenity of existing Public Rights of Way through and adjacent to the site; and**
- 8. Provide suitable access and parking arrangements.**

Policy 16: National Tyre Centre

- 6.24. The National Tyre Centre comprises a car repair and servicing garage located on the west side of the junction of Keymer Road (B2116) and Dale Avenue. It is bordered to the south and east by a mix of commercial and residential properties. 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.
- 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.
- 6.26. The existing building is single storey structure set back from both boundaries with the public highway, and with hard surfaced 'forecourt' areas to the front and side. Elsewhere in Keymer Road, properties are typically two or three storey in height.
- 6.27. The site is considered suitable for residential redevelopment of up to 20 dwellings.
- 6.28. Having regard to the character of the local streetscene, it is considered that a development of up to 3 storeys in height would be acceptable.
- 6.29. The frontage of any new buildings should be set back from Keymer Road to have regard to the alignment of the development fronting Keymer Road on the west side of Dale Avenue.



- 6.30. The form of development will need to carefully consider and respect the residential amenity of neighbouring properties, in particular those in Dale Avenue.

Policy 16: National Tyre Centre

Residential development at the National Tyre Centre, 60 Keymer Road (as identified on the Proposals Map) for up to 20 units will be supported where proposals;

- 1. Respect the surrounding streetscape;**
- 2. Are up to 3 storeys in height;**
- 3. Respect the amenities of residential properties bordering the site;**
- 4. Set the building frontage back from Keymer Road;**
- 5. Provide off street parking to meet requisite standards;**
- 6. Take account of the historical uses of the site and address contamination; and**
- 7. Assess and mitigate flood risk and take a sequential approach to ensure development is directed to the lower flood risk zones.**

Policy 17: Windfall Development

- 6.31. The NPPF defines windfall development as *“sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available”*⁵.
- 6.32. Guidance in the NPPF states that Local Planning Authorities may make an allowance for windfall sites in the five year supply of housing sites if there is compelling evidence that such sites have consistently become available and will continue to provide a reliable source of supply. It notes that this should not include residential gardens.⁶
- 6.33. An assessment has been undertaken as part of the Preparation of the Plan to determine the recent supply of housing approved in the Parish from unidentified ‘windfall’ development.
- 6.34. This identified a strong recent supply of sites which, whilst varying in any given year, equated to an average of some 10 dwellings per annum over the last 5 years. This suggests that further ‘windfall’ housing development will continue to be delivered within the Parish over the plan period.
- 6.35. Subject to considerations of design and impact, such development represents an important part of delivering housing in the Parish on sustainable sites. Windfall housing development on unidentified sites within the defined built up area will therefore be supported, subject to consideration of other policies within the Development Plan.
- 6.36. Notwithstanding, this, and in the interests of a robust Plan, no allowance has been made for windfall development in contributing to meeting the identified housing need. Such development will therefore be considered as development over and above the need

⁵ see Annex 2 of the NPPF

⁶ see Paragraph 48 of the NPPF
Hassocks Neighbourhood Plan, Regulation 16, Submission Version



requirement and further represent the positive approach to plan making encouraged in the NPPF.

Policy 17: Windfall Development

Applications for residential development on unidentified sites within the defined built up area will be considered on their merits against the policies of the adopted Development Plan Documents.

Policy 18: Housing Mix

- 6.37. The Census data from 2011 indicates that the average household size in the Parish was 2.28 persons; an increase of 2.21 persons from the Census of 2001. It is considered that this is attributable to the development of Clayton Mills which is typified by family style dwellings.
- 6.38. The Census data from 2011 also reveals that there is a broad range in the size of households. Some 30% are 1 person; 38% are 2 persons; 14% are 3 persons; 14% are 4 persons; and 5% are 5 persons or more.
- 6.39. This demonstrates that the actual size of households is predominantly 2 or less (68%). Whilst this does not necessarily automatically translate into a demand for 1 and 2 bedroom properties (as some smaller households may wish to have additional bedrooms for use as study/ spare room etc), it does indicate that the demand from the resident population is likely to be more toward smaller properties, than larger properties.
- 6.40. 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 developments.
- 6.41. It is also considered that the different needs of varying sectors of the community need to be provided for within new housing development, including older people and vulnerable groups.
- 6.42. An example of this is via the provision of dwellings that meet the Lifetime Homes Standard. This is justified given the Census data from 2011 indicates that 26% of the resident community of the Parish are aged 65 or over.

Policy 18: Housing Mix

Development proposals which provide a mix of dwelling types and sizes will be supported.



Policy 19: Affordable Housing

- 6.43. The provision of affordable housing is a key requirement of future housing development within the Parish, to ensure that the needs of all sectors of the community can be met. This includes those unable to afford to buy or rent on the open market.
- 6.44. As a result, residential development proposals should provide a mix of housing sizes, types and tenures to meet the needs of the whole Parish. The precise number and mix will be determined having regard to the prevailing need at the time of the development, and with regard to national and District planning policy and guidance.

Policy 19: Affordable Housing

Residential development proposals should provide a mix of affordable housing sizes, types and tenures aligned to meet the needs of the Parish.

Policy 20: Reuse of Rural Buildings for Residential Use

- 6.45. The built-up area of the Parish is surrounded by a rural hinterland. This contains a legacy of existing and former agricultural buildings. Many of these are traditional in form, and are now redundant for modern agricultural purposes.
- 6.46. The NPPF states that isolated homes in the countryside should be avoided unless there are special circumstances. This includes where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting.⁷
- 6.47. The Parish Council supports this approach, together with residential conversions of rural buildings where it secures the future of a designated heritage asset.

Policy 20: Reuse of Rural Buildings for Residential Use

The re-use and adaptation of rural buildings for residential use in the countryside will be supported where its reuse would:

- 1. Secure the future of a designated heritage asset; or**
- 2. Lead to an enhancement of the immediate setting.**

⁷ see Paragraph 55 of the NPPF



7. ECONOMY

Objective:

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.

Introduction

- 7.1. The Census data from 2011 indicates that the 'economically active' residents of the Parish are more likely to be 'white-collar' workers in 'professional' jobs, that work from home or commute to London, than the District and National average.
- 7.2. This is reflected in the general absence of large areas of employment floorspace in the Parish, and a lack of demand for such provision in the results of surveys undertaken as part of the preparation of the Plan.
- 7.3. The economic activity floorspace of the Parish is therefore focussed on the retail shops and services located predominantly along Keymer Road.

Aim 3: Village Centre

- 7.4. A District Council Retail Study, dated November 2014, found a healthy commercial centre, of the Parish with a typically well-maintained public realm and limited number of vacant units. It noted that in the 10 years since the previous survey, the overall number of units had increased. There was however, some shift in use with a decline in 'convenience' and 'comparison' units, and an increase in, amongst others, cafes.
- 7.5. It is considered important to seek to preserve and enhance the vitality and viability of this retail and commercial centre. In particular, support is offered for proposals that would enhance the character and sense of place of the centre. Such works should facilitate the experience and enjoyment of users of these facilities. This could be achieved by a range of measures.

Aim 3: Village Centre

Development proposals which seek to enhance the character and sense of place of the central retail and commercial area of Hassocks will be supported. This will include, but is not limited to, proposals to enhance parking facilities, traffic flow, pedestrian and cycling facilities, shop frontages, green spaces, public realm and signage.

Policy 21: Tourism

- 7.6. The southern part of the Parish, including Clayton lies within the South Downs National Park, whilst the main built-up area of Hassocks and Keymer lies at the foot of the scarp slopes.



- 7.7. Within the Parish boundary are the iconic 'Jack and Jill' Clayton windmills, which are visible from the east-west South Downs Way, located a short way to the south.
- 7.8. The position of the main built up area of the village, including its railway station provides a convenient and accessible gateway to visitors to the National Park.
- 7.9. Aligned to this, the South Downs National Park Authority commissioned, Visitor Accommodation Review (December 2014) concludes that there is potential for visitor accommodation development across all parts of the SDNP both in terms of expansion and upgrade of existing accommodation and the development of new accommodation. The survey concludes that the visitor accommodation sector is performing very strongly at weekends and during the week in the peak summer months, with frequent shortages of all types of accommodation at these times. It also concludes that there is strong demand for high quality accommodation which generally trades at the highest levels of occupancy and price. It considers that there is a clear prospect for future growth in the demand for all types of visitor accommodation in the National Park, and there are some clear gaps in accommodation supply along the South Downs Way
- 7.10. It is considered that the Parish is geographically well-placed to contribute to meeting the demand for accommodation in and around the National Park. However, at present the Parish has only a limited provision of overnight accommodation.
- 7.11. The Parish Council therefore supports the growth of overnight accommodation within the Parish to contribute to meeting the need identified in the National Park commissioned survey. Such provision must have regard to impact on its immediate environs.

Policy 21: Tourism

Development proposals, which promote tourism activities and include overnight accommodation, will be supported provided the siting, scale and design has regard to and reflects the local area.



8. TRANSPORT

Objectives:

- **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.**
- **To 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.**

Introduction

- 8.1. Hassocks is readily accessible by road and rail and benefits from public bus services. However, the intersection of the north-south and east-west routes at Stonepound Crossroads suffers from congestion at peak times and air pollution is a key concern in this area. The village centre and some residential streets in the vicinity of the train station experiences parking congestion.
- 8.2. 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. However transport measures to improve existing deficiencies is supported by the Parish Council and are therefore included within the Plan.

Aim 4: Roads, Traffic and Congestion

- 8.3. It is noted that during peak hours there are significant queues on the approaches to Stonepound Crossroads. This is reflected in the findings of the AQMA; and the Action Plan for the area sets out a range of proposals to seek to reduce the amount of traffic using the junction, in particular by HGV's.
- 8.4. Public consultation as part of the preparation of the Plan has highlighted concern regarding congestion and safety within the centre of the village, particularly on Keymer Road between Dale Avenue and Woodslan Road.
- 8.5. Support is offered for proposals that will result in a reduction in traffic and congestion at these junctions.

Aim 4: Roads, Traffic and Congestion

Proposals to reduce congestion, pollution and safety problems at Stonepound Crossroads, Dale Avenue and Keymer Road will be supported.



Aim 5: Speed and Speed Limits

- 8.6. During a public consultation exercise as part of the preparation of the Plan, concern was expressed by local residents at the speed of vehicular traffic in the Parish, particularly on Grand Avenue and Keymer Road. There were requests for improved enforcement of speed limits.
- 8.7. Furthermore, there was strong support from local residents for the introduction of 20mph speed limits around the schools and in the centre of the main built up area
- 8.8. Support is offered for reduction of speed limits for traffic on Keymer Road.

Aim 5: Speed Limits

Support will be offered to the exploration of the possibility to introduce 20 mph zone on Keymer Road.

Aim 6: Parking

- 8.9. Hassocks Parish Council established a Parking Working Group in 2012 to examine the issues of parking in the Parish, and make recommendations for action.
- 8.10. Subsequently, public consultation exercises as part of the preparation of the Plan, identified parking as a continuing issue for local residents. Perceived problems associated with parking include:

- Commuter parking on streets around the station as a result of the limited capacity and price of the station car park;
- Holiday travellers parking on streets around the station to travel (it is assumed) to Gatwick Airport;
- Limited availability of parking for shoppers in the centre of the village, resulting in on-street parking on Parklands Road, Grand Avenue and Dale Avenue;
- Parking on footways/grass verges (particularly Keymer Road and Lodge Lane), potentially blocking access for pushchairs and wheelchair users and causing damage to verges particularly in the winter.

- 8.11. As a result of these issues, support is offered for proposals to improve parking facilities within the centre of the village to serve the railway station.



Figure 14: Parking on Hassocks High Street



Aim 6: Parking

Support will be offered for improvements to station car parking.

Aim 7: Safety

- 8.12. Traffic accident data has highlighted road safety as an issue on the A273, with particular focus at Stonepound Crossroads, and on Keymer Road between Dale Avenue and the Parklands Road junction.
- 8.13. Public consultation exercises as part of the preparation of the Plan identified concerns with road safety at the junction of Lodge Lane and New Road, where traffic from Lodge Lane seeks to enter the flow of traffic on New Road.
- 8.14. Concerns were also identified with the PRow which includes the unprotected railway crossing between the Clayton Mills and Shepherd's Walk estate as a potential safety issue.
- 8.15. The Parish Council supports traffic calming methods and parking restrictions in order to maximise opportunities to increase safety.

Aim 7: Safety

Support will be offered to:

- 1. The introduction of roundabouts at Keymer Road/ Grand Avenue junction and the junction of Lodge Lane and New Road;**
- 2. The reduction in the length of parking available on the south side of Keymer Road and an increase in the road space available to allow two narrow lanes for traffic; and**
- 3. The tunnelled replacement to the footpath which cross the railway line between Clayton Mills and Shepherds Walk Estate.**

Aim 8: Pollution

- 8.16. Stonepound Crossroads is an Air Quality Management Area (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.
- 8.17. The proposals of the associated Action Plan for the AQMA, are noted in supporting text to Policy 7 of this Plan.
- 8.18. The Parish Council supports proposals contained within the Action Plan, or any subsequent document, that results in a reduction of nitrogen dioxide levels within the area, and its impact on residents.



Aim 8: Pollution

Support will be offered to actions, which could help reduce traffic levels through Stonepound Crossroads through:

- 1. Improved road links elsewhere;**
- 2. Better east/west bus services, cycleways between Hurstpierpoint and Hassocks; and**
- 3. HGV routing away from the north/south route of the A273 through Stonepound Crossroads.**

Aim 9: Public Transport - Rail

8.19. The London to Brighton line which serves Hassocks is operating at capacity and this has an impact on the reliability of services. It is acknowledged some improvement in reliability should be possible as the existing signalling system is replaced, which is due to take place in stages over the next ten years.

8.20. Given the wider capacity constraints, it is acknowledged there are limited measures that could be undertaken to improve train services from Hassocks.

However the Parish Council supports measures which could increase train services serving Hassocks.



Figure 15: Hassocks Station

Aim 9: Rail

Support will be given to measures (set out below) which seek to increase train services serving Hassocks, namely:

- 1. A direct off peak service to/from Hassocks serving the West Coastway route;**
- 2. Later services to Hassocks; and**
- 3. All peak hour trains serving Hassocks should be 12 coaches.**



Aim 10: Public Transport - Bus

- 8.21. In contrast to rail services, the Parish is not as well served by buses. At present the majority of buses serving Hassocks run parallel to the railway on the A273 and do not directly serve the railway station or the village centre.
- 8.22. The only services that currently serve the village centre are the No.33 (a service between Haywards Heath, Burgess Hill and Brighton via Hurstpierpoint) and two new 'Village Rider' (No.167 Burgess Hill, Hassocks, Ditchling, Plumpton and No.168 Burgess Hill, Ditchling, Hassocks, Burgess Hill). None of these services operate on Sunday or public holidays.
- 8.23. In addition to this there are services linking the village to the Asda superstore at Hollingbury in Brighton, and there is a community bus service which is operated by volunteers.
- 8.24. The Parish Council therefore supports improvements to bus services in the area.

Aim 10: Bus

Support will be offered to measures, which could improve the bus service to and from Hassocks and bus stops in the Parish area.

Aim 11: Footpaths and Accessibility

- 8.25. The Parish is relatively well served by footpaths within the main built up area and the adjacent countryside. The footpaths and cycle ways are generally well marked. Nevertheless, the surface of many paths is poor and many become impassable in the winter months. There are also 'gaps' in provision where a short link between existing paths could improve the value of the overall network.
- 8.26. The Parish Council supports improvements to public pathways and an increase in their accessibility.

Aim 11: Footpaths and Accessibility

To improve the accessibility of footpaths support will be offered (in partnership with WSCC Public Rights of Way) to:

- 1. The resurfacing of paths to make them usable in winter and usable by those with mobility impairments; and**
- 2. Develop a circular route around Hassocks, through the creation of link paths.**

Aim 12: Cycleways and Bridleways

- 8.27. Public consultation exercises as part of the preparation of the Plan identified residents view that there is a need to establish safe cycle ways to all neighbouring villages.



- 8.28. Whilst there are ample opportunities for horse-riding on the South Downs, there are few bridleway routes from Hassocks to the South Downs.
- 8.29. The Parish Council therefore supports measures to increase and improve off road routes and inter connectivity to neighbouring parishes for cyclists and horse-riders.



Figure 16: Bridleway 8C

Aim 12: Cycleways and Bridleways

Support will be offered to investigate the feasibility of:

- 1. An all weather surface off-road cycle/bridleway route to Clayton, possibly on a new route west of the railway from the B2116 as far south as Misty Bridge, there crossing to the east of the railway to continue to Clayton;**
- 2. 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); and**
- 3. Establishing a joint footpath/cycle way route to Burgess Hill east of the railway linking Woodside to Burgess Hill footpath 60.**

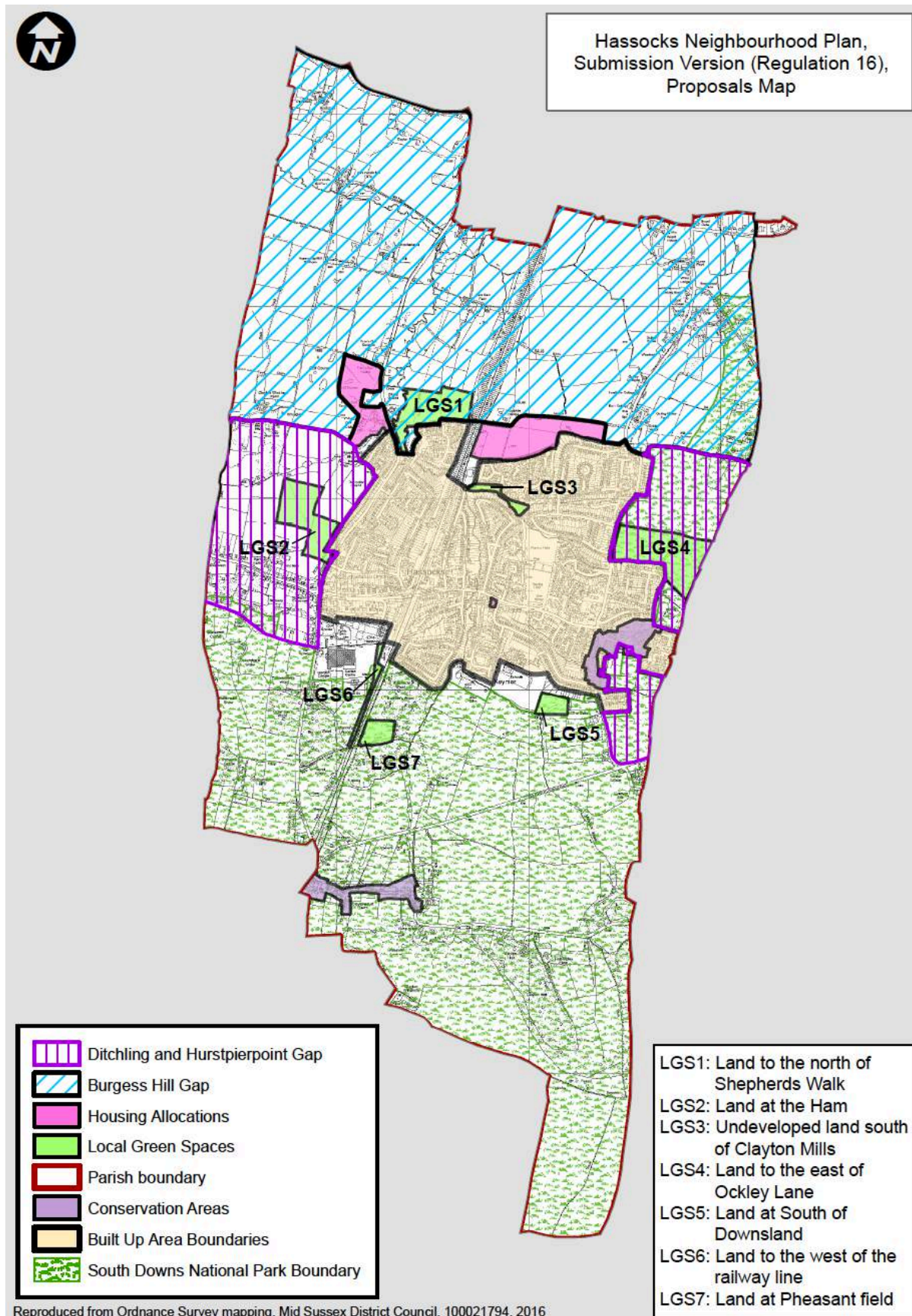


9. IMPLEMENTATION AND DELIVERY

- 9.1. The Hassocks Neighbourhood Plan will provide a long term planning framework for the Parish. Following consultation on the Submission Plan (Regulation 16), the Plan will undergo an independent Examination and if successful will be subject to Referendum in 2016.
- 9.2. The Plan once “made” by Mid Sussex District Council will become part of the Development Plan for the District. It will be used to guide development in the Parish up to 2031. The policies of the Plan will provide the framework against which future applications in the area will be assessed.
- 9.3. Once part of the Development Plan Document for the District, it is envisaged the District will monitor the effectiveness of the Plan to ensure the effective delivery of it's Strategic Objectives.
- 9.4. With respect to infrastructure delivery, MSDC has set out the District's infrastructure requirements in the Infrastructure Delivery Plan (IDP). This background evidence base document will be used to support the Council's work on the introduction of the Community Infrastructure Levy (CIL). The Parish's infrastructure needs will dovetail with the District's IDP and feed into the CIL and Regulation 123 List in due course.
- 9.5. In the meantime infrastructure facilities and services directly required by the allocations set out in this Plan will be funded through financial contributions and will be negotiated by MSDC via S106 agreements and/or CIL (in due course).



10. PROPOSALS MAP





11. EVIDENCE BASE

Localism Act

Neighbourhood Planning (General) Regulations 2012

National Planning Policy Framework

National Planning Policy Guidance

Mid Sussex Pre Submission District Plan

Mid Sussex Pre Submission Sustainability Appraisal

Mid Sussex Focussed Amendments to the Pre Submission Draft District Plan, November 2015

Focussed Amendments Sustainability Appraisal- Main Report (November 2015)

Mid Sussex Pre Submission Habitats Regulations

Ancient Woodland Inventory

Assessment of Open Space, Sport and Recreation

Burgess Hill: Visioning the Future

Capacity of Mid Sussex to Accommodate Development Study

Feasibility Study for Development Options at Burgess Hill

Gatwick Sub Region Water Cycle Study

Housing Land Supply

Housing and Economic Development Needs Assessment (HEDNA) (March 2015) and HEDNA Update (November 2015)

Infrastructure Delivery Plan

Landscape Capacity Study

Landscape Character Assessment for Mid Sussex

Northern West Sussex Economic Growth Assessment

Retail Study

Settlement Sustainability Review- Addendum (July 2015)

Strategic Flood Risk Assessment

Strategic Economic Land Availability Assessment

Strategic Housing Land Availability Assessment

Strategic Housing Market Assessment

Sustainability Assessment of Cross-Boundary Options



Parish Based Evidence Documents

Analysis of Preference Data Final

Draft Potential Housing Site

Hassocks Constraints and AQMA radius map

Hassocks Parish Housing Land Availability Assessment (PHLAA)

Hassocks Potential Sites Map

Housing Need Document August 2015

LGS Candidates Maps

Proposed Local Green Spaces

Recommendations of NPWG

Summary of Site Assessment

Traffic Effects of Housing Development

Hassocks Parish Landscape Character Assessment

Hassocks Landscape Character Areas Map

Hassocks PNP Strategic Views

Hassocks All Constraints Map

Hassocks Townscape Appraisal

Hassocks Centre Townscape Analysis Map

Local Townscape Character Areas Map

Green Infrastructure Report

NP Environment- Wildlife

Hassocks Parish Key Habitats Map

Desktop Biodiversity Report

Hassocks Cultural Heritage

Cultural Heritage Map: Archaeological Notifications Area

202209-153 Scheduled Monument Report

202209-153 Scheduled Monument Map 1

202209-153 Scheduled Monument Map 2

202209-153 Listed Building Report



202209-153 Listed Building Map

202209-153 HER Data Report

202209-153 HER Data Map

202209-153 Event/Activity Data Map

202209-153 Historic Landscape Characterisation Report

202209-153 Historic Landscape Characterisation Character Type Map

202209-153 Historic Landscape Characterisation Broad Character Type Map

202209-153 Historic Landscape Characterisation Time Depth Map

202209-153 Archaeological Notification Areas Report

202209-153 Archaeological Notification Areas Map

Letter from Dowsett Mayhew to WSCC Education Department 18.5.15

Letter to NHS WSCC 29.4.15

Letter to NHS England 29.4.15

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

Minutes of meeting with Mid Sussex District Council 06.4.16

Minutes of meeting with Mid Sussex District Council and West Sussex District Council 06.4.16

Letter to Mid Sussex District Council 25.4.16 re Hassocks Neighbourhood Plan Air Quality

Letter from Mid Sussex District Council 6.5.16 re Hassocks Neighbourhood Plan Air Quality

Letter to West Sussex County Council 26.4.16 re Hassocks Neighbourhood Plan

Letter from West Sussex County Council 26.5.16 re Hassocks Neighbourhood Plan