

Hassocks Neighbourhood Plan

Submission Consultation (Regulation 16)

**Sustainability Appraisal (incorporating Strategic
Environmental Assessment)**



June 2016

Contents

Page

1.	Introduction	1
2.	Appraisal Methodology	3
3.	Baseline Information	4
4.	Sustainability Framework - Objectives and Indicators	7
5.	Appraisal of the HNP Policy Options Against the Sustainability Framework	14
6.	Next Steps	14

Appendix 1 - Scoping Report for the Sustainability Appraisal

Appendix 2 - Responses to Scoping Report Consultation

Appendix 3 - HNP Policy Options Appraisals

Appendix 4- Housing Allocation Options

1. INTRODUCTION

- 1.1. This Sustainability Appraisal (SA) report is in respect of the Regulation 16 Submission Consultation of the Hassocks Neighbourhood Plan (HNP).
- 1.2. The Parish is located within Mid Sussex District Council (MSDC). Hassocks Parish is located south of Burgess Hill, east of Hurstpierpoint and west of Ditchling. To the south is the South Downs National Park, beyond which is the urban area of Brighton. The largest settlement in the parish is Hassocks. This is connected to the east to the settlement of Keymer. To the south, on the fringes of the parish, is the settlement of Clayton, located at the foot of the Downs.
- 1.3. Neighbourhood planning is a new way for communities to decide the future of the places in which they live and work. The HNP has been driven and prepared by Hassocks Parish Council, with input from local residents, community groups and other stakeholders. Throughout this process there has been extensive public consultation and feedback forums.
- 1.4. The HNP is important for the future of the Parish. If successfully supported at a public referendum, it will become a key material consideration in guiding development in the Parish and determining planning applications up to 2031.
- 1.5. Neighbourhood Plans must be in general conformity with the adopted Development Plan Document (DPD) of the District which at this time is the Mid Sussex District Local Plan (2004). The HNP has also had regard to the emerging policies of the Mid Sussex District Plan 2014-2031.
- 1.6. Mid Sussex have most recently prepared a “Focussed Amendments” consultation which was the subject of public consultation between 19th November 2015 and 31 December 2015. As part of this, the Council has reviewed its strategy on housing need and proposes a revised housing provision figure of 13,600 (an increase of 2,550 over the previous consultation). The Sustainability Appraisal and Habitats Regulation Assessment underwent a “Focused Amendments” consultation over the same period.
- 1.7. The obligation to undertake a SA is set out in Section 39 of the Planning and Compulsory Purchase Act 2004. This requires Local Development Documents to be prepared with a view to contributing to the achievement of sustainable development. The process involves examining the likely effects of the Plan and considering how they contribute to social, environmental and economic well-being.
- 1.8. A Strategic Environmental Assessment (SEA) involves the evaluation of the environmental impacts of the plan or programme. The requirement for SEA is set out in the European Directive 2001/42/EC adopted in UK law as the “Environmental Assessment of Plans or Programmes Regulations 2004”.
- 1.9. The SEA process is very similar to the SA process, with more prescriptive guidance that needs to be followed in order to meet the SEA Directive’s requirements. Government guidance (in a Practical Guide to the Strategic Environmental Assessment Directive (ODPM 2005) suggests incorporating the SEA process into the SA and consider economic and social effects alongside the environmental effects considered through the SEA. This approach has been followed. For simplification, this report is referred to as a Sustainability Appraisal, although it incorporates the SEA.

- 1.10. The purpose of this SA is to assess whether the HNP may have effects on a range of sustainability topics and consider alternatives and mitigation to reduce any negative impact. The SA has been carried out by independent consultants.
- 1.11. Much of the data used in the preparation of the SA comprises 'baseline information' which is contained and presented in a Scoping Report to this SA (Appendix 1). The Scoping Report collated baseline data on broad areas of economic, social and environmental issues. It analysed a range of environmental protection objectives established at International, European, national or local level which were relevant to the HNP. It considered the implications of other plans and documents and set out a series of Sustainability Objectives. The Scoping Report also set out the proposed methodology for undertaking the SA.
- 1.12. The Scoping Report and baseline data has been subject to public consultation with statutory bodies (English Heritage, Natural England, the Environment Agency). The results of this consultation are set out in Appendix 2. The document has been continually updated to ensure that any new plans or documents released whilst the HNP has been prepared, have been assessed.
- 1.13. This report is structured as follows:
- Section 2 - details the SA (inc SEA) appraisal methodology;
 - Section 3 - summarises the baseline collection work, identification of the plans, policies and programmes that have an impact on the HNP, with updates on these in light of feedback on the Scoping Report. It also includes a summary of the challenges for the future of the Parish;
 - Section 4 - sets out the objectives and indicators (collectively known as the Sustainability Framework), which will be used to appraise the various policy options. The HNP objectives are tested against the Sustainability Objectives for compatibility;
 - Section 5 - contains the individual policy appraisals, testing realistic options against the Sustainability Framework.
 - Section 6 - sets out the next steps.
- 1.14. The SA process has established a range of sustainability issues and options to be considered in formulating the proposals for the HNP. It has ensured consideration of a range of potential social, economic and environmental effects. This has enabled the most sustainable policy options to be identified for inclusion with the HNP.

2. APPRAISAL METHODOLOGY

- 2.1. This SA has been prepared in accordance with the following Government guidance:
- Planning Practice Guidance: Strategic Environmental Assessment and Sustainability Appraisal
 - SEA guidance from the ODPM “A Practical Guide to the Strategic Environmental Assessment directive” 2005
- 2.2. Based on this guidance, a five stage approach has been undertaken in preparing this SA:

Stages in the SA process	
Stages	Tasks
Stage A - Setting the context and Objectives, establishing the baseline and deciding on the scope	Identify other relevant plans and programmes Collect Baseline Information Identify Problems Develop Objectives and the Sustainability Framework Consult on the scope of the SA
Stage B - Developing and refining alternatives and assessing effects	Test the Plan Objectives against SA Objectives Develop alternative options Assess the effects of policy options against the SA Objectives Consider mitigation Propose measures to monitor the effects
Stage C - Preparing the Sustainability Appraisal	Present the predicted effects of the Plan, including alternatives
Stage D - Consulting on the draft HNP and SA and taking into account consultation responses	Give the public and consultation bodies opportunity to comment on the SA Assess significant changes to HNP
Stage E : Monitoring the effects of implementing the Plan	To monitor the effectiveness of the Plan.

Figure 1: Stages in the SA process

- 2.3. Stage A and the associated tasks have been undertaken as part of the preparation of the Scoping Report. This was the subject of formal consultation in early 2015. The feedback from this consultation and any consequential changes to the baseline data and sustainability framework are detailed below in this report. The Scoping Report, and responses to it, are an intrinsic part of the SA process, and should be read in conjunction with this report.
- 2.4. Stage B involves measuring the likely significant social, economic and environmental effects of the strategy and policies contained within the Pre-Submission (Regulation 14) HNP consultation.
- 2.5. Section 4 of this report sets out the Sustainability Framework and tests the objectives of the HNP against this framework. Section 5 sets out the policy appraisal. This highlights the different advantages and disadvantages of each option, showing the preferred policy is the most sustainable option, given reasonable alternatives. The following symbols and colours are used to record this:

✓✓	Significant positive impact on the sustainability objective
✓	Positive impact on the sustainability objective
?✓	Possible positive or slight positive impact on the sustainability objective
0	No impact or neutral impact on the sustainability objective
?✗	Possible negative or slight negative impact on the sustainability objective
✗	Negative impact on the sustainability objective
✗✗	Significant negative impact on the sustainability objective

Figure 2: Symbols in the SA process

- 2.6. This scoring system is comparable with the Sustainability Appraisal undertaken by MSDC in connection with their production of the Mid Sussex District Plan. The appraisal tables provide a summary explanation of the predictions of the effect the policy options will have on the objectives.
- 2.7. The results of Stage B are comprised in this report, which collectively comprises Stage C.
- 2.8. In accordance with Stage D, the Pre-Submission Plan was the subject of public consultation alongside the Pre-Submission (Regulation 14) SA. Feedback on the HNP and SA have not led to significant changes being made to either document.
- 2.9. Stage E will not take place until the HNP is adopted and the effects monitored, as detailed in Section 6 of this report.

3. BASELINE INFORMATION

- 3.1. As part of Stage A of this SA process, a review of other plans, programmes, policies, strategies and initiatives that may influence the content of the HNP was undertaken, together with the

collation of extensive baseline data for the Parish. This was presented in the Scoping Report (Appendix 1).

Updated Review Of Other Plans, Programmes, Policies, Strategies And Initiatives That May Influence The Content Of The HNP

- 3.2. In response to the consultation on the Scoping Report additional documents produced by MSDC have needed to be added to the list of Background Documents that have influenced the content of the HNP.
- 3.3. Since consultation on the Scoping Report in February 2015, the District Plan and the accompanying SA and underwent Pre Submission consultation in June 2015.
- 3.4. The Council have published a further consultation on “Focussed Amendments” to the Pre Submission Draft District Plan. As part of this, the Council has reviewed its strategy on housing provision and sets out a revised housing provision figure of 13,600 over the Plan period (2014-2031), an increase of 2,550 since the previous consultation.
- 3.5. The Council proposes to meet this increase through existing commitments, 3,500 new homes at the strategic development to the north-west of Burgess Hill and a further 600 homes at Pease Pottage. It is also acknowledged that the historic windfall delivery rate of 45 units per year will facilitate a further 495 units to come forward. The consultation sets out the residual figure of 1,730 will be delivered through future Neighbourhood Plans and a Site Allocations document.
- 3.6. Prior to consultation on the Scoping Report, on 28 November 2014, a Written Ministerial Statement, followed by changes to the National Planning Practice Guidance (NPPG) established that no affordable housing or tariff-based infrastructure contributions could be sought from developments at or below a threshold of 10 residential units or less, with immediate effect.
- 3.7. On 31 July 2015, a High Court Judgement was issued upholding the joint Judicial Review by West Berkshire Council and Reading Borough Council effectively quashing the threshold changes introduced in November 2014.
- 3.8. As a result of the successful Judicial Review, the Government amended the National Planning Practice Guidance on 1 August 2015, removing all references to thresholds in relation to affordable housing and infrastructure contributions as well as the vacant building credit.
- 3.9. On Wednesday 11th May 2016 the Court of Appeal allowed the Government’s appeal on all four grounds against the judgment in West Berkshire District Council and Reading Borough Council v Secretary of State for Communities and Local Government.
- 3.10. The Court of Appeal held that the national planning policy on minimum thresholds for affordable housing and on the vacant building credit was lawfully made when promulgated by Written Ministerial Statement in November 2014, and within amendments to the PPG early IN 2015.
- 3.11. Mid Sussex District Council, commissioned a Transport Study to support the District Plan. The Study, at a strategic level, examines the impact of development proposed in the District Plan (including the strategic allocation at Burgess Hill, Pease Pottage and Neighbourhood Plans with a specific allowance circa 300 homes to be delivered in the HNP) on the district’s roads; and whether any unwanted effects of development can be practically resolved.

Updated Baseline Information In Light Of Feedback On The Scoping Report

- 3.13. In response to consultation on the Scoping Report, no response was received from Natural England.
- 3.14. In response to consultation on the Scoping Report, the Environment Agency recommended an objective be included to protect and enhance the environment. They also recommended indicators be included in relation to the environmental constraints of the area. They recommended this could include flood risk, water quality, and biodiversity. The Environment Agency further recommended the SEA take account of relevant policies, plans and strategies in the Mid Sussex Strategic Flood Risk Assessment, flood risk strategies and the South East River Basin Management Plan.
- 3.15. Having reviewed this feedback, it is considered no amendment is required to the SA baseline data and/or objectives and indicators as the Objectives adequately cover flood risk, water quality and biodiversity. The SA has also taken into account the Mid Sussex Strategic Flood Risk Assessment, and the South East River Basin Management Plan.
- 3.16. Historic England advised that the scoping report does not provide consideration of the presence of non-designated heritage assets within the plan area and recommended this is included.
- 3.17. Historic England also recommended a broader set of indicators would help to draw out the key characteristics of the area and would be valuable in helping ensure the plan meets the Vision and Objectives set out in the Scoping Report.
- 3.18. In response to consultation feedback, a Historic Environmental Report was sourced from This additional information has been added to the baseline information that has informed the preparation of the HNP and the accompanying SA. Additional indicators have also been included to monitor the heritage assets of the Parish.

ONS Projection and Indices of Multiple Deprivation Data Update

- 3.19. Since the publication of the Scoping Report, the Office of National Statistics released “Annual Mid-year Population Estimates for the UK 2014” in June 2015. The official 2014 mid-year estimates, built on the mid-2013 estimate. Results show a national increase of 491,000 (0.77%) people resident in the UK at 30 June 2014, with Mid Sussex District showing an increase of 1611 (1.1%) people resident in the District. No updates are available at the Parish level.
- 3.20. The Indices of Multiple Deprivation (IMD) update of 30 September 2015 outlined that there were no boundary changes to LSOAs within the Parish of Hassocks. There are 32,844 LSOA's for the 2015 rank, whereas in 2010 there were 32,482.
- 3.21. In the South of Parish LSOA (Clayton and Central/Western/Southern Village), there is no marked change in the overall LSOA ranking. There have been some minor changes, both comparatively more and comparatively less deprived ranking of individual measures. The LSOA remains one of the comparatively least deprived areas in England, being within the least deprived 5%. However, the LSOA is now in the most deprived 4th decile in terms of Barriers to Housing & Services.
- 3.22. In the East of Village LSOA, there is no marked change in the overall ranking. There have been some minor changes, both comparatively more and comparatively less deprived ranking of

individual measures. The LSOA remains one of the comparatively least deprived areas in England, being within the least deprived 0.5% LSOAs.

- 3.23. In the Central Village LSOA, there has been a slight improvement from 2010 and is now comparatively less deprived. The notable improvements to individual rankings include, Health and Living Environment. Overall the changes are quite small and the LSOA still has relatively low levels of deprivation.
- 3.24. In the Central/Northeast Village LSOA, there is no marked change in the overall LSOA ranking. There have been some minor changes, both comparatively more and comparatively less deprived ranking of individual measures. The largest improvement has been to the Crime measure and the largest drop has been to the Child Deprivation measure. The LSOA remains in the least deprived 5% of England.
- 3.25. In the Western/Northwestern/North And Northeastern Parish LSOA, there is no marked change in the overall LSOA ranking. There have been some minor changes, both comparatively more and comparatively less deprived ranking of individual measures. The largest improvement has been to the Health measure and the largest drop has been to the Barriers to Housing & Services, and Living Environment measures. The LSOA remains in the least deprived 5% of England.

Challenges Facing Hassocks Parish

- 3.26. The baseline information and plans, programmes, policies, strategies, guidance and initiatives help to determine the sustainability issues and challenges facing the Parish. Whilst the Parish generally offers a high quality of life, the HNP will need to manage a number of issues over its lifetime in order to ensure the area continues to be successful and the negative impacts of development are properly mitigated. These challenges include:
 1. Protection of the setting of Hassocks built-up area and avoiding coalescence with neighbouring settlements;
 2. Protecting SDNP and its setting whilst affording access for its quiet enjoyment by residents and visitors;
 3. Meeting parish housing need, including affordable housing;
 4. Development pressure on open countryside;
 5. Traffic congestion and highway safety;
 6. Capacity of education facilities;
 7. Air quality at Stonepound Crossroads.

4. SUSTAINABILITY FRAMEWORK - OBJECTIVES AND INDICATORS

- 4.1. This SA seeks to test the contribution the HNP will make towards achieving sustainable development, through the identification of a number of objectives and indicators, known as the Sustainability Framework. These are used to judge the sustainability impacts of the policies within the plan. The Objectives are based on the three strands of sustainability; i.e. social, economic and environmental. The indicators are chosen to quantify and measure the achievement of each Objective. The Sustainability Framework has emerged through careful appraisal of relevant

International, National, Regional, District and Local Plans and Programmes, the collection of baseline data, local knowledge of sustainability challenges faced in the Parish and a SWOT analysis.

- 4.2. The Sustainability Framework was the subject of consultation at the Scoping Report stage. The sustainability Objectives and their corresponding indicators are set out below. Colour coding of the Objectives is provided to indicate which relate to environmental; social or economic.

Environmental Objective
Social Objective
Economic Objective

Objective 1 - Countryside: To conserve and enhance the countryside areas of the Parish.
<ul style="list-style-type: none"> • Number of new residential dwellings approved within the parish beyond the defined settlement boundaries and areas allocated for development; • Quantum of new employment floor space approved within the parish beyond defined settlement boundaries and areas allocated for development.

Objective 2 - Ecology: To protect and enhance the biodiversity of the Parish.
<ul style="list-style-type: none"> • Condition of the parish's Site of Special Scientific Interest; • Sussex Wildlife Trust records; • Quality and condition of local watercourses; • Extent of Ancient and Semi-Natural Woodland within the parish.

Environmental - Objective 3 - Heritage Assets: To protect and enhance the heritage assets of the Parish.
<ul style="list-style-type: none"> • Number of heritage assets and their setting protected as part of development. • Number and condition of Listed Buildings; • Number of buildings on the "at risk" register. • Number and condition of Scheduled Ancient Monument.

Environmental - Objective 4 - Water & Flooding: To ensure development does not take place in areas at risk of flooding or where it may cause flooding elsewhere.

- Number of properties at risk of flooding within the parish, as defined by the Environment Agency Flood Maps;
- Number of applications approved contrary to the advice of the Environment Agency on flood risk and water quality grounds.

Environmental - Objective 5 - Climate Change: To reduce the parish's impact on climate change and prepare the community and environment for its impacts.

- Number of Green energy developments and installations in the parish;
- Number of developments built to exceed standard Building Regulation requirements;
- Number of households within a 10 minute walk of a train station or a bus stop with a service of a frequency of 1 hour or more during the working day
- Air quality in the Stonepound Crossroads Air Quality Management Area.

Environmental - Objective 6: Transport: Improve highway safety.

- Police accident data;
- Number of highway safety schemes delivered within the Parish.

Social - Objective 7 - Housing: To enable those with identified local housing needs to have the opportunity to live in an affordable home within the parish.

- Number of new home completions;
- Number of affordable dwelling completions;
- Number registered on the Council's housing waiting list wishing to live within the parish

Social - Objective 8 - Crime: To ensure residents live in a safe environment.

- Overall crime rates;
- Number of domestic burglaries

Social - Objective 9 - Sustainable Transport Patterns: To increase the opportunities for residents and visitors to travel by sustainable and non-car modes of transport.

- Number of new sustainable and public transport facilities provided in the parish, such as bus shelters, cycle lanes, pedestrian crossings, etc.
- Level of bus service provision within the parish;
- Number of households within a 10 minute walk (approximately 800m) of a train station or a bus stop with a frequency of more than 1 per hour during the working day.

Social - Objective 10 - Community Infrastructure:

- Extent and condition of community infrastructure facilities in the parish;
- Quantum of new community infrastructure delivered in the parish;
- Quantum of Section 106 monies secured to contribute to community infrastructure provision in the parish;
- Number of households within a 10 minute walk (approximately 800m) of public recreational space.

Economic - Objective 11 - Economy: To maintain and enhance employment opportunity and provision within the parish.

- Levels of unemployment within the Parish;
- Total amount of employment floor space created in the Parish;
- Amount of employment floor space lost to other uses in the Parish;
- Amount of employment floor space in the Parish.

Economic - Objective 12 - Wealth: To ensure high and stable levels of employment and address disparities in employment opportunities in the parish so residents can benefit from economic growth.

- Indices of Multiple Deprivation;
- Percentage of residents who are economically active and employed;
- Percentage of residents who are unemployed

Economic - Objective 13 - Retail: To maintain and enhance retail facilities within the parish.

- Total amount of retail floor space created in the parish;
- Amount of retail floor space lost to other uses in the parish;
- Number of households within a 10 minute walk (approximately 800m) of shopping facilities.

4.3. The HNP sets out 6 strategic objectives. These are important as they state what the Plan is aiming to achieve through its overall strategy and accompanying policies. The strategic policies have been chosen in order to help solve or mitigate as many of the issues and challenges for the Parish as possible through the planning system.

4.4. The following 7 Strategic Objectives reflect the 6 Strategic Objectives identified in the HNP:

Strategic Objectives Of The Hassocks Neighbourhood Plan
To conserve and enhance the rural character of the Parish.
Maintain gaps between neighbouring towns and villages.
To reduce the impact of traffic and promote non-car modes of travel.
To ensure all sections of the community have access to key local services.
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
To provide the opportunity for appropriate sized, affordable and sustainable housing.
To encourage economic development and job creation.

- 4.5. These have been assessed for compatibility with the 13 Sustainability Objectives, as detailed below:

		HNP Objectives						
		1	2	3	4	5	6	7
Sustainability Objectives	1	✓	✓	✓	x	0	x	x
	2	✓	✓	✓	0	0	x	x
	3	✓	✓	0	0	0	x	0
	4	✓	✓	0	0	0	0	0
	5	0	0	✓	✓	✓	0	0
	6	0	0	✓	✓	✓	0	0
	7	x	x	0	0	0	✓	0
	8	0	0	0	0	✓	0	0
	9	0	0	✓	✓	✓	0	0
	10	x	x	0	✓	✓	0	0
	11	x	x	0	0	✓	0	✓
	12	x	x	0	0	✓	0	✓
	13	x	x	0	✓	✓	0	✓

KEY	
✓	Compatible
x	Incompatible
0	No link/ Neutral

Figure 4: Assessment of HNP Strategic Objectives and SA Objectives

- 4.6. The table demonstrates that most of the HNP Strategic Objectives and the Sustainability Objectives are comparable or have a neutral impact. This indicates that the HNP is being prepared positively with the aim of solving some of the sustainability issues identified and that the Sustainability Objectives are appropriate to measure the extent to which it does.
- 4.7. The areas of incompatibility are generally where HNP Strategic Objectives for housing and economic growth are in conflict with the environmental sustainability; and conversely where the HNP Strategic Objectives to preserve the rural character of the Parish and maintain gaps between neighbouring towns and villages conflict with social and economic sustainability objectives. In such situations an appropriate balance must be struck between the need for growth and the benefits this brings, with the negative impact this may have on environmental objectives. Mitigation may be in the form of the location of development, the criteria within policies, or by other policies within the Plan.
- 4.8. A comparative assessment has been undertaken of the policies to test their mutual compatibility. This is shown in the table below. This confirms that most policies are either compatible or have a neutral impact. Where policies are not compatible, this is where the need for development is set against those that are focused on conserving and enhancing the environment. In such situations,

the SA identifies the most suitable option, having regard to all of the Sustainability Objectives. In recommending the preferred policy option, weight is placed on the Sustainability Objectives most closely linked with the specific policy being appraised.

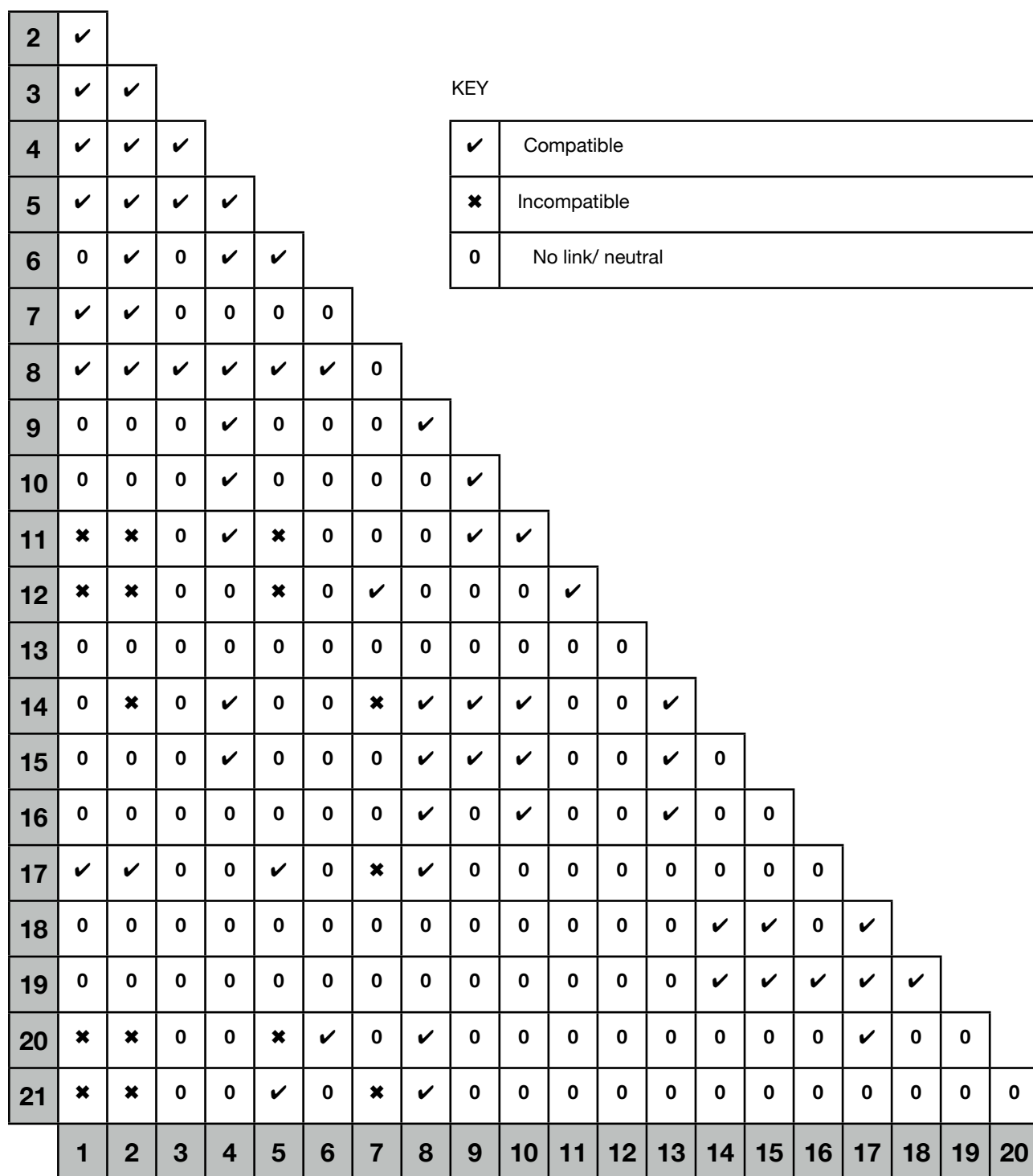


Figure 5: Assessment of Policy Options

5. APPRAISAL OF THE HNP POLICY OPTIONS AGAINST THE SUSTAINABILITY FRAMEWORK

- 5.1. In order to meet the Strategic Objectives of the HNP and address some of the challenges facing the Parish, a range of policy areas have been selected for inclusion within the Plan. These have been appraised to determine whether they have a positive or negative impact, using the Sustainability Framework.
- 5.2. In preparing the HNP, a range of policy areas have been considered and a range of options for each policy have been identified. These have been prepared based on the review of other relevant plans, programmes, policies, strategies and initiatives, the extensive baseline data for the Parish, and the overarching Strategic Objectives of the HNP.
- 5.3. All policy options have been appraised, to assess the impact on the 13 Sustainability Objectives set out in the Sustainability Framework. These appraisals are set out in the Tables attached at Appendix 3. The overall appraisal ensures that the policies selected and taken forward in the HNP are the most sustainable, given reasonable alternatives.
- 5.4. Whilst a number of the individual policies may have a negative impact, particularly on a specific small number of Objectives, overall the policies in plan, taken as a whole will have a significant positive impact on the sustainability of the Parish. Furthermore, the negative impacts have been positively mitigated, as far as reasonably possible, such as by the location of new housing development on sites that are most sustainably located relative to the siting of services and facilities, and on impact on the countryside and setting of the settlements. The Tables attached at Appendix 3, demonstrate the overall positive impact of the selected policy option on the social, economic and environmental objectives.

6. NEXT STEPS

- 6.1. This SA report will be consulted on alongside the Submission HNP. This will be for a minimum period of 6 weeks.
- 6.2. The information within this report has been taken into account in preparing the Submission HNP.
- 6.3. Once adopted, the effects of implementing the HNP are to be monitored to assess any impacts, including unforeseen adverse impacts. This will need to allow for remediate action to take place. On this basis, each sustainability objective is accompanied by a range of practical indicators. These are to be used to assess the achievement of the policies against the 13 Sustainability Objectives.

APPENDIX 1

Scoping Report for the Sustainability Appraisal

Hassocks Parish Neighbourhood Plan

Scoping Report for the Sustainability Appraisal

Prepared for

Hassocks Parish Council

Prepared by

Dale Mayhew BA (Hons) BTP MRTPI

February 2015

Final

Contents	Page
1. Introduction	1
2. What Is Sustainable Development?	2
3. Hassocks Parish Neighbourhood Plan - Vision & Objectives	4
4. Sustainability Appraisal Methodology	6
5. Stage A1 - Identifying Other Relevant Policies, Plans, Programmes, And Sustainability Objectives	8
6. Stage A2 - Collecting Baseline Information	10
7. Stage A3 - Identify Sustainability Issues And Problems	24
8. Stage A4 - Developing The Sustainability Appraisal Framework	27

Appendices

Appendix A	List of relevant plans, policies and programmes that will be considered and influence the content of the Hassocks Parish Neighbourhood Plan.
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1. INTRODUCTION

- 1.1. This document forms the Scoping Report of a Sustainability Appraisal incorporating the requirements for a Strategic Environmental Assessment of the Hassocks Parish Neighbourhood Plan.
- 1.2. The Neighbourhood Plan will set out the long term vision for the parish up to the period 2031. Once adopted, it will become part of the Development Plan and will be a material consideration in the determination of planning applications. The National Planning Policy Framework (NPPF) confirms that Neighbourhood Plans will give local communities “*The direct power to develop a shared vision of their neighbourhood and deliver the sustainable development needed*”.
- 1.3. A Sustainability Appraisal is a systematic process to promote sustainable development by assessing the extent to which a Plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives. It is a process to consider ways by which a Plan can contribute to improvements in environmental, social and economic conditions, as well as a means of identifying and mitigating any potential adverse impacts that the Plan might otherwise have. By doing so, it can help ensure that the proposals in the Plan are the most appropriate, given the reasonable alternatives. Sustainability Appraisals are an iterative process, informing the development of the Plan.
- 1.4. There is no legal requirement for a Neighbourhood Plan to have a Sustainability Appraisal, as set out in Section 19 of the Planning and Compulsory Purchase Act 2004. However, in preparing a Plan, it is necessary to demonstrate how the document will contribute to achieving sustainable development. On this basis, the National Planning Practice Guidance (NPPG) notes that a Sustainability Appraisal may be a useful approach for doing this¹.
- 1.5. A Strategic Environmental Assessment (SEA) involves the evaluation of the environmental impact of a Plan or programme. It is a requirement, as set out in the European Directive 2001/42/EC. It has been enacted into UK Law through the Environmental Assessment of Plans and Programmes Regulations 2004.
- 1.6. The NPPG notes that where a Neighbourhood Plan could have significant environmental effects, it may fall within the scope of the Environmental Assessment of Plans and Programmes Regulations 2004, and so require a Strategic Environmental Assessment. One of the basic conditions that will be tested by the independent Examiner is whether the making of the Neighbourhood Plan is compatible with European Union obligations (including under the Strategic Environmental Assessment Directive).
- 1.7. Whether a Neighbourhood Plan requires a Strategic Environmental Assessment and, if so, the level of detail needed, will depend on what is proposed in the Neighbourhood Plan. A Strategic Environmental Assessment may be required where a Neighbourhood Plan allocates sites for development; the neighbourhood area contains sensitive natural or heritage assets and may be effected by the proposals in the Plan; or the Neighbourhood Plan may have significant

¹ Paragraph 026. Reference ID: 11-026-2014036

environmental effects that have not already been considered and dealt with through a Sustainability Appraisal of the Local Plan².

- 1.8. Having regard to the legislative obligations and Government guidance, the Parish Council have resolved to undertake a Sustainability Appraisal that incorporates a Strategic Environmental Assessment. (Where reference is made in this report to a Sustainability Appraisal, it includes the incorporation of a Strategic Environmental Assessment). The environmental, economic and social effects of the Neighbourhood Plan will therefore be considered through the Sustainability Appraisal as an iterative and integral part of the process of preparing the Neighbourhood Plan. In this way, the Neighbourhood Plan will be prepared with the objective of contributing to the achievement of sustainable development.
- 1.9. This Scoping Report sets out the context and establishes the baseline of the Sustainability Appraisal and sets out the proposed scope and objectives of the Appraisal. This report sets out the background to the meaning of sustainable development (Chapter 2); details the vision and objectives of the Neighbourhood Plan (Chapter 3); explains the Sustainability Appraisal methodology (Chapter 4); identifies relevant policies, Plans, programmes and environmental protection objectives (Chapter 5); summarises the evidence baseline information (Chapter 6); identifies issues, problems and trends (Chapter 7); and sets out proposed sustainability objectives and indicators (known as the Sustainability Framework) (Chapter 8).

2. WHAT IS SUSTAINABLE DEVELOPMENT?

- 2.1. Achieving sustainable development is at the heart of the preparation of Development Plans, such as Neighbourhood Plans and their subsequent implementation through the Town Planning system, including the determination of planning applications.
- 2.2. International and national bodies have set out the broad principles of sustainable development. Regulation 42/187 of the United Nations General Assembly has defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 2.3. The UK Sustainable Development Strategy, Securing the Future, set out five “*guiding principles*” of sustainable development. These are:
 - **Living Within Environmental Limits** - this means respecting the limits of the Plan, its environment, resources and biodiversity, to improve our environment, ensure that the natural resources needed for life are unimpaired and remain so for future generations;
 - **Ensuring a Strong, Healthy and Just Society** - this means meeting the diverse needs of present and future communities, promoting personal wellbeing, social cohesion and inclusion, and creating equal opportunities for all;
 - **Building a Strong, Stable and Sustainable Economy** - this means providing prosperity and opportunities for all, and in which environmental and social costs fall on those who impose them (the polluter pays), and efficient resource use is incentivised;

² Paragraph 027 Reference ID: 11-027 - 20140306

- **Promoting Good Governance** - this means actively promoting effective, participative systems of governance in all levels of society, engaging people's creativity, energy and diversity; and
- **Using Sound Science Responsibly** - this means ensuring policies are developed and implemented on the basis of strong scientific evidence, whilst taking into account scientific uncertainty (through the precautionary principle) as well as public attitudes and values.

2.4. The NPPF sets out that the purpose of the planning system is to contribute to the achievement of sustainable development and policies in paragraph 18 to 219 of the NPPF, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.³

2.5. The NPPF notes there are 3 dimensions to sustainable development: economic, social and environmental⁴ and these give rise to the need for the planning system to perform a number of roles:

- **An Economic Role** - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **A Social Role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural wellbeing; and
- **An Environmental Role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change, including moving to a low carbon economy.

2.6. These roles should not be undertaken in isolation because they are mutually dependent. Economic, Social and Environmental gains should be sought jointly and simultaneously through the planning system to achieve sustainable development. This involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life. It includes (but is not limited to):

- Making it easier for jobs to be created in cities, towns and villages;
- Moving from a net loss of biodiversity to achieving net gains for nature;
- Replacing poor design with better design;
- Improving the conditions in which people live, work, travel and take leisure; and
- Widening the choice of high quality homes⁵.

³ Paragraph 6 of the NPPF

⁴ Paragraph 7 of the NPPF

⁵ Paragraphs 8 and 9 of the NPPF

3. HAS SOCKS PARISH NEIGHBOURHOOD PLAN - VISION & OBJECTIVES

- 3.1. Preparation of the Hassocks Neighbourhood Plan is underway. Mid Sussex District Council and the South Downs National Park Authority, as the Local Planning Authority, approved the designation of the parish (see map at Figure 1) of Hassocks as a Neighbourhood Plan Area in July 2012.



Figure 1 - Map of Hassocks Neighbourhood Plan Designated Area

- 3.2. Early stakeholder engagement with the local community has been undertaken. This has included a Neighbourhood Plan Questionnaire, which was distributed to residents in May 2014. This sought comments on a Draft Vision and set of Objectives. It also sought views on the proposed topics for the Neighbourhood Plan; the potential quantum of housing, and known and potential housing sites for consideration. These were distributed to local residents through house to house deliveries and distribution through key public access points in the village and at local events (e.g. farmers market). A total of 192 responses were made, of which 37 related specifically to the proposed vision and 58 related to the proposed objectives.
- 3.3. Stakeholder engagement with the local community has also been undertaken via a public consultation exercise. This was held on Friday 19 and Saturday 20 September. Over the 2 days, a total of 341 stakeholders attended. This enabled the collation of views from local stakeholders and the key issues affecting the village, its environment and community. In light of these consultation exercises and the feedback received, and following meetings of the Neighbourhood Plan Working Group, an initial Vision and set of objections for the parish has been agreed. This may be refined as the Neighbourhood Plan evolves. At present they are:

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.”

- 3.4. In support of this, a series of objectives have developed. At this time, they are:
- 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;
 - To provide the opportunity for appropriate 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;
 - 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;
 - 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;
 - 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.

4. SUSTAINABILITY APPRAISAL METHODOLOGY

- 4.1. It is proposed that the Sustainability Appraisal for the Neighbourhood Plan is undertaken following the broad guidance set out for the Strategic Environmental Assessment process in Figure 2.

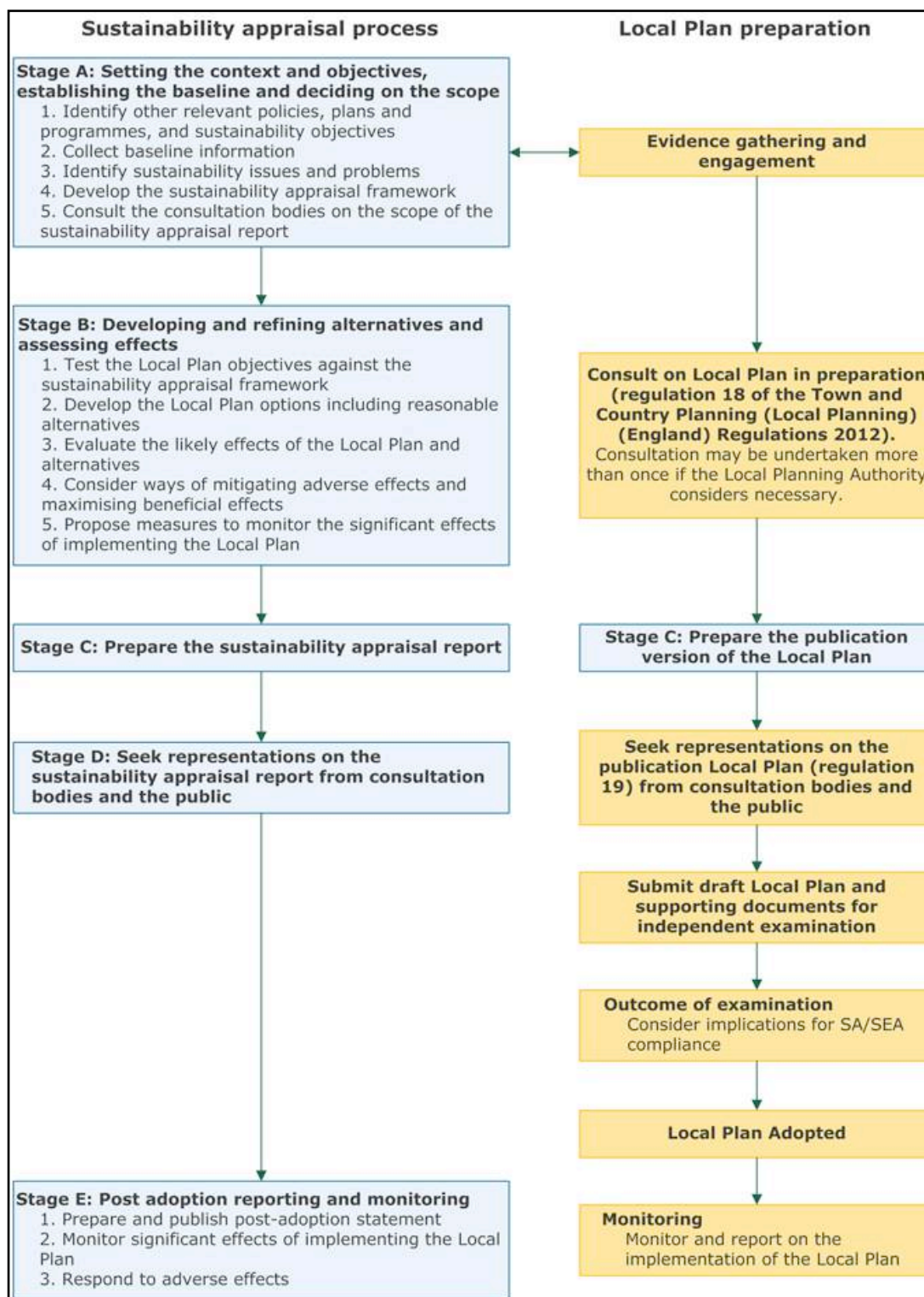


Figure 2 - Sustainability Appraisal Process

- 4.2. This report comprises Stage A of the process; setting the context and objectives, establishing the baseline and deciding on the scope. There are 5 elements of this stage, as detailed below.

Stage A1 - Identifying Other Relevant Plans, Programmes And Environmental Protection Objectives - The Neighbourhood Plan is influenced in various ways by other plans programmes and external environmental protection objectives, such as those laid down in policies or legislation. These relationships enable the Parish Council to take advantage of potential synergies and to deal with any inconsistencies or constraints. A number of these issues are already dealt with in other Plans and programmes. Government Guidance⁶ makes clear that where this occurs, they need not be addressed further in the Neighbourhood Plan. Where significant tensions or inconsistencies arise, the Guidance suggests it would be helpful to consider principles of precedence between levels or types of Plan, relative timing, the degree to which the Plans, programmes and objectives accord with current policy and legal requirements, and the extent of any environmental assessments which have already been conducted.

Stage A2 - Collecting Baseline Information - This provides the basis for predicting and monitoring environmental effects and helps to identify environmental problems and alternative ways of dealing with them. Both qualitative and quantitative information is used. The purpose of the information is to enable an assessment of the current situation and trends that exist, particularly sensitive or important elements of the parish area that might be affected, the nature of the problems and whether it would be possible to mitigate these. The Guidance notes that, whilst in theory, collection of baseline information could go on indefinitely, a practical approach is essential and therefore it is not expected to be possible to obtain all relevant information in the first SEA of a Plan.

Stage A3 - Identifying Sustainability Issues and Problems - Identifying such issues and problems is an opportunity to define and improve the Sustainability Appraisal objectives. Whilst the Parish Council will be aware of many issues and problems that are faced within the Neighbourhood Plan area, the Sustainability Appraisal process seeks to build on the evidence identified in baseline information, together with experience identified in other existing policies, Plans and programmes, and in light of any feedback coming forward through consultation, both at the Scoping Report stage and subsequent consultation stages of the Plan preparation.

Stage A4 - Developing the Sustainable Appraisal Framework - The Sustainability Appraisal objectives, targets and indicators are used to consider the effects of the Neighbourhood Plan against reasonable alternatives. They serve a different purpose from the objectives of the Plan itself, although in some cases they may overlap. The Sustainability Appraisal is used to show whether the objectives of the plan contribute to the aim of sustainable development, comprising its three limbs. The objectives are derived from established law, policy or other Plans, from a review of baseline information and the sustainability issues and problems that have been identified.

⁶ A Practical Guide to the Strategic Environmental Assessment Directive

The objectives are typically expressed in the form of targets, the achievement of which is measurable using indicators. These can be revised as baseline information is collected and the issues and problems are identified.

Stage A5 - Consulting on the Scope of the Sustainability Appraisal - The Parish Council must seek the views of the Consultation Bodies on the scope and level of detail of the Sustainability Appraisal. Consultation at this stage helps to ensure that the Appraisal will be robust enough to support the Plan during the latter stages of full public consultation. Government Guidance notes that it may also be useful to consult other organisations and individuals concerned at this stage, to obtain information and opinions. It is up to the Parish Council to determine how best to approach the consultation bodies, but it is recommended that the key elements to include are the baseline information and objectives. The formal consultation bodies are Natural England, English Heritage and the Environment Agency.⁷

5. STAGE A1 - IDENTIFYING OTHER RELEVANT POLICIES, PLANS, PROGRAMMES, AND SUSTAINABILITY OBJECTIVES

- 5.1. Paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 (as amended) sets out the basic conditions which the Neighbourhood Plan must comply with. These include, at paragraph 8(2) that the Neighbourhood Plan meets the basic conditions if, amongst other things, it has regard to National Planning Policies, contributes to the achievement of sustainable development and is in general conformity with strategic policies contained in the Development Plan.
- 5.2. At this stage, the strategic policies of the Development Plan are principally those contained within the Mid Sussex Local Plan, May 2004. More recently, the District Council has been preparing a new District Plan. A consultation draft was published in November 2014. This emerging Development Plan Document is accompanied by a Sustainability Appraisal. This document⁸ reviews all relevant policy, programmes, strategies and guidance which have influenced the evolution of this Development Plan Document. The Neighbourhood Plan will need to be in general conformity with this higher tier document if it is adopted prior to the Neighbourhood Plan, and in any event it has close regard to it at this stage. On this basis, it is not proposed to appraise documents that have been reviewed by that process. This approach is in accordance with the Government's Practical Guide to the Strategic Environmental Assessment Directive⁹.
- 5.3. A full list of relevant plans, policies and programmes that will be considered and influence the content of the Hassock Parish Neighbourhood Plan are set out at Appendix A. A summary of the key plans and programmes influencing the Neighbourhood Plan is identified below, together with the main objectives.
- 5.4. **National Planning Policy Framework (NPPF)** - This sets out the Government's planning policies for England and how they are expected to be applied. At its heart is a presumption in favour of

⁷ See paragraph S.A.4 of A Practical Guide to the Strategic Environmental Assessment Directive

⁸ Mid Sussex District Plan Sustainable Appraisal (incorporating SEA) - consultation draft October 2014

⁹ See paragraph 5.8.4

sustainable development, which should be seen as the “golden thread” running through both Plan-making and decision-taking. This comprises the three limbs of economic, social and environmental, and involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people’s quality of life. For Neighbourhood Planning, it means that neighbourhoods should, amongst other things, develop Plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development; and plan positively to support local development, shaping and directing development in their area that is outside of the strategic elements of the Local Plan.

- 5.5. **Mid Sussex District Local Plan (2004)** - This sets out the planning policies for the district. It was originally intended to cover the period up to 2006, but more recently, a number of policies have been saved by Government direction until superseded by subsequent emerging Development Plan Documents. Paragraph 2.20 notes that the Local Plan attaches great weight to the protection and improvement of the urban and rural environment of Mid Sussex, the quality of life which residents and visitors enjoy, and the conservation of its natural and created resources. This means precluding development which destroys or unacceptably damages the environment. It notes the Plan aims to protect and strongly resist development within the countryside, particularly those areas of special qualities, such as the best and most versatile agricultural land, Areas of Outstanding Natural Beauty and Strategic and Local Gaps. It notes the loss of wildlife and habitats and corridors will also be resisted. Enhancement of the countryside through good management will be encouraged. It also notes the Local Plan aims to encourage high standards of design where new development is permitted and to reduce the impact of development to a minimum. This includes seeking to protect both the rural environment and countryside areas and the built environment of towns and villages within the district. It notes the aim is to conserve buildings of architectural or historic interest and to preserve and enhance the special character and appearance of Conservation Areas. It equally aims to safeguard open spaces and important social and visual amenity, an integral part of the built environment.
- 5.6. It notes that in order to contribute to the aims of securing a more sustainable settlement pattern, the most desirable location for new residential development is within or adjacent to existing built-up areas and in particular the 3 main towns of the district (Burgess Hill, East Grinstead and Haywards Heath). It notes these towns offer the widest range of services and the greatest possibility for the provision of public transport. It notes however some limited development opportunities also exist within villages where there is sufficient infrastructure to accommodate development and where the benefits of the development are important to the village. The smaller settlements in the district are less likely to offer either of these advantages and are therefore less sustainable locations for development.
- 5.7. **Mid Sussex District Plan 2014-2031 - Consultation Draft (November 2014)** - This seeks to guide development in the district up to the period 2031. It notes that the Council must meet the challenge of balancing economic growth with protecting and enhancing the high quality environment of the district. It notes that Mid Sussex, as a high quality environment, is greatly valued by those who live, work and visit the district. Its towns and villages include many historic buildings and Conservation Areas, and they are surrounded by attractive countryside, much of which is protected by national and local designations. The nature and quality of new development

is therefore of the utmost importance to ensure that this environment is protected, and where possible enhanced.

- 5.8. It notes that a central aim of the District Plan is to increase the sustainability of communities and reduce the need to travel to other areas for employment and other facilities. The Plan seeks to support sustainable communities and a robust local economy by encouraging opportunities for residents to work within their towns and villages and access other necessary services and facilities close to home. The Plan aims to support an annual economic growth rate over its lifetime of 3%. It notes the location of Mid Sussex within the Gatwick Diamond brings the potential to enhance the economic prosperity of the area, and it is important that Mid Sussex benefits fully from these opportunities.
- 5.9. The Plan promotes strategic development in support of this at Burgess Hill. It notes that in developing Neighbourhood Plans, Town and Parish Councils are encouraged to take full account of the economic needs of their area and seek to reduce commuting by providing for these needs.
- 5.10. It notes that the Council must demonstrate it is meeting the “full objectively assessed” housing needs of the area and that the level of housing that would be required if birth, deaths and migration followed recent trends, amounts to an annual requirement of 516 homes or 8,800 over the lifetime of the Plan and the delivery of this number would facilitate a 3% increase in economic growth each year. It notes the Council is required to provide a housing provision number up to 2031 but that the Council is not yet in a position to confirm its figure as this relies on the supply of housing land and consideration of any unmet need from neighbouring Authorities; both these aspects of work are in progress.
- 5.11. The Plan notes that the most sustainable strategy for the district is to allocate a significant proportion of the proposed development to Burgess Hill and that work has been progressing on a proposal to develop between 3,500-4,000 new homes to the north and east of the town, together with new high quality employment development, new sporting facilities and other infrastructure benefits. It notes the Plan assumes the strategic developments proposed for around Burgess Hill will yield 3,865 homes over the lifetime of the Plan. The remaining new homes are proposed to be delivered through the Neighbourhood Planning process. It notes that if insufficient development is delivered through Neighbourhood Plans, then the District Council would be required to produce its own housing allocations Development Plan Document.

6. STAGE A2 - COLLECTING BASELINE INFORMATION

- 6.1. In order to be able to identify the impact the Neighbourhood Plan will have on sustainable development, it is important to have an understanding of the baseline conditions that exist within the parish and the trends that may continue if there were no Neighbourhood Plan prepared.
- 6.2. Baseline data has been obtained from a variety of sources, including Census data, environmental designations and an analysis of the evidence base that has been prepared and collated to support the development of the Neighbourhood Plan.
- 6.3. The information has been structured using a series of topics, which are predominantly influenced and derived from those set out in the SEA Regulations 2004, in particular Schedule 2.

General Parish Characteristics

- 6.4. Hassocks Parish is located south of Burgess Hill, east of Hurstpierpoint and west of Ditchling. To the south is the South Downs National Park, beyond which is the urban area of Brighton. The B2116 runs through the centre of the parish in a broadly east-west direction, connecting Hurstpierpoint with Ditchling. The A273 runs north-south through the western side of the parish, connecting Burgess Hill with the dualled A23 to the south. The B2112 (New Road) leads from the A273 at Clayton, in a broadly northeast direction, to connect to Ditchling. The main London to Brighton railway line travels through the parish in a broadly north-south direction, with a station located within the centre of Hassocks Village.
- 6.5. The largest settlement in the parish is Hassocks. This is connected to the east to the settlement of Keymer. To the south, on the fringes of the parish, is the settlement of Clayton, located at the foot of the Downs.
- 6.6. It is a parish of mixed character that incorporates part of the South Downs Scarp, the main built up area, surrounded by a rural hinterland, with neighbouring settlements to the north, east and west. In total, the parish extends to some 10.88kms² (4.20sq miles).
- 6.7. It is bordered to the north by Burgess Hill Town Council area, to the east by Ditchling Parish, to the south by Pyecombe Parish, and to the west by Hurstpierpoint and Sayers Common Parish.
- 6.8. The southern part of the parish is within the designated South Downs National Park. The boundary of this broadly follows the edge of built up area on the south side of Hurst Road (to the west of the A273) before turning south to exclude the South Downs Nursery Garden Centre and Hassocks Football Club, before turning north again and crossing the railway line to include Butchers Wood, and exclude residential development to the north. It excludes the grounds of Downlands School before wrapping around the southern and eastern periphery of the built up area of Keymer and heading north to include the eastern fringes of the parish. It follows the parish boundary line north, as far as Wellhouse Lane, before heading east and north within the parish of Ditchling.

Social Characteristics - Population

- 6.9. The Census data from 2011 shows that the total population for the parish was 7,667. This was an increase of 846 people (12.4%) from 2001. A total of 47.28% (3,625) were male, whilst 52.72% (4,042) were female. The total population represents a density of some 7 persons per hectare.
- 6.10. The age structure comprises:
 - 1,531 persons aged between 0-17;
 - 2,062 persons aged between 18-44;
 - 2,101 persons aged between 45-64; and
 - 1,973 persons aged 65 and over.
- 6.9. There were a total of 3,341 households (at least 1 person occupying at the time of the Census). This comprised a mix of:
 - 994 x 1-person households;

- 1,258 x 2-person households;
- 456 x 3-person households;
- 475 x 4-person households;
- 123 x 5-person households;
- 25 x 6-person households;
- 6 x 7-person households;
- 4 x 8+ person households.

6.10. Based on the total population living in a household and the number of households in total, the average household size in the parish was 2.28 persons.

Social Characteristics - Housing

6.11. There were a total of 3,414 dwellings, of which 3,341 were occupied. This comprised:

- Detached dwellings - 1,427;
- Semi-Detached - 1,149;
- Terraced - 279;
- Flat/Maisonette - 447;
- Flat/Maisonette in converted or shared house - 53;
- Flat/Maisonette in commercial building - 57;
- Caravan/mobile home - 2.

6.12. Of these 3,341 households, 1,579 were owned outright; 1,142 were owned with a mortgage; 15 were in shared ownership, 293 were socially rented; 254 were privately rented; 20 were privately rented through other means; and 38 were rent free.

6.13. The size of the properties were:

- 7 - 1 room;
- 65 - 2 rooms;
- 238 - 3 rooms;
- 546 - 4 rooms;
- 781 - 5 rooms;
- 732 - 6 rooms;
- 411 - 7 rooms;
- 278 - 8 rooms; and
- 283 - 9+ rooms.

6.14. The number of bedrooms in each property were:

- No bedrooms - 2;
- 1 bedroom - 300;
- 2 bedrooms - 896;
- 3 bedrooms - 1,300;
- 4 bedrooms - 662;
- 5+ bedrooms - 181.

6.15. The Census indicated there were a total of 4,516 cars owned by residents within the parish. Ownership per household was as follows:

- Houses with no cars - 546;
- Houses with 1 car - 1,506;
- Houses with 2 cars - 980;
- Houses with 3 cars - 232;
- Houses with 4+ cars - 77.

Social Characteristics - Human Health

- 6.16. Health characteristics are available at district level. These show that, overall, the health of the population of people living in Mid Sussex District is better than the England average. Life expectancy for both men and women is higher than the England average. However there is disparity across the district with life expectancy 5.9 years lower for men and 4.3 years lower for women in the most deprived areas of Mid Sussex than in the least deprived areas.
- 6.17. In terms of life expectancy and causes of death, the majority of indices are significantly better than the England average. The exceptions are excess winter deaths and female life expectancy, which is not significantly different from the England average, and road injuries and deaths, which are significantly worse than the England average.
- 6.18. In terms of disease and poor health, the majority of indices are better than the England average, with the exception of incidents of malignant melanoma, hospital stays for self harm and hip fracture in over 65s, all of which are not significantly different from the England average.
- 6.19. In terms of adults' health and lifestyle, all indices are not significantly different from the England average.
- 6.20. In terms of children and young peoples' health, all indices are significantly better than the England average.

Social Characteristics - Deprivation

- 6.21. The Index of Multiple Deprivation (IMD) is a composite indicator used to compare deprivation by reference to a wide number of factors, including employment, income, health, education/training, barriers to housing, crime and living environment. The IMD is expressed as a comparison to the rest of England, and also as a comparison to the rest of Mid Sussex district. IMDs are subdivided into Lower Super Output Areas (LSOAs) and based on a range of indicators which reveal if an LSOA suffers from "multiple" deprivation issues.
- 6.22. If an area has a low overall deprivation, this does not suggest it has no deprivation issues but that broadly there is not a multiple range of deprivation issues. It is not a measure of wealth, but a measure of deprivation. An area which has low deprivation will not necessarily be a wealthy area, whilst conversely, an area of higher deprivation will not necessarily be a poor area. The LSOAs are not of uniform size and they cover an area of population, not geographic size.
- 6.23. There were 32,482 LSOAs in England in 2010, with 1 being the most deprived and 32,482 being the least deprived. LSOAs have an approximate population of 1,500 people.

24. The South East of England contains the second lowest number of the most deprived LSOAs and the highest number of the least deprived LSOAs. West Sussex is one of the least deprived higher level Authorities, being ranked 132nd out of 152 upper tier Authorities. Mid Sussex is one of the least deprived districts in England, being the 13th least deprived Local Authority. It contains no LSOAs in the most deprived 20% and only 1 in the most deprived 30%. Conversely, it contains 28 LSOAs in the least deprived 5%.
25. Hassocks is covered by 5 separate LSOAs, which are not uniform in size or location. They all fall within and collectively cover the parish of Hassocks. They do not include parts of any neighbouring parishes.
- 6.26. The first LSOA is located in the south of the parish and contains Clayton and surrounding rural areas. It also includes southern parts of the main built up area of Hassocks, along Brighton Road and running along Hurst Road and Keymer Road (as far as the railway station). It spreads as far north as North Court and as far east as Clayton Avenue, Ockenden Way and the southern parts of Down View Road. This LSOA has an overall ranking of 30,999, making it in the least deprived 5%.
- 6.27. The second LSOA is located in the east of the parish and covers much of Keymer. It runs from Lodge Lane in the south to Damien Way and part of Ockley Road in the north. The eastern edge runs along the parish boundary. The western edge includes Wilmington Close. It follows Dale Avenue and arches up to the southern part of Keymer Gardens, but does not include the section of Keymer Road in between. This LSOA has an overall ranking of 31,959, making it in the least deprived 5%.
- 6.28. The third LSOA covers a central part of Hassocks Village, running from Windmill Avenue in the southeast to Belmont Close in the west. This LSOA has an overall ranking of 18,981, making it in the least deprived 40%.
- 6.29. The fourth LSOA occupies a central/eastern location in the parish. It runs from Keymer Road area, around Clerks Acre in the south to Ockley Wood in the north. It then follows Orchard Lane as far as Oak Tree Drive. It covers a large part of the northeastern edge of the village. This LSOA has an overall ranking of 31,121, making it in the least deprived 5%.
- 6.30. The fifth LSOA is a large area that covers the western, northwestern, northern and northeastern parts of the parish. It surrounds the third and fourth LSOA. It covers the northern part of Ockley Lane and Wellhouse Lane, together with Kings Drive and part of Grand Avenue. It covers Shepherds Walk and London Road, as well as parts of Belmont Lane. This LSOA has an overall ranking of 30,471, making in the least deprived 10%.
- 6.31. The majority of the LSOAs fall within the least deprived 5% and 10% of England, with one falling within the least deprived 40%. Whilst there are some disparities between the LSOAs, they all show relatively low levels of deprivation overall.
- 6.32. The IMD data for the parish, relative to the district and England is shown on Figure 3.
- 6.33. The assessment of deprivation for each LSOA is comprised of individual rankings, which are weighted and combined to produce the overall result. The topic areas used for this are: Income; Employment; Health; Education and Training; Barriers to Housing/Services; Crime; and Living

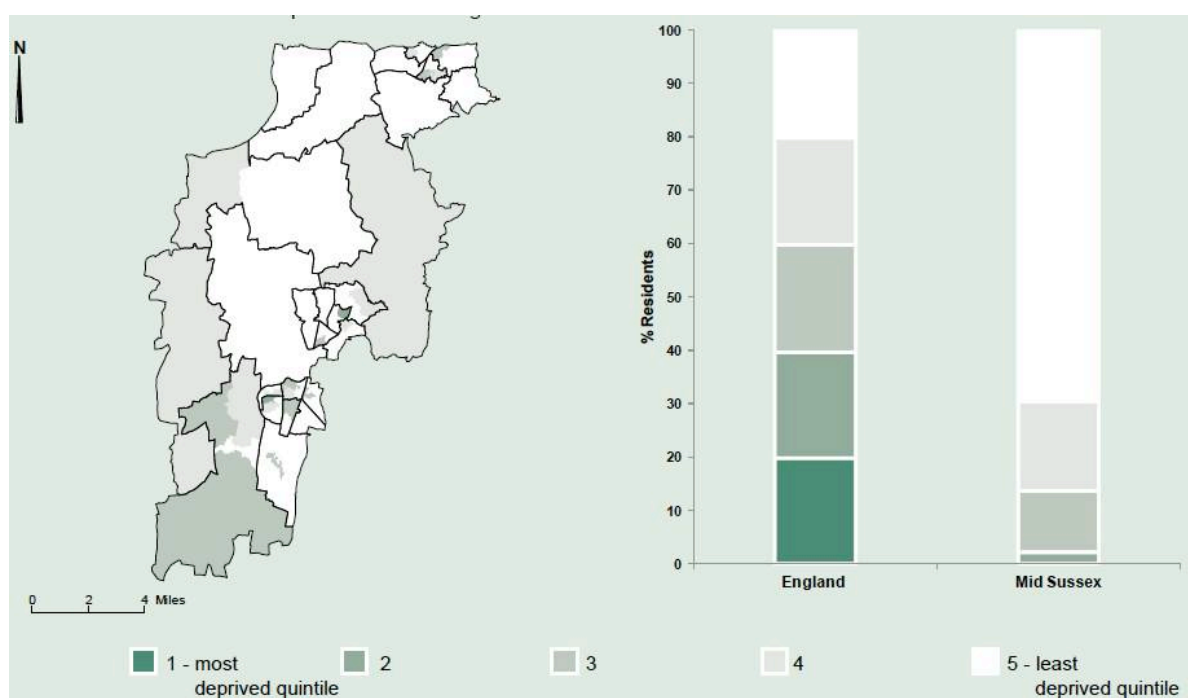


Figure 3 - IMD data

Environment. In addition, there are data sets produced for deprivation affecting children and deprivation affecting older people. These do not form part of the overall LSOA ranking.

6.34. Those relating to the 5 LSOAs that cover the parish of Hassocks have the following ranking:

LSOA1 - South of Parish, Clayton and Central/Western/Southern Village (overall 30,999):

- Income - 29,522 (least deprived 10%);
- Employment - 31,047 (least deprived 5%);
- Health - 29,168 (least deprived 15%);
- Education and Training - 29,777 (least deprived 10%);
- Barriers to Housing/Services - 17,720 (least deprived 50%);
- Crime - 24,782 (least deprived 25%);
- Living Environment - 21,364 (least deprived 35%);
- Elderly Deprivation - 30,856 (least deprived 5%);
- Child Deprivation - 29,390 (least deprived 10%).

LSOA2 - East of Village (Overall 31,959):

- Income - 29,245 (least deprived 10%);
- Employment - 28,650 (least deprived 15%);
- Health - 28,510 (least deprived 15%);
- Education and Training - 27,821 (least deprived 15%);
- Barriers to Housing/Services - 29,589 (least deprived 10%);
- Crime - 27,149 (least deprived 20%);
- Living Environment - 29,839 (least deprived 10%);
- Elderly Deprivation - 30,217 (least deprived 10%);

- Child Deprivation - 31,080 (least deprived 5%).

LSOA3 - Central Village (Overall 18,981):

- Income - 15,877 (most deprived 50%);
- Employment - 16,304 (least deprived 50%);
- Health - 14,307 (most deprived 55%);
- Education and Training - 17,273 (least deprived 50%);
- Barriers to Housing/Services - 17,214 (least deprived 50%);
- Crime - 27,337 (least deprived 20%);
- Living Environment - 20,000 (least deprived 40%);
- Elderly Deprivation - 18,244 (least deprived 45%);
- Child Deprivation - 15,749 (most deprived 50%).

LSOA4 - Central/Northeast Village (Overall 31,121):

- Income - 29,603 (least deprived 10%);
- Employment - 27,868 (least deprived 15%);
- Health - 27,562 (least deprived 10%);
- Education and Training - 28,250 (least deprived 15%);
- Barriers to Housing/Services - 20,830 (least deprived 40%);
- Crime - 24,421 (least deprived 25%);
- Living Environment - 30,059 (least deprived 10%);
- Elderly Deprivation - 29,974 (least deprived 10%);
- Child Deprivation - 31,106 (least deprived 5%).

LSO5 - Western/Northwestern/North And Northeastern Parish (Overall 30471):

- Income - 30,083 (least deprived 10%);
- Employment - 30,755 (least deprived 10%);
- Health - 29,369 (least deprived 10%);
- Education and Training - 26,988 (least deprived 10%);
- Barriers to Housing/Services - 16,466 (least deprived 50%);
- Crime - 18,844 (least deprived 45%);
- Living Environment - 26,086 (least deprived 20%);
- Elderly Deprivation - 29,843 (least deprived 10%);
- Child Deprivation - 31,660 (least deprived 5%).

- 6.35. A breakdown of the IMD data reveals that overall, the parish fares very well with regard to most measures of deprivation. There is however a deprivation issue regarding barriers to housing and services. This is likely to be driven by the number of houses available and the desirability of Hassocks as a location to live. The central part of the village also has greater deprivation issues in respect of all other categories in relation to the rest of the parish.

Environmental Characteristics - Biodiversity, Flora And Fauna

- 6.36. The parish supports a wide variety of plant and animal life and habitats, including arable, woodland, hedgerows, grassland, as well as watercourses and associated environments. Buildings within the parish are also capable of providing a habitat to the wide variety of wildlife.
- 6.37. There is 1 Site of Special Scientific Interest (SSSI) within the parish, located immediately south of Underhill Lane. It is the western end of a wider SSSI area, known as the Clayton to Offham Escarpment. It comprises land on the dip slope of the South Downs and comprises nationally uncommon chalk grassland habitat, together with areas of woodland and scrub. The chalk grassland is rich in flowering plants and supports a rich community of breeding birds.
- 6.38. There are numerous pockets of defined Ancient and Semi-Natural Woodland within the parish. These include the woodland south of Underhill Lane, that is also part of the Site of Special Scientific Interest. It includes a number of woodland pockets south of the village and either side of the railway line and A273, comprising Butchers Wood, Lag Wood, Bonny's Wood and Ockendens Wood. It includes a woodland pocket located west of the A273 (London Road) and north of Reed Close and Pavilion Close, and south of the Hassocks Golf Club. It also includes a small pocket of woodland within the built-up area of the village, immediately north of Grand Avenue and east of Queens Drive. Toward the north end of the parish, it includes Ockley Wood on the west side of Ockley Hill and pockets of woodland on the west side of the A273 (London Road) immediately south of its junction with the Jane Murray Way.

Environmental Characteristics - Landscape, Soil And Geology

- 6.39. The District Council commissioned a Landscape Character Assessment, published in November 2005. This identified 10 separate landscape characters across the district. Three of these cover the parish of Hassocks. These are Area 2 - Fulking to Clayton Scarp; Area 3 - Hurstpierpoint Scarp Footslopes; and Area 4 - Hickstead Low Weald.
- 6.40. The Fulking and Clayton Scarp covers the southern fringes of the parish and is wholly contained, south of Underhill Lane. It comprises the distinctive steep, abrupt chalk escarpment (scarp) with north-facing slopes in a dramatic undulating ridgeline. It notes the scarp edge gives panoramic, long views from the Downland edge, in a northern direction. The report notes that the face of the scarp is shallow at the Clayton Gap but picks up steepness again, topped by the Jack and Jill Windmills, with a large, partly wooded, secluded coombe at Clayton Holt. The report notes it is a highly distinctive chalk-edged landscape of national importance, much valued for its open, scenic qualities, cultural associations and recreational potential. It has a high sensitivity to the impact of development on the immediate setting of the scarp and its skyline, including the cumulative impact of masts, pylons and roads, and scarring of the chalk. Views from the scarp are highly sensitive to visually prominent development, both on the urban edge to the south and in the weald to the north. It notes the scarp contains the most extensive and precious survival of nationally important species-rich downland grass along the South Downs. The scarp slopes and top are highly sensitive to recreational pressures, both visually and from usage by walkers, cyclists and horse riders.
- 6.41. The Hurstpierpoint Scarp Footslopes cover over half of the parish. The area runs from the south, from Underhill Lane, to the northern edge of the built-up area of Hassocks and Keymer Village. Its key characteristics are undulating relief of low sandstone ridges and gentle clay vales. Areas of

Ancient Woodland have survived on the heavier soils of the gault clay. Views south are dominated by the steep Downland scarp. It notes that north of Clayton, there is a substantial grouping of Ancient Woodlands, but in the east most of the woodland has been cleared and an open landscape created of large fields, broken by the shallow, wooded valley at Millbrook Shaw (on the eastern edge of the parish boundary, south of Keymer). It notes that the green sand ridges dominated by the developments of Hurstpierpoint, Hassocks and Keymer, with the ridgeline swinging north of Hassocks to form the distinct crest at Lodge Hill, located between Keymer and Ditchling. It notes the settlement of Clayton is reflective of the spring line villages and hamlets located on the edge of the Downland, in the vicinity of springs and streams flowing from under the chalk and over the impervious rocks of the weald. This contrasts with the ridgeline villages, which include Hassocks and Keymer. It notes that these villages have been greatly expanded by modern suburban development.

- 6.42. It notes that the area is highly exposed to views from the Downs, with a consequently high sensitivity to the impact of new urban development. It notes the intimate and unobtrusive settlement pattern of the spring line settlements, combined with a general absence of significant development, with scarce pockets of rich biodiversity vulnerable to loss and change. It notes the wooded urban environment and setting of the ridgeline villages currently sits well with the rural landscape, although there is a danger of the cumulative visual impact of buildings and other structures here and elsewhere in the area.
- 6.43. The Hickstead Low Weald covers the northern part of the parish, principally beyond the settlement edge of Hassocks and Keymer. It is described as a lowland mixed arable and pastoral landscape, with a strong hedgerow pattern. It lies over low ridges and clay vales, drained by the upper Adur streams. It notes that the area has experienced high levels of development centred on Burgess Hill. It notes there are alternating west-east trending low ridges with sandstone beds and clay vales, carrying long, sinuous upper Adur streams. Views are dominated by the steep Downland scarp to the south and the High Weald fringes to the north. The arable and pastoral rural landscape comprises a mosaic of small and larger fields, scattered woodlands, shaws and hedgerows with hedgerow trees.
- 6.44. More recently, the District Council commissioned a Landscape Capacity Study, with the final report published in July 2007. This is not a Landscape Character Assessment, but rather a Landscape Capacity Assessment. As is made clear in the preface of this report, it was commissioned to assess the physical and environmental constraints on development in the district, with a view to identifying the capacity of the district's landscape to accommodate future development. It sought to reach determinations on the landscape sensitivity and landscape value of the landscape character areas of the district. The report contained a structural analysis of the area, to identify the main elements which contribute to the structure, character and setting of the settlements. This identified 9 zones, of which 2 cover the parish of Hassocks; Zone 5 - Burgess Hill and surrounding area; and Zone 9 - Hurstpierpoint, Hassocks, Keymer, Sayers Common and Albourne.
- 6.45. Within Zone 5, the report notes that the central and southeastern parts of Burgess Hill are elevated and located on the end of a spur of high ground leading down from the South Downs Foothills to the south. It notes the settlement extends southwest onto a prominent ridge, which

skirts the southern edge of the town and extends east to include Ditchling Common. The north-facing slopes of this ridge are occupied by the town and include a crescent of recreational routes and land use. It notes the majority of the south-facing slopes are undeveloped and can be seen from the South Downs. With the exception of high ground around World's End, to the northeast of the town, Burgess Hill occupies gently sloping ground which falls north and west. It notes that small pastoral fields with thick continuous boundary vegetation provide a distinctive setting to the southeast of Burgess Hill. These fields separate Burgess Hill from the wider landscape to the east.

46. Within Zone 9, it notes that the three settlements of Hurstpierpoint, Hassocks and Keymer sit on the lower slopes of the South Downs Foothills. It notes to the north of these settlements, the landscape is generally lower lying land, and the landscape consists of mainly small, medium-sized fields interspersed with larger fields, including areas of recreation, such as golf course and Hurstpierpoint College Playing Fields. It notes that from this area, there are open views of the South Downs with little urban influence from the settlements set below the South Downs. It notes that south of the villages, the swathe of wooded foothills gives way to more open landscape and pasture and north-facing scarp of the South Downs.
- 6.47. The report sought to build on the 2005 Landscape Character Study and identified 8 small local landscape character areas affecting the parish, as detailed below on Figure 4.

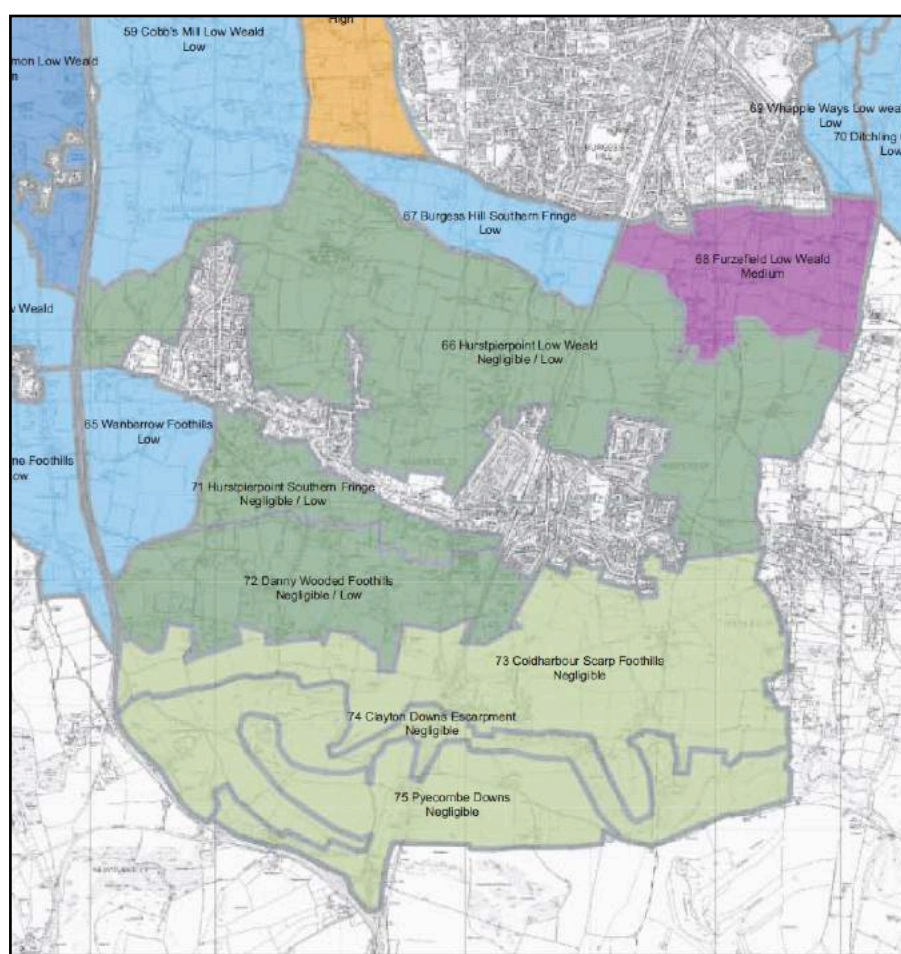


Figure 4 - Extract of MSDC Commissioned Landscape Capacity Study 2007

- 6.48. The report undertook an analysis of the landscape capacity of each local character area, having regard to its landscape sensitivity and its landscape value. This assessment, with respect to the 8 local landscape character areas, identified within the parish, is set out below.
- 6.49. Number 67 - Burgess Hill Southern Fringe - this is a small area, located in the far northwest corner of the parish, contained to the west of the railway line and broadly east of Hurstpierpoint College;
- 6.50. Number 68 - Furze field Low Weald - this is a small area, located within the northeast corner of the parish, around the junction of Keymer Road with Wellhouse Lane.
- 6.51. Number 66 - Hurstpierpoint Low Weald - this is contained south of landscape character areas numbers 67 and 68 and is contained to the south by the built up area of Hassocks and Keymer.
- 6.52. Number 71 - Hurstpierpoint Southern Fringe - this is a small area of the parish, located to the west of the railway line and immediately south of the properties fronting Hurst Road and located south of Keymer Road. It includes Hassocks Tennis Club, but excludes the South Downs Nurseries Garden Centre to the south.
- 6.53. Number 72 - Danny Wooded Foothills - this area is immediately south of the Hurstpierpoint southern fringe and occupies an area either side of the mainline railway line. It includes the South Downs Nurseries Garden Centre, Hassocks Football Club, and woodland either side of the railway line, as well as land east of this and the A273 up to the parish boundary and beyond.
- 6.54. Number 73 - Coldharbour Scarp Foothills - this area occupies the land immediately south of the built up area of Keymer and Hassocks and to the east of the woodland that borders the eastern side of the railway line. It includes land south of this, up to the edge of the Downland scarp. It includes the settlement of Clayton.
- 6.55. Number 74 - Clayton Downs Scarpment - this is a relatively narrow area of the parish that comprises the steep north-facing escarpment of the South Downs.
- 6.56. Number 75 - Pyecombe Hills - this comprises the very southern fringes of the parish, immediately south of the steep escarpment. It includes the land that occupies the Jack and Jill Windmills and the land immediately south of the wooded Clayton Holt.

Number	Landscape Character Area	Landscape Sensitivity	Landscape Value	Landscape Capacity
66	Hurstpierpoint Low Weald	Substantial	Substantial	Negligible/Low
67	Burgess Hill Southern Fringe	Substantial	Moderate	Low
68	Furze field Low Weald	Moderate	Moderate	Medium
71	Hurstpierpoint Southern Fringe	Substantial	Substantial	Negligible/Low
72	Danny Wooded Foothills	Moderate	Major	Negligible/Low

Number	Landscape Character Area	Landscape Sensitivity	Landscape Value	Landscape Capacity
73	Coldharbour Downland Scarp Foothills	Substantial	Major	Negligible
74	Clayton Downs Escarpment	Substantial	Major	Negligible
75	Pyecombe Downs	Major	Major	Negligible

Environment Characteristics - Heritage Assets

- 6.57. There are a total of 26 Listed Buildings within the parish of Hassocks. The majority of these are Grade II Listed, but there are also three Grade II* Listed Buildings (Ockley Manor, Clayton Windmills and the attached Millhouse, and Clayton Priory) together with one Grade I Listed Building; the Parish Church of St John the Baptist in Clayton.
- 6.58. There are also two Conservation Areas: the historic core of Clayton, to the east of Clayton Hill (the A273) and clustered around Underhill Lane, up to its junction with Spring Lane; and the historic core of Keymer including the Church of St Cosmos and St Damian; the Greyhound Public House; 3, 5 and 7 Lodge Lane, The Old Thatch and The Old Manor, all Grade II Listed. It includes properties on Lodge Lane, north of its junction with Dale Avenue, together with properties on Keymer Road, east from the junction with Lodge Lane, and properties in The Crescent and Keymer Park.
- 6.59. Other Listed Buildings of interest include the Clayton Tunnel North Portal, a group of four Listed Buildings around Oldland Windmill, a group of Listed Buildings around Ockley Manor and Clayton Prior and The Lodge and Gateway to the east of this.
- 6.60. There is also one Scheduled Ancient Monument. This comprises four bowl barrows, some 802m east of New Barn Farm. Bowl barrows, the most numerous form of round barrow, are funerary monuments dating from the late Neolithic period to late Bronze Age, with most examples belonging to the period to 2400 - 1500BC. They were constructed as earthen or rubble mounds, sometimes ditched, with covered single or multiple burials. The barrows have been part levelled by ploughing, but survive as buried remains and/or earthworks. The barrows were originally formed of broadly circular-shaped mounds surrounded by infilled quarry ditches with which material to construct the mounds was excavated. In the late 20th century, the mounds were recorded as being 8m and 12m in diameter and 0.6m high with slight hollows in the centre, possibly the result of unrecorded excavation.

Environmental Characteristics - Air Quality And Climate

- 6.61. The parish is the subject of one Air Quality Management Area, focused on Stonepound Crossroads, comprising the intersection of the A273 with the B2116, on the western edge of Hassocks. The Air Quality Management Area Order came into effect on 13 March 2012.
- 6.62. The subsequent Air Quality Action Plan, dated August 2013 (and approved by the Council's Cabinet on 11 September 2013 and subsequently approved by DEFRA) confirms that the air quality monitoring and modeling carried out by the Council indicate that despite good air quality

within most of the district, the air quality objectives for nitrogen dioxide (NO₂) were not being met in the Stonepound Crossroads area.

- 6.63. It notes the air quality objective for nitrogen dioxide is an annual average of 40 micrograms per cubic metre, and that the highest annual average measured level for Stonepound Crossroads in 2011, at the nearest property, was 46mgpcm. It notes that there are 8 residential dwellings within the AQMA. The plan notes that the main contributing source of pollutants is vehicular traffic and that in 2011, the crossroads intersection had a total annual average daily traffic (AADT) flow of 40,887, comprising 23,018 AADT travelling on the A273 and 17,689 travelling on the B2116. Of these, some 90% were cars. The report concludes that the “do nothing” option would fail to bring about sufficient improvements in the nitrogen dioxide level and the Council must undertake planned actions to reduce the level of pollution, in order to comply with Government legislation.
- 6.64. It notes that the results indicate that exceedences of the annual mean nitrogen dioxide objective at the worst case receptor of the AQMA exceeds the objective level and that only very substantial reductions in total vehicle emissions are predicted to reduce modelling concentrations to a level where the annual mean objective would be met. The modelled predictions indicate that a 25% reduction in all vehicle classes would be necessary to reduce nitrogen dioxide concentrations to below 40mgpcm. The action plan notes that the main direct actions proposed are:
- Reassessing traffic light sequences - seeing if any adjustments could be made to the computerised system to improve traffic flow and reduce stationery waiting time;
 - Minimising heavy goods vehicle movements - signage on the A273, A2300 and A23, advising HGV drivers to use alternative routes; and
 - Put up “Cut Engine - Cut Pollution” signs, requesting stationery motorists to turn off their engines to reduce pollution.
- 6.64. The climate of the parish is generally temperate. Average temperatures in January vary from an average low of 1 degree Centigrade to an average high of 8 degrees, which increases to a peak in July and August, where the average low is 11 degrees and the average high is 22 degrees. The number of average rainfall days varies throughout the year from a high in January of 24 days to a low in June and July of 17 days per month. Peak rainfall is in October at circa 110mm for the month, with a low in June and July of circa 50mm.¹⁰

Environmental Characteristics - Water And Flooding

- 6.65. There are a number of watercourses that run through the parish. These typically flow into the Herring Stream, which runs away from the Downs, in a northward direction through the centre of the village of Hassocks, between initially Downsview Road and Parklands Road, and then Chancellors Park and Kings Drive, before then turning northwest under the railway line and leading between Shepherds Walk and Friars Oak Road, before turning north a short way to the east of the A273. It then turns west across the A273 a short way to the south of the parish boundary, to head westward to join with the other tributaries of the eastern arm of the River Adur, which flow initially west and then turn south, flowing out to sea at Shoreham.

¹⁰ Data taken from the years 2000-2012

66. The Environment Agency Indicative Flood Risk Map indicates the Herring Stream and its immediate margins are within Flood Zone 2 and 3. This includes land within the built up area of the village of Hassocks.
- 6.67. The Local Flood Risk Management Strategy was published by WSCC in 2014 as the Lead Local Flood Authority. This document notes that Mid Sussex contains six significant clusters of properties that are at risk of flooding, including Hassocks. Figure 6 identifies a number of 'wet spots' which indicate that a total of 685 residential properties and businesses in Hassocks are susceptible to flood risk. Of these, 525 properties are identified as at risk of surface water flooding; 105 are identified as at risk of river and sea flooding; and 55 are at risk of flooding from a combination of both surface water and river and sea.

Economic Characteristics - Employment

- 6.68. The 2011 Census reveals that the number of residents of working age (16-74) was 5,229. Of this figure, 3,737 (71.47%) were economically active, and 1,429 (27.33%) were economically inactive.
- 6.69. Of those who were economically active, the split in roles were as follows:
- 874 - employed part time;
 - 1,926 - employed full time;
 - 701 - self employed;
 - 112 - unemployed; and
 - 124 - economically active full time students.
- 6.69. Of those who were economically active, they indicated their jobs were as follows:
- Managers, Directors, Senior Officials - 464;
 - Professional Occupations - 845;
 - Associate Professional and Technical Occupations - 563;
 - Admin and Secretarial Occupations - 447;
 - Skilled Traders - 341;
 - Caring, Leisure and Service - 330;
 - Sales and Customer Service - 226;
 - Process, Plant and Machine Operatives - 147;
 - Elementary Occupations - 251.
- 6.70. Those who were economically inactive indicated they were:
- Retired - 989;
 - Looked after the family/home - 181;
 - Long term sick/disabled - 94;
 - Economically inactive full time students - 124;
 - Economically inactive for other reasons - 59.

71. A total of 6,303 residents were aged 16 and over and indicated their qualifications were as follows:
- No qualifications - 1,003;
 - Highest qualification Level 1 (CSE/O Level/GCSE) - 748;
 - Highest qualification Level 2 (5 or more GCSEs/1 A Level) - 990;
 - Highest qualification Apprenticeship - 233;
 - Highest qualification Level 3 and 4 (2+ A Levels/Degree/Masters/Top NVQ Grade/ Top Diplomas/BTEC National/Professional Qualifications) - 3,087;
 - Other qualifications - 242.
- 6.72. There are businesses distributed throughout the parish, including the main business and retail area of Hassocks and Keymer, centred around the B2116 that runs east-west. There are also employment roles in the South Downs Nurseries Garden Centre, located on the east side of the A273 and businesses at the station goods yard. There are however no significant industrial estates within the parish.
- 6.73. It is believed that many of the economically active residents commute out of the parish to work, including via the Brighton to London mainline, work from home, have a land use based profession, or are located in small individual business premises.

Economic Characteristics - Material Assets

- 6.74. The parish benefits from a range of material assets. These are focused within the built up area of Hassocks and Keymer. This includes primary school, secondary school, pre-school childcare facilities, village hall, retail provision, including Post Office, banking, travel agents, newsagents, hairdressers, supermarket, hardware store, takeaways, restaurants, public houses, coffee shop, car repair and car dealerships, medical centre, veterinary surgery, recreation ground, including sports pitches, community pavilion (there is in addition a sports pavilion and related facilities at Clayton and Belmont), tennis courts, equipped children's play space, bowls green, tennis club, garden centre, golf course, petrol filling station, library and church and religious meeting houses.
- 6.75. There are extensive footpath networks, both through the village and around its hinterland. These include providing access onto the South Downs and parts of both the South Downs Way and Sussex Border Path, across the southern fringe of the parish. This includes footpaths past the Grade II * Jack and Jill Clayton Windmills, and Oldlands Windmill, north of Keymer.
- 6.76. The parish also benefits from a wide range of sports and leisure clubs and societies. These include football, cricket, tennis, badminton, stoolball, bowls, croquet, billiards and snooker, dance, angling, chess, bridge, bingo, music, bellringers, horticultural, film, mother and toddler group, Womens Institute, Hassocks Amenity Association, Hassocks Community Association, British Legion, cubs, scouts, brownies and girl guides.

7. STAGE A3 - IDENTIFY SUSTAINABILITY ISSUES AND PROBLEMS

- 7.1. Following the identification of relevant plans, policies and programmes, and baseline information, the key sustainability issues of the parish can be identified. In producing these, regard has been

had to the key sustainability issues identified by Mid Sussex District Council in the preparation of their District Plan, together with the feedback secured from earlier stakeholder engagement to the Neighbourhood Plan process.

- 7.2. Set out below is a summary of the key issues which must be considered in the preparation of the Neighbourhood Plan, together with a summary of the effects that may result without the plan being prepared.

Challenges Facing Hassocks Parish	Effects without the Neighbourhood Plan
Meeting the housing needs of the parish	Reliance on district-level policies may not strike the necessary balance between meeting the housing needs of the parish and respect of environmental constraints.
Meeting affordable housing needs within the parish	Inability to make effective provision at appropriate levels and locations for affordable housing.
Barriers to access community services and infrastructure.	Inability to ensure provision of requisite level of community facilities and services.
Need to maintain separation and identity of Hassocks and Keymer from surrounding settlements, including Hurstpierpoint, Burgess Hill and Ditchling.	Reliance on higher tier policies may not provide adequate consideration and protection of settlement and parish identity.
Protection of character and purpose of watercourse and flood plains.	Reliance on district-level policies may not provide adequate protection of Herring Stream and its associated tributaries.
Protection of heritage assets and their settings.	Reliance on district-level policies may not provide adequate local level consideration of the varied heritage assets of the parish, including Conservation Areas and Listed Buildings.
Ensuring highway safety and avoiding congestion.	Inability to control or focus developments in most appropriate locations and deliver highway solutions may exacerbate problems, including at Stonepound Crossroads.
Improve access by non-car modes of transport, in particular walking and cycling.	Inability to deliver development that maximises and ensures accessibility by non-car modes of transport.
Protect and enhance the character and offer of local centre facilities.	Reliance on higher tier policies may not provide adequate protection or facilitate delivery of improvements to retail provision, and associated facilities within the parish.
Retaining existing and providing new and diverse leisure and recreational opportunities within the parish.	Reliance on higher tier policies may not provide adequate protection or sufficient encouragement to both retain and deliver new leisure and recreational opportunities.
Air quality management around Stonepound Crossroads	Reliance on higher tier policies may not deliver necessary protection and improvements to the air quality management area.
Protecting the character and setting of the South Downs National Park.	Reliance on higher tier policies may not take locally specific account of the National Park that runs through the parish and its associated setting.

7.3. These issues can be summarised within a strengths/ weaknesses/ opportunities/ threats analysis of the parish, as detailed below:

Strengths	Weaknesses
<ul style="list-style-type: none"> • High quality countryside, in particular, the South Downs National Park ; • Rural environment provides an important context and separation to the main built up area of Hassocks and Keymer from its neighbours; • Low crime and fear of crime; • Sense of community/neighbourliness; • Train line provides good public transport accessibility to high tier centres; • Significant core retail area; • High quality heritage assets within the parish, including the two Conservation Areas; • Range of community infrastructure facilities, including schools and leisure facilities. 	<ul style="list-style-type: none"> • Traffic volumes travelling both east-west and north-south; • Associated problems of traffic in the Air Quality Management Area of Stonepound Crossroads • Flood risk issues of the Herring Stream through the built up parts of the village; • Rural character eroded by proximity to Burgess Hill; • Current lack of affordable housing; • Limited employment floor space provision.
Opportunities	Threats
<ul style="list-style-type: none"> • Protect and enhance the countryside within the parish; • Maintain and protect the gaps between the built up area of the parish and neighbouring settlements; • Maintain the good health of the majority of the parish; • Maintain and enhance community facilities; • Enhance biodiversity, flora and fauna; • Improve highway safety conditions; • Improve Air Quality Management Area; • Provide required housing, particularly affordable housing to meet parish needs; • Protect and improve the quality of life experienced by many residents; • Improve community cohesion; • Improve leisure and tourism opportunities particularly having regard to the proximity of the South Downs National Park. 	<ul style="list-style-type: none"> • Large scale development which undermines the character and setting of the parish; • Individual and cumulative erosion of separate identity of Hassocks and Keymer in relation to neighbouring settlements of Hurstpierpoint, Burgess Hill and Ditchling; • Impact on watercourse and flood plains; • Increased pressure on existing services; • Increasing difficulty of access to affordable housing; • Increased traffic and highway safety difficulties, particularly through the centre of Hassocks and Keymer; • Worsening of the Air Quality Management Area; • Development harming heritage assets in the parish. • Erosion of the character and quality of the retail area; • Erosion and loss of community facilities, including leisure and recreation; • Lack of opportunity for economic and tourism growth. • potential degradation of the landscape character of views from the South Downs scarp

8. STAGE A4 - DEVELOPING THE SUSTAINABILITY APPRAISAL FRAMEWORK

- 8.1. The Sustainability Appraisal will consider the effects of the Neighbourhood Plan against reasonable alternatives, using a series of objectives and indicators.
- 8.2. The Sustainability Appraisal will identify objectives that cover the 3 limbs of sustainability, i.e. Environmental, Social and Economic. These will be capable of being measured against a set of indicators. Collectively, the sustainability objectives and the indicators are known as the Sustainability Framework. These will be used to ensure that the policy options selected in the Neighbourhood Plan contribute to the overarching aim of sustainable development.
- 8.3. It is proposed that the performance of the policy options are measured against the objectives as follows:

Major Positive/Minor Positive/Neutral/Minor Negative/Major Negative/Uncertain

- 8.4. The sustainability objectives have been informed by an appraisal of the identification of other relevant policies, Plans, programmes and environmental protection objectives, the collection of baseline information, and the identification of sustainability issues and problems. The latter have, in part, been established from the results of the initial evidence gathering and stakeholder engagement and with regard to the Sustainability Framework of the emerging Mid Sussex District Plan.
- 8.5. Based on this, the sustainability objectives and indicators (the Sustainability Framework) of the Hassocks Parish Neighbourhood Plan are as follows:

Environmental - Objective 1 - Countryside And Landscape Character

- 8.6. To conserve and enhance the countryside areas of the parish and landscape character including the views from the South Downs ridge.

Indicators

- Number of new residential dwellings approved within the parish beyond the defined settlement boundaries and areas allocated for development;
- Quantum of new employment floor space approved within the parish beyond defined settlement boundaries and areas allocated for development.
- Periodic photographic monitoring of the views in support of landscape character to ensure that new development does not degrade the views of the parish from the South Downs scarp and South Downs Way.

Environmental - Objective 2 - Ecology

- 8.7. To protect and enhance the biodiversity of the parish.

Indicators

- Condition of the parish's Site of Special Scientific Interest;
- Sussex Wildlife Trust records;
- Quality and condition of local watercourses;

- Extent of Ancient and Semi-Natural Woodland within the parish.

Environmental - Objective 3 - Heritage Assets

- 8.8. To protect and enhance the heritage assets of the parish.

Indicators

- Number and condition of Listed Buildings;
- Condition of Scheduled Ancient Monument.

Environmental - Objective 4 - Water & Flooding

- 8.9. To ensure development does not take place in areas at risk of flooding or where it may cause flooding elsewhere.

Indicators

- Number of properties at risk of flooding within the parish, as defined by the Environment Agency Flood Maps;
- Number of applications approved contrary to the advice of the Environment Agency on flood risk and water quality grounds.

Environmental - Objective 5 - Climate Change

- 8.10. To reduce the parish's impact on climate change and prepare the community and environment for its impacts.

Indicators

- Number of Green energy developments and installations in the parish;
- Number of developments built to exceed standard Building Regulation requirements;
- Number of households within a 10 minute walk of a train station or a bus stop with a service of a frequency of 1 hour or more during the working day.

Environmental - Objective 6 - Transport

- 8.11. Improve highway safety.

Indicators

- Police accident data;
- Number of highway safety schemes delivered within the parish.

Social - Objective 7 - Housing

- 8.12. To enable those with identified local housing needs to have the opportunity to live in an affordable home within the parish.

Indicators

- Number of new home completions;
- Number of affordable dwelling completions (as defined in Annex 2 of the NPPF);
- Number registered on the Council's housing waiting list wishing to live within the parish.

Social - Objective 8 - Crime

- 8.13. To ensure residents live in a safe environment.

Indicators

- Overall crime rates;
- Number of domestic burglaries.

Social - Objective 9 - Sustainable Transport Patterns

- 8.14. To increase the opportunities for residents and visitors to travel by sustainable and non-car modes of transport.

Indicators

- Number of new sustainable and public transport facilities provided in the parish, such as bus shelters, cycle lanes, pedestrian crossings, etc.
- Level of bus service provision within the parish;
- Number of households within a 10 minute walk (approximately 800m) of a train station or a bus stop with a frequency of more than 1 per hour during the working day.

Social - Objective 10 - Community Infrastructure

- 8.15. To maintain and enhance community infrastructure provision within the parish.

Indicators

- Extent and condition of community infrastructure facilities in the parish;
- Quantum of new community infrastructure delivered in the parish;
- Quantum of Section 106 monies secured to contribute to community infrastructure provision in the parish;
- Number of households within a 10 minute walk (approximately 800m) of public recreational space.

Economic - Objective 11 - Economy

- 8.16. To maintain and enhance employment opportunity and provision within the parish.

Indicators

- Levels of unemployment within the parish;
- Total amount of employment floor space created in the parish;
- Amount of employment floor space lost to other uses in the parish;
- Amount of employment floor space in the parish.

Economic - Objective 12 - Wealth

- 8.17. To ensure high and stable levels of employment and address disparities in employment opportunities in the parish so residents can benefit from economic growth.

Indicators

- Indices of Multiple Deprivation;
- Percentage of residents who are economically active and employed;
- Percentage of residents who are unemployed.

Economic - Objective 13 - Retail

8.18. To maintain and enhance retail facilities within the parish.

Indicators

- Total amount of retail floor space created in the parish;
- Amount of retail floor space lost to other uses in the parish;
- Number of households within a 10 minute walk (approximately 800m) from shopping facilities.

APPENDIX A

DOCUMENTS REFERRED TO IN THE SCOPING REPORT AND SUSTAINABILITY APPRAISAL OF THE HASSOCKS PARISH NEIGHBOURHOOD PLAN

- EU Directive 2001 - Strategic Environmental Assessments.
- A Practical Guide to Strategic Environmental Assessment Directive - September 2005.
- Localism Act 2011.
- National Planning Policy Framework - March 2012.
- National Planning Policy Framework.
- Statutory Instruments No. 2012:637 - The Neighbourhood Planning (General) Regulations 2012.
- Mid Sussex District Council (MSDC) Saved Policies of the Local Plan (2004).
- MSDC District Plan 2014 - 2031 - Consultation Draft - October 2014
- MSDC District Plan 2014 - 2031 - Sustainability Appraisal (incorporating Strategic Environmental Assessment) - Consultation Draft - October 2014
- MSDC Habitat Regulations Assessment - October 2014.
- MSDC Capacity to Accommodate Development Study - June 2014.
- MSDC Strategic Housing Market Assessment - May 2009.
- Northern West Sussex - Mid Sussex Strategic Housing Market Assessment Update - October 2012.
- MSDC Housing Assessment - October 2011.
- MSDC Housing Land Supply 2011/2012.
- MSDC Housing Land Supply 2012/2013.
- MSDC Revised Housing Supply Document - March 2013.
- Northern West Sussex - Housing Market Assessment - Affordable Housing Needs Update - October 2014.
- MSDC Gypsy & Traveller Accommodation Needs Assessment - 2014
- MSDC Economic Development Strategy - June 2013.
- Northern West Sussex Economic Appraisal Part 1. Employment Land Review - September 2009.
- Northern West Sussex Employment Land Review Part 2. Final Report - October 2010.
- Northern West Sussex Economic Growth Assessment - April 2014
- WSCC Economic Growth in West Sussex an Economic Strategy for West Sussex 2012-2020 - August 2012.
- MSDC Mid Sussex Transport Study, Stage 1 Final Report - December 2012.
- MSDC Mid Sussex Transport Study, Stage 2 Final Report - September 2013
- MSDC Strategic Flood Risk Assessment - March 2008.
- MSDC Sequential Flood Risk Test - May 2013.
- Mid Sussex District Health Profile 2012.
- WSCC Local Flood Risk Management Strategy 2014.
- MSDC New Market Town Study - August 2010.

- MSDC PPG17 Assessment - September 2006.
- MSDC Revision of the Ancient Woodland Inventory Report - February 2007.
- MSDC Landscape Capacity Study - July 2007.
- MSDC Transport Study - September 2013.
- MSDC Retail Study - November 2014.
- MSDC Draft Infrastructure Development Plan - May 2013.
- MSDC Sustainable Energy Study - Final Report - October 2014
- West Sussex District Council (WSDC) The State of the County, An Economic , Social and Environmental Audit of West Sussex - November 2006.
- WSCC Strategic Waste Site Allocations Development Plan Document, Preferred Options - January 2007.
- WSCC Landscape Strategy & Vision - September 2010.
- WSCC Indices of Deprivation 2010 Results and Analysis Report - May 2011.
- WSCC West Sussex Life 2012 - September 2013.
- WSCC Waste Forecasts and Capacity Review 2012 - March 2013.
- WSCC Planning School Places - 2014.
- South Downs National Park (SDNP) Housing Requirements Study: Final Report - October 2011.
- SDNP Employment Land Review - May 2012.
- SDNP Integrated Landscape Character Assessment - 2011.
- MSDC Burgess Hill Employment Site Study - October 2012.
- Burgess Hill Town Council (BHTC) Visioning the Future - 2007.
- BHTC Feasibility Study for Development Options at Burgess Hill.
- BHTC Town Wide Strategy for the Next 20 Years - August 2011.
- BHTC Scoping Report for Sustainability Appraisal - July 2012.
- South East Water, Water Resources Management Plan, 2015-2040.
- Southern Water, Water Resources Plan - 2015-2040.
- River Adur Catchment and Flood Management Plan 2009.
- South East River Basin Management Plan 2009.
- English Heritage Map Data.
- Multi-Agency Geographic Information.
- Census Data 2001.
- Census Data 2011.
- Indices of Multiple Deprivation 2010.

APPENDIX 2

Responses to Scoping Report Consultation

Subject: RE: Consultation on the Scoping Report of the Sustainability Appraisal of the Hassocks Neighbourhood Plan
Date: Wednesday, 25 March 2015 12:26:09 Greenwich Mean Time
From: Hyland, Hannah
To: Dale Mayhew
CC: neighbourhoodplans@midsussex.gov.uk

Dear Dale

Thank you for your consultation on the above Scoping Report.

The Environment Agency is a statutory consultee for Strategic Environmental Assessments and provides advice to Local Planning Authorities on the scope and findings of the SEA. We recommend an objective is included to protect and enhance the environment. Indicators should relate to the environmental constraints in your local area. This may include flood risk, water quality, and biodiversity.

We also recommend your SEA takes account of relevant policies, plans and strategies including your local Strategic Flood Risk Assessment, flood risk strategies and the South East River Basin Management Plan.

Please refer to the Neighbourhood Plan Checklist (attached) for your area for more details.

Best regards,

Hannah

From: Dale Mayhew [mailto:dale.mayhew@dowsettmayhew.com]

Sent: 21 February 2015 14:44

To: PlanningSSD

Subject: Consultation on the Scoping Report of the Sustainability Appraisal of the Hassocks Neighbourhood Plan

Dear Sirs

Please find attached correspondence sent on behalf of Hassocks Parish Council in respect of their preparation of their Neighbourhood Plan.

The attached documents relate to the statutory consultation with the Environment Agency on the Scoping Report for the Sustainability Appraisal (incorporating a Strategic Environmental Assessment) that will accompany the Neighbourhood Plan.

I look forward to your feedback on this document.

Kind Regards

Dale Mayhew

BA(Hons) BTP MRTPI

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f: 01273 686953

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Mid Sussex District Neighbourhood Plan Checklist

This checklist is for Neighbourhood Plans covering Mid Sussex District. Due to the high volume of neighbourhood plans across the county we have had to focus our detailed engagement to those areas where the environmental risks are greatest.

Together with Natural England, English Heritage and Forestry Commission we have published joint advice on neighbourhood planning which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at:

http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/lit_6524_7da381.pdf

The below checklist takes you through the issues we would consider in reviewing your Plan. We aim to reduce flood risk, while protecting and enhancing the water environment.

We recommend completing this to check whether we are likely to have any concerns with your Neighbourhood Plan at later stages.

Flood Risk

Your Neighbourhood Plan should conform to national and local policies on flood risk:

- National Planning Policy Framework – para.100
‘Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.’

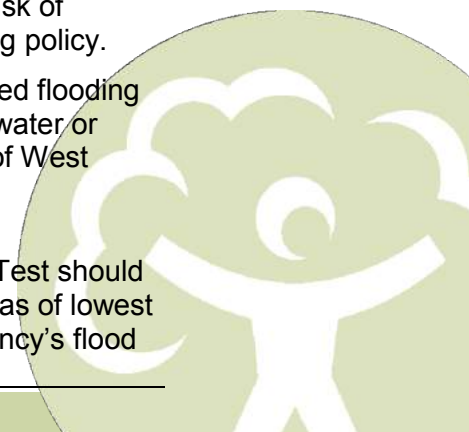
If your Neighbourhood Plan is proposing sites for development check whether there are any areas of Flood Zones 2 or 3 within the proposed site allocations.

How?	Input postcodes or place names at: http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=en&topic=floodmap
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If there are no areas of Flood Zones 2 or 3:	We are pleased to see that all development proposed through your Neighbourhood Plan has been directed to areas of lowest risk of flooding. This is consistent with the aims of national planning policy.
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If you are aware that any of the sites have previously suffered flooding or are at risk of other sources of flood risk such as surface water or groundwater flooding we recommend you seek the advice of West Sussex County Council and Mid Sussex District Council.

If sites proposed include areas at risk of flooding:	In accordance with national planning policy the Sequential Test should be undertaken to ensure development is directed to the areas of lowest flood risk. This should be informed by the Environment Agency's flood
--	---



map for planning and Mid Sussex District Council's Strategic Flood Risk Assessment (SFRA). We recommend you contact Mid Sussex District Council to discuss this requirement further.

We would have concerns if development is allocated in this high risk flood zone without the Sequential Test being undertaken.

It is important that your Plan also considers whether the flood risk issues associated with these sites can be safely managed to ensure development can come forward.

Next steps Please contact us (see details below) for further advice if any sites include areas of Flood Zone 3, which is defined as having a high probability of flooding, as we may have concerns with your Plan.

Water Management

In February 2011, the Government signalled its belief that more locally focussed decision making and action should sit at the heart of improvements to the water environment. This is widely known as the catchment-based approach and has been adopted to deliver requirements under the Water Framework Directive. It seeks to:

- deliver positive and sustained outcomes for the water environment by promoting a better understanding of the environment at a local level; and
- to encourage local collaboration and more transparent decision-making when both planning and delivering activities to improve the water environment.

Neighbourhood Plans provide an opportunity to deliver multi-functional benefits through linking development with enhancements to the environment.

Mid Sussex District Council lies within the South East River Basin Management Plan area. This area is subdivided into catchments. The relevant catchment for your District is the Adur and Ouse catchment. A Catchment Partnership has been established for each of these to direct and coordinate relevant activities and projects within the catchment through the production of a Catchment Management Plan. The Catchment Partnerships are supported by a broad range of organisations and individuals representing a whole host of interests.

The following websites provides information that should be of use in developing your Neighbourhood Plan:

<https://www.gov.uk/government/publications/south-east-river-basin-management-plan>

<http://www.oart.org.uk>

<http://www.adurandousecatchment.org.uk/>

Community Infrastructure Levy

We would recommend that environmental infrastructure, including habitat enhancements, water storage areas, and green space is taken into account when looking to fund local infrastructure.



Historic England

D. Mayhew Esq.
Dowsett Mayhew Planning Partnership
Pelham House
25 Pelham Square
Brighton
BN1 4ET
By email dale.mayhew@dowsettmayhew.com

Our ref:	2015.03.31
Your ref:	Hassocks NP SA Screening EH RLS Comments
Telephone	01483 252028
Fax	

02 April 2015

Dear Mr. Mayhew

re: Hassocks Neighbourhood Plan Sustainability Appraisal Scoping Report

Thank you for asking Historic England to comment on the Scoping Report for the Hassocks Neighbourhood Plan. Having reviewed the document we have a number of suggestions for further consideration of the historic environment and heritage assets that would ensure strategic environmental assessment of the plan conforms with our published advice, and support the vision and objectives set out for the plan's development.

Historic England (as English Heritage) has published guidance on the consideration of the historic environment in preparing Strategic Environmental Assessments, which can be found at: <http://www.historicengland.org.uk/images-books/publications/strategic-envirom-assessment-sustainability-appraisal-historic-environment/>. As a general principle our advice recommends that in considering the scope of the historic environment to be considered within Strategic Environmental Assessment this should include both those areas, buildings, features and landscapes with statutory protection together with those parts of the historic environment which are locally valued and important and also the historic character of the landscape. The National Planning Policy Framework requires the preparation of plans to set out policies based on an understanding and evaluation of the defining characteristics of the area that ensure development respond to local character and history and reflect the local identity of surrounding and materials as well as addressing the connections between people and places and the integration of new development into the natural, built and historic environment. Through the NPPF the government also define heritage assets as including both designated and non-designated heritage assets.

Designated heritage Assets: Within these definitions designated heritage assets include conservation areas, listed buildings and scheduled monuments, for which the Scoping Report provides an appropriate overview.

Non-designated heritage assets: Non-designated heritage assets include those features of the landscape that are valued for their heritage interest and merit consideration in planning but are not currently designated either because they have not previously been considered as part of designation surveys or because they do not fit within the criteria for existing designations but are nevertheless valued as heritage. These non-designated assets may be identified through the planning process either as part of decision making or plan making including 'local listing', for which the Neighbourhood Plan may provide a suitable vehicle. Sites of archaeological remains and historic buildings recorded on the county Historic Environment Record may be considered as non-designated heritage assets, although other local lists may be kept. A basic search of the HER can be made online via the Heritage Gateway website at:

http://www.heritagegateway.org.uk/Gateway/Results_Application.aspx?resourceID=1032 .

At present the scoping report does not provide consideration of the presence of non-designated heritage assets within the plan area. This should be addressed to ensure the plan is based on an understanding and evaluation of the area's defining characteristics. Undertaking a rapid search of the County Historic Environment Record to produce an overview of previously recorded finds, sites or buildings might cover this requirement. This might be presented graphically, for example using the HER geographic information system database to plot sites and finds on a map of the parish with colour coding to indicate their general historical period in addition to designated heritage assets. We note, for example, that the HER records a number of historic farmsteads spread around the parish and reflecting the historic dispersed settlement pattern of the Low Weald as well as several areas with evidence of both Bronze age and Roman occupation within the parish. Identifying any focal areas of remains may help to consider the potential cumulative impacts of site allocations on the parish's archaeological resource or identify any predictable impacts to archaeological remains of specific potential site allocations that should be mitigated through appropriate policy direction. Where there has been no previous study to identify locally valued heritage assets (such as local listing) the SEA Scoping Report should identify this as an evidence gap that could be filled through the process of preparing the neighbourhood plan.

Historic Landscape: The Sussex Historic Landscape Characterisation also provides an important resource for considering the landscape as an historic environment, including the role of the historic character of the countryside. This divides the landscape into numerous character areas, recognising the different historic evolution of each area. The County Council's website provides advice on using the HLC, which can be accessed via the Historic Environment Record web pages. In preparing the Strategic Environmental Assessment attention should be drawn to the dataset and the complexity, or otherwise of the parish's historic landscape as recorded by it, as well as any patterns that are observable or areas that can be identified as having a



particular value locally either as particularly ancient, rare or locally distinctive landscape types. Again this could be presented mainly in a graphical format using the County Council's GIS outputs.

Indicators: Given the broader definition of the historic environment that Historic England and the Government promote, we would suggest the current indicators identified for heritage would be insufficient to assess the potential significant impacts of the plan on the historic environment. Ideally additional indicators should include the number of heritage assets of local value identified and conserved through the plan or by the District Council through local listing (potentially 0 at the outset of plan making), sites allocated with impacts to identified archaeological remains, as well as an indication of the 'condition' of the Parish's heritage, which might refer to the presence of any assets identified as 'at risk' via Historic England's Heritage at Risk register, which can be reviewed online, or the Parish Council's own survey. We would suggest that a broader set of indicators that help to draw out the key characteristics of the area would also be valuable in helping ensure the plan meets the vision and objectives set out in the Scoping Report.

Historic England's advice also points out that SEA should provide appreciation of the multi-faceted sustainability benefits of the historic environment as an environmental and cultural asset, as a driver for economic development and as a resource for delivering social objectives, which can be affected through decisions during plan making. For example, we would expect the SEA baseline to include, a brief consideration of how the Parish's historic environment and heritage assets contribute to the sense of identity of its community, support social cohesion (e.g. by providing venues for social activities that have a long standing use), contribute to the economic well-being of its community (e.g. by creating attractive places to live and work or creating opportunities for businesses – such as historic public houses or other historic buildings providing versatile commercial space), providing spaces for leisure and recreation, and contributing to health and well being through the amenity it provides to places and public spaces and their tranquillity and outlook.

We hope these comment are of assistance in reviewing the scoping report and more generally in informing the development of the Neighbourhood Plan. Please do not hesitate to contact me if you have any queries relating to our comments or if there is any further information that Historic England may be able to provide.

Yours faithfully

Robert Lloyd-Sweet
Historic Places Adviser (South East England)
Historic England
Tel. 01483 252028
E-mail: RobertLloydSweet@HistoricEngland.org.uk



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Telephone 01483 25 2020 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available.



APPENDIX 3

HNP Policy Options Appraisals

POLICY APPRAISALS

Potential Policies	Objective 1: Conserve & Protect Countryside & Landscape	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Reduce Disparities	Objective 13: Retail
Policy 1: Burgess Hill Gap	✓✓	✓	✓	0	1✓	0	1*	0	1✓	0	*	*	0
Policy 2: Ditchling and Hurslepound Gap	✓✓	✓	✓	0	1✓	0	1*	0	0	0	*	*	0
Policy 3: Local Green Spaces	✓✓	✓✓	1✓	0	✓✓	0	*	0	0	✓✓	0	0	0
Policy 4: Green Infrastructure	✓✓	✓✓	0	✓✓	0	0	*	0	0	✓	1*	1*	0
Policy 5: South Downs National Park	✓✓	✓	0	0	0	0	*	0	0	✓	1*	1*	0
Policy 6: Development in Conservation Areas	✓✓	0	✓✓	0	0	0	1*	0	0	0	1*	1*	0
Policy 7: Air Quality Management	0	✓	0	0	✓✓	✓	0	0	0	0	*	*	0
Policy 8: Character and Design	✓✓	0	✓	0	0	0	0	0	0	0	0	0	0
Policy 9: Open Space	0	✓✓	0	0	✓✓	0	1*	0	0	✓✓	0	0	0
Policy 10: Outdoor Playing Space	0	0	0	0	0	0	0	0	0	✓✓	0	0	0
Policy 11: Community Facilities	0	0	0	0	0	✓	0	0	0	✓✓	✓	✓	✓✓
Policy 12: Education Facilities	1*	1*	1*	1*	0	1✓	0	0	0	✓✓	1✓	1✓	0
Aim 1: Education Facilities	1*	1*	1*	0	0	0	0	0	0	✓✓	1✓	1✓	0
Aim 2: Healthcare Facilities	1*	1*	1*	0	0	0	0	0	0	✓✓	1✓	1✓	0
Policy 15: Housing Allocations	*	*	1*	0	0	1*	0	0	1✓	0	1✓	1✓	✓
Housing Allocation Options	*	✓	✓	✓	1✓	0	✓✓	0	✓	✓	0	0	0
Policy 17: Windfall Development	✓✓	1✓	1*	0	1✓	0	✓✓	0	✓✓	0	0	0	0
Policy 18: Housing Mix	0	0	0	0	0	0	✓✓	0	0	0	0	0	0
Policy 19: Affordable Housing	0	0	0	0	0	0	✓✓	0	0	0	0	0	0
Policy 20: Reuse of Rural Buildings for Residential Use	✓✓	✓	✓✓	0	0	0	1✓	0	0	0	0	0	0
Aim 3: Village Centre	0	0	0	0	0	0	0	1✓	1✓	✓✓	✓	✓	✓✓
Policy 21: Tourism	1*	0	0	0	0	1*	0	0	0	0	✓✓	✓✓	✓
Aim 4: Roads, Traffic and Congestion	0	0	0	0	0	✓✓	0	✓✓	0	0	0	0	0
Aim 5: Speeds and Speed Limit	0	0	0	0	0	✓✓	0	✓✓	0	0	0	0	0
Aim 6: Parking	0	0	0	0	0	✓✓	0	✓✓	0	0	0	0	0
Aim 7: Safety	0	0	0	0	0	✓✓	0	✓✓	0	0	0	0	0
Aim 8: Pollution	0	✓	0	0	✓	✓✓	0	0	0	0	0	0	0
Aim 9: Rail	0	0	0	0	✓	0	0	0	✓✓	0	0	0	0
Aim 10: Bus	0	0	0	0	✓	0	0	0	✓✓	0	0	0	0
Aim 11: Footpaths and Accessibility	0	0	0	0	✓	✓✓	0	0	✓✓	✓✓	0	0	0
Aim 12: Cycleways and Bridleways	0	0	0	0	✓	✓✓	0	✓✓	✓✓	✓✓	0	0	0

✓✓	significant positive impact on the sustainability objectives.
✓	positive impact on the sustainability objective.
1✓	possible positive or slight positive impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.
1*	possible negative or slight negative impact on the sustainability objectives.
*	negative impact on the sustainability objective.
1	significant negative impact on the sustainability objectives.

Policy 11: Community Facilities	Objective 1: Conserve & Protect Countryside & Landscape	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Reduce Disparities	Objective 13: Retail
A	0	0	0	0	0	?	0	0	0	✓	?	?	✓
B	0	0	0	0	0	?	0	0	0	✓	?	?	✓
C	0	0	0	0	0	✓	0	0	0	✓	✓	✓	✓
D	0	0	0	0	0	0	0	0	0	0	0	0	0

Option A: To have a policy which seeks to resist the loss of community facilities.

Option B: To have a policy to support the provision of enhanced or new community facilities.

Option C: To have a policy which seeks to resist the loss of community facilities and supports enhanced or new community facilities.

Option D: To not have a policy and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document of the District.

Appraisal: Option A would seek to resist the loss of community facilities within the Parish. This would assist in ensuring facilities are not lost but would not enable new facilities to come forward. Option B and C would positively plan for community facilities to meet sustainability objectives. Option D would not positively provide a sustainable framework for delivery. Option C facilitates both the provision of new community facilities, whilst seek to protect and/or replace existing facilities. It therefore provides more benefit against the sustainability objectives.

Preferred Policy Option C

Policy 13: Housing Allocations	Objective 1: Conserve & Protect Countryside & Landscape	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Reduce Disparities	Objective 13: Retail
A	?*	?*	?*	0	?/	?*	✓	0	?/	0	0	0	✓
B	*	*	?*	0	?/	?*	✓✓	0	?/	0	?/	?/	✓
C	**	**	**	0	?/	*	✓✓	0	?/	0	?/	?/	✓✓
D	**	**	?*	0	?/	**	✓✓	0	?/	0	?/	?/	✓✓

Option A: To have a policy which sets out the housing need of the Parish at 130, based on 0 population growth but assuming a reduction in average household size of 3.2%.

Option B: To have a policy which sets out the housing need of the Parish at 280-290, based on household formation rates, demographic change rates and employment growth scenarios.

Option C: To have a policy which sets out the housing need of the Parish at 474-500, based on a blend of demographic growth change rate of 14.1% and household formation rates.

Option D: To have a policy which sets out the housing need of the Parish at 630, based on the District Housing and Economic Development Needs Assessment (HEDNA)- Update, November 2015.

Appraisal: All options facilitate the delivery of new housing at a level that is likely to have a negative impact on the strategic objectives that seek to conserve and protect the countryside, landscape, biodiversity, heritage assets and traffic. The extent of impact is likely to correlate to the overall question of housing envisaged under each option the negative impact on countryside protection increasing with the number of houses envisaged.

Option A would be likely to have the least positive impact on social and economic objectives; in that it would not facilitate any population growth. This would minimise the positive impact of housing growth against need in the Parish. Conversely, the higher growth option (in particular C and D) would be more likely to positively impact on the strategic objective.

Option B is considered most favourable in that it facilitates housing growth to meet identified need in the Parish over the Plan period, whilst minimising impact on the environmental strategic objectives and traffic.

Preferred Policy Option B

Housing Allocation Options	Objective 1: Conserve & Protect Countryside & Landscape	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Reduce Disparities	Objective 13: Retail
A	✗	✓	✓	✓	✓	0	✓✓	0	✓	✓	0	0	0
B	✗✗	?✗	?✗	0	0	0	✓	0	0	0	0	0	0
C	✗	?✓	?✓	?✓	?✓	0	✓✓	0	?✓	?✓	0	0	0
D	✗✗	?✗	?✗	0	0	0	✓	0	0	0	0	0	0

Option A: To have a policy which seeks to support 280-290 homes on the National Tyre Centre, Land north of Clayton Mills and Mackie Avenue (including land to the north of Clayton Mills) and Hassocks Golf Club.

Option B: To have a policy which seeks to support 280-290 homes but does not identify the Parish's preferred sites.

Option C: To have a policy which sets out criteria to enable up to 290 homes to come forward.

Option D: To not have a policy and rely on the adopted Development Plan Document and the National Planning Policy Framework to facilitate development.

Appraisal: Option A, B and C all seek to promote a policy that supports the delivery of 280-290 new houses in the Parish over the Plan period. Option D would provide no such policy and so would not help to positively meet the strategic objectives in relation to housing need. Option A seeks to identify and allocate sites to meet the identified housing need. The sites have been selected by reference to a sustainability appraisal and a range of candidate sites; thereby ensuring development comes forward on sites that best comply with the strategic objectives (See Appendix 4). Option B would support the delivery of housing to meet the identified need but would not provide a framework or mechanism to ensure the most appropriate sites are identified. Similarly whilst Option C provides a selection criteria, it is less certain how sites coming forward over the Plan period can be comparatively assessed. Both B & C Options therefore result in uncertainty against the strategic objectives in comparison to Option A.

Preferred Option A

Policy 20: Re-use of Rural Buildings for Residential Use	Objective 1: Conserve & Protect Countryside & Landscape	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/Enhance Community Infrastructure	Objective 11: Maintain/Enhance Economic Base	Objective 12: Stable Employment/Reduce Disparities	Objective 13: Retail
A	✓	0	✓✓	0	0	0	2✓	0	0	0	0	0	0
B	✓✓	✓	✓	0	0	0	2✓	0	0	0	0	0	0
C	✓✓	✓	✓✓	0	0	0	2✓	0	0	0	0	0	0
D	✓	0	✓	0	0	0	2✓	0	0	0	0	0	0

Option A: To have a policy that seeks to support the re-use and adaptation of rural buildings for residential use in the countryside where its reuse would secure the future of a designated heritage asset.

Option B: To have a policy that seeks to support the re-use and adaptation of rural buildings for residential use in the countryside where its reuse would lead to an enhancement of the immediate setting.

Option C: To have a policy that seeks to support the re-use and adaptation of rural buildings for residential use in the countryside where its reuse would secure the future of a designated heritage asset or would lead to an enhancement of the immediate setting.

Option D: To not have a policy and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document of the District.

Appraisal: Option B and D are similar in so far as they would facilitate residential re use of rural buildings subject of an enhancement to the immediate setting. Option A would separately offer support for such schemes wheree this positively secures the future of a designated heritage asset. Option C would offer support facilitated under both Option A and B. It would ensure a more positive impact on the strategic objectives, whilst continuing to afford support for the protection of the countryside and landscape character.

Preferred Policy Option C

	Objective 1: Conserve & Protect Countryside & Landscape	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Reduce Disparities	Objective 13: Retail
A	??	0	0	0	0	??	0	0	0	0	✓	✓	✓
B	0	0	0	0	0	0	0	0	0	0	0	0	0

Option A: To have a policy that supports development proposals which promote tourism activities and the provision of overnight accommodation

Option B: To not have a policy and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document of the District.

Appraisal: Option A would positively support the tourism economy and has clear economic and employment benefits for the Parish. Option B would be likely to have a less positive impact on a number of sustainability objectives.

Preferred Policy Option A

	Objective 1: Conserve & Protect Countryside & Landscape	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Reduce Disparities	Objective 13: Retail
A	0	0	0	0	✓	0	0	0	✓✓	0	0	0	0
B	0	0	0	0	0	0	0	0	0	0	0	0	0

Option A: To have an aim to support measures which seek to increase train services serving Hassocks

Option B: To not have an aim and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document of the District.

Appraisal: Option A would reflect one of the Strategic Objectives of the Plan and would provide a positive framework for improving non-car transport. Option B would rely on a higher level policy which would lack a local focus or acknowledge this as a key aim of the Plan.

Preferred Policy Option A

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Aim 12: Cyclways and Bridleways	Objective 1: Conserve & Protect Countryside & Landscape	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Reduce Disparities	Objective 13: Retail
A	0	0	0	0	✓	✓✓	0	✓✓	✓✓	✓✓	0	0	0
B	0	0	0	0	0	0	0	0	0	0	0	0	0

Option A: To have an aim to support off road cycleway and bridleway routes.

Option B: To not have an aim and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document of the District.

Appraisal: Option A would reflect one of the Strategic Objectives of the Plan and would provide a positive framework for delivering sustainability objectives with respect to safe environment and improving non-car transport. Option B would rely on a higher level policy which would lack a local focus or acknowledge this as a key aim of the Plan.

Preferred Policy Option A

APPENDIX 4

Housing Allocations Options

POTENTIAL HOUSING SITES

Potential Housing Site	Objective 1: Protect/Enhance Green Infrastructure & Landscape	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Reduce Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the Impact of Traffic Congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/Enhance Infrastructure	Objective 11: Maintain/Enhance Economic Base	Objective 12: Stable Employment/Reduce Disparities	Objective 13: Retail
Land opposite Stanford Avenue Site 1b	222	22	0	0	34	222	44	0	34	0	0	0	0
Land opposite Stanford Avenue Site 1c	222	22	0	0	34	222	44	0	34	0	0	0	0
Land opposite Stanford Avenue Site 2	222	22	0	0	34	222	44	0	34	0	0	0	0
Land at the Ham Site 4	22	22	0	0	22	0	44	0	22	0	0	0	0
Land to the North of Clayton Mills & Mackle Avenue Site 5a	222	22	0	0	34	0	44	0	34	0	0	0	0
Land at Southdowns Farm Site 6	222	22	0	34	34	0	44	0	34	0	0	0	0
Land to West of Lodge Lane Site 6a	222	22	0	0	34	0	44	0	34	0	0	0	0
Land to the south of 42 Lodge Lane Site 7	222	34	34	34	34	0	44	0	34	0	0	0	0
Patentens (Streamside) Site 8	222	22	22	0	34	0	44	0	34	44	34	34	0
Land to the east of Oakley Lane Site 9	22	22	0	22	22	0	44	0	22	44	34	34	0
Land to north of Shepherds Walk Site 10	0	0	0	22	44	0	44	0	44	0	222	222	0
National Tyre Centre Site 12	222	22	22	34	34	0	44	0	34	0	0	0	0
Land to the east of Lodge Lane Site 13	22	34	0	34	22	0	44	0	22	22	0	0	0
Land to the North of Clayton Mills Site 15	22	22	34	34	22	22	44	0	22	44	44	44	0
Hassocks Golf Club Site 16	22	22	34	222	22	22	44	0	22	0	0	0	0
Land north of Friars Oak Site 17	22	0	0	34	34	222	44	0	34	0	34	34	34
Russells Nursery Site 17a	22	34	0	0	34	222	44	0	34	0	0	0	0
Silver Trees Site 20	0	34	0	22	34	0	44	0	34	0	0	0	0
Undeveloped land south of Clayton Mills	0	34	0	22	34	0	44	0	34	0	0	0	0

44	significant positive impact on the sustainability objectives.
44	positive impact on the sustainability objective.
34	possible positive or slight positive impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.
34	possible negative or slight negative impact on the sustainability objectives.
22	negative impact on the sustainability objective.
222	significant negative impact on the sustainability objectives.

LAND OPPOSITE STANFORD AVENUE

Potential Housing Site	Objective 1: Conserve & Protect Countryside	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Reduce Disparities	Objective 13: Retail
Site 1b	***	**	0	0	?✓	***	✓✓	0	?✓	0	0	0	0

The site currently comprises grassland and is bounded by Grassland/Site 2 to the north, residential to south, London Road to the east and grassland to the west.

The site is within the 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.

The site is not in close proximity to any designated heritage assets.

The site falls within Flood Zone 1 and there are no known surface water flood risks.

The site is in close proximity to the services and facilities of Hassocks village centre as well as non car modes of transport.

The site is within 250 metres of the Stonepound Crossroad AQMA and would be likely to worsen air quality in comparison to if the site were not developed.

Residential development of the site could provide some 12 residential dwellings at a low density; it is assumed this would include a proportion of affordable homes.

✓✓	significant positive impact on the sustainability objectives.
✓	positive impact on the sustainability objective.
?✓	possible positive or slight positive impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.
?*	possible negative or slight negative impact on the sustainability objectives.
*	negative impact on the sustainability objective.
***	significant negative impact on the sustainability objectives.

LAND OPPOSITE STANFORD AVENUE

Potential Housing Site	Objective 1: Conserve & Protect Countryside	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Reduce Disparities	Objective 13: Retail
Site 1c	***	**	0	0	?✓	***	✓	0	?✓	0	0	0	0

The site is currently laid to grass with grassland/Site 1b to the south and west, London Road to the east and Grassland/ Site 2 to the north.

The site is within the 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.

The site is not in close proximity to any designated heritage assets.

The site falls within Flood Zone 1 and there are no known surface water flood risks.

The site is in close proximity to the services and facilities of Hassocks village centre as well as non car modes of transport.

The site is within 250 metres of the Stonepound Crossroad AQMA and would be likely to worsen air quality in comparison to if the site were not developed.

Residential development of the site could provide some 2 residential dwellings at a low density .

✓✓	significant positive impact on the sustainability objectives.
✓	positive impact on the sustainability objective.
?✓	possible positive or slight positive impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.
?*	possible negative or slight negative impact on the sustainability objectives.
*	negative impact on the sustainability objective.
***	significant negative impact on the sustainability objectives.

LAND AT THE HAM

Potential Housing Site	Objective 1: Conserve & Protect Countryside	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/Enhance Community Infrastructure	Objective 11: Maintain/Enhance Economic Base	Objective 12: Stable Employment/Reduce Disparities	Objective 13: Retail
Site 2	xx	x	0	0	?✓	xxx	✓✓	0	?✓	0	0	0	0

The site currently comprises grassland and is generally flat. It borders the rear gardens of properties on London Road to the east and a recreation ground to the north.

The 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. The site is 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.

The site is not in close proximity to any designated heritage assets.

The site falls within Flood Zone 1 and there are no known surface water flood risks.

The site is in close proximity to the services and facilities of Hassocks village centre as well as non car modes of transport.

The southern part of the site is within 250 metres of the Stonepound Crossroad AQMA and would be likely to worsen air quality in comparison to if the site were not developed.

Residential development of the site could provide some 97 dwellings at a medium to low density. It is assumed this would include a proportion of affordable homes.

✓✓	significant positive impact on the sustainability objectives.
✓	positive impact on the sustainability objective.
?✓	possible positive or slight positive impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.
?x	possible negative or slight negative impact on the sustainability objectives.
x	negative impact on the sustainability objective.
xxx	significant negative impact on the sustainability objectives.

LAND TO THE NORTH OF CLAYTON MILLS MACKIE AVENUE

Potential Housing Site	Objective 1: Conserve & Protect Countryside	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Reduce Disparities	Objective 13: Retail
Site 4	✖	✖	0	0	✖	0	✓✓	0	✖	0	0	0	0
The site slopes gently to north and is bordered to the south by 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. The site is 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.													
The site is not in close proximity to any designated heritage assets.													
The site falls within Flood Zone 1 and there are no known surface water flood risks.													
The site is in relatively remote to the services and facilities of Hassocks village centre as well as non car modes of transport.													
The site 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.													
Residential development of the site could provide 37 dwellings at a low density. It is assumed this would include a proportion of affordable homes.													

✓✓	significant positive impact on the sustainability objectives.
✓	positive impact on the sustainability objective.
1✓	possible positive or slight positive impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.
1✖	possible negative or slight negative impact on the sustainability objectives.
✖	negative impact on the sustainability objective.
✖✖	significant negative impact on the sustainability objectives.

LAND AT SOUTHDOWNS FARM

Potential Housing Site	Objective 1: Conserve & Protect Countryside	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Reduce Disparities	Objective 13: Retail
Site 5a	✖✖	✖	0	0	??	0	✓✓	0	??	0	0	0	0

The site is flat and bordered to the east by a single detached replacement dwelling currently 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 immediately to the east and south east is excluded.

The site is not in close proximity to any designated heritage assets.

The site falls within Flood Zone 1 and there are no known surface water flood risks.

It is in relative close proximity to the services and facilities in Keymer and reasonable proximity to those in Hassocks as well as non car modes of transport.

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.

Residential development of the site could provide 12 dwellings at a low density. It is assumed this would include a proportion of affordable homes as the site size is over 0.5 hectares in size.

✓✓	significant positive impact on the sustainability objectives.
✓	positive impact on the sustainability objective.
??	possible positive or slight positive impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.
??	possible negative or slight negative impact on the sustainability objectives.
✖	negative impact on the sustainability objective.
✖✖	significant negative impact on the sustainability objectives.

LAND TO WEST OF LODGE LANE

Potential Housing Site	Objective 1: Conserve & Protect Countryside	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Reduce Disparities	Objective 13: Retail
Site 6	??	*	0	??	??	0	✓✓	0	??	0	0	0	0

The site is flat and is 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 immediately to the east and south east is excluded.

The site is not in close proximity to any designated heritage assets.

The site is within Flood Zone 1. Surface water flood risk touches the south western part of the site boundary.

The site is in relative close proximity to the services and facilities in Keymer and reasonable proximity to those in Hassocks as well as non car modes of transport.

The site 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.

Residential development of the site could provide 13 dwellings at a low density. It is assumed this would include a proportion of affordable homes as the site size is over 0.5 hectares in size.

✓✓	significant positive impact on the sustainability objectives.
✓	positive impact on the sustainability objective.
??	possible positive or slight positive impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.
??	possible negative or slight negative impact on the sustainability objectives.
*	negative impact on the sustainability objective.
??	significant negative impact on the sustainability objectives.

LAND TO THE SOUTH OF 42 LODGE LANE

Potential Housing Site	Objective 1: Conserve & Protect Countryside	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Reduce Disparities	Objective 13: Retail
Site 6a	??	*	0	0	??	0	✓	0	??	0	0	0	0

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.

The site is not in close proximity to any designated heritage assets.

The site falls within Flood Zone 1 and there are no known surface water flood risks.

The site in relative close proximity to the services and facilities in Keymer and reasonable proximity to those in Hassocks as well as non car modes of transport.

The site 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.

Residential development of the site could provide 4 dwellings at a low density.

✓✓	significant positive impact on the sustainability objectives.
✓	positive impact on the sustainability objective.
✓	possible positive or slight positive impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.
??	possible negative or slight negative impact on the sustainability objectives.
*	negative impact on the sustainability objective.
??	significant negative impact on the sustainability objectives.

PATTENDENS (STREAMSIDE)

Potential Housing Site	Objective 1: Conserve & Protect Countryside	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/Enhance Community Infrastructure	Objective 11: Maintain/Enhance Economic Base	Objective 12: Stable Employment/Reduce Disparities	Objective 13: Retail
Site 7	***	?*	?*	?*	?*	0	✓✓	0	?*	0	0	0	0

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 Right of Way 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.

There is intervisibility of the site and Oldlands Windmill from the Public Right of Way to the north of the site.

The site is within Flood Zone 1. Surface water flood risk runs along the northern and eastern boundary part of the site.

The site is in relative close proximity to the services and facilities in Keymer and reasonable proximity to those in Hassocks as well as non car modes of transport.

The site 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.

Residential development of the site could provide 45 dwellings at a low to medium density. It is assumed this would include a proportion of affordable homes.

✓✓	significant positive impact on the sustainability objectives.
✓	positive impact on the sustainability objective.
1✓	possible positive or slight positive impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.
?*	possible negative or slight negative impact on the sustainability objectives.
*	negative impact on the sustainability objective.
***	significant negative impact on the sustainability objectives.

LAND TO THE EAST OF OCKLEY LANE

Potential Housing Site	Objective 1: Conserve & Protect Countryside	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Reduce Disparities	Objective 13: Retail
Site 8	✖✖	✖	✖	0	✖✖	0	✓✓	0	✖✖	✓✓	✓✓	✓✓	0

The site falls in a generally north-south direction. It currently comprises agricultural land and is bordered by Ockley Lane 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 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.

The site benefits from views of the Oldland Windmill.

The site falls within Flood Zone 1 and there are no known surface water flood risks.

The site is in reasonable close proximity to the services and facilities in Keymer and Hassocks as well as non car modes of transport..

The site 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.

Residential development of the site could provide 50 dwellings at a low density. It is assumed this would include a proportion of affordable homes.

Site proponents have indicated an ability to offer sufficient land for a new primary school subject to its deliverability. This could have potential community and modest economic benefits

***	significant positive impact on the sustainability objectives.
**	positive impact on the sustainability objective.
*	possible positive or slight positive impact on the sustainability objectives.
?	No impact or neutral impact of sustainability objectives.
0	possible negative or slight negative impact on the sustainability objectives.
!*	negative impact on the sustainability objective.
!x	significant negative impact on the sustainability objectives.
***	significant negative impact on the sustainability objectives.

LAND TO NORTH OF SHEPHERDS WALK

Potential Housing Site	Objective 1: Conserve & Protect Countryside	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/Enhance Community Infrastructure	Objective 11: Maintain/Enhance Economic Base	Objective 12: Stable Employment/Reduce Disparities	Objective 13: Retail
Site 9	✖	✖	0	✖	✖	✖	✓✓	0	✖	✓✓	✓✓	✓✓	0
The site gently undulates with a general low point to the west. It currently comprises agricultural land and is bordered to the south by the rear gardens of properties in Shepherds Walk, a stream to the west and the railway line to the east.													
A Public Right of Way crosses the site close to the southern edge. The site is 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 great capacity for development.													
The site is not in close proximity to any designated heritage assets.													
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.													
It is relatively remote from the services and facilities of Hassocks village centre as well as non car modes of transport.													
Pedestrian access to the site is more direct via an uncontrolled crossing of the railway line. Health and safety implications of the increased use of this route have yet to be resolved.													
The site is more than 1km from the Stonepound Crossroad AQMA. However, its accessibility via London Road means there is some prospect its development would be likely to worsen air quality in comparison to if the site were not developed.													
Residential development of the site could provide 140 dwellings at a medium density. It is assumed this would include a proportion of affordable homes.													
Site proponents have indicated an ability to offer sufficient land for a new primary school subject to its deliverability. This could have potential community and modest economic benefits.													
✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
✓✓	possible positive or slight positive impact on the sustainability objectives.												
0	No impact or neutral impact of sustainability objectives.												
✖✖	possible negative or slight negative impact on the sustainability objectives.												
✖	negative impact on the sustainability objective.												
✖✖	significant negative impact on the sustainability objectives.												

NATIONAL TYRE CENTRE

Potential Housing Site	Objective 1: Conserve & Protect Countryside	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Reduce Disparities	Objective 13: Retail
Site 10	0	0	0	✖	✓✓	0	✓✓	0	✓✓	0	✖✖	✖✖	0

The site is currently in business use within the commercial centre of Hassocks. Arguably the existing use is non conforming to surrounding land uses.

The site borders the public highway to the north and east, retail to west and houses to the south. The site is within built up area and is well located to village services and facilities.

The site is not in close proximity to any designated heritage assets.

Parts of the site are located within Flood Zone 2 and 3.

The site is in the centre of Hassocks with close proximity to the services and facilities as well as non car modes of transport.

The site is within 1km of the Stonepound Crossroad AQMA and so there is some limited prospect it would worsen air quality in comparison to if the site were not developed.

Development of this site provides an opportunity to deliver a high quality residential development that enhances the character of the streetscene.

The development would result in the loss of existing employment facilities and no mitigated provision is known at this time. It is understood the existing tenancy has a number of years to run.

The residential redevelopment of the site could provide some 15-20 dwellings in a development to reflect the wider streetscene character. It is assumed this would include a proportion of affordable homes.

✓✓	significant positive impact on the sustainability objectives.
✓	positive impact on the sustainability objective.
1✓	possible positive or slight positive impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.
1✖	possible negative or slight negative impact on the sustainability objectives.
✖	negative impact on the sustainability objective.
✖✖	significant negative impact on the sustainability objectives.

LAND TO THE EAST OF LODGE LANE

Potential Housing Site	Objective 1: Conserve & Protect Countryside	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/Enhance Community Infrastructure	Objective 11: Maintain/Enhance Economic Base	Objective 12: Stable Employment/Reduce Disparities	Objective 13: Retail
Site 12	***	*	*	?*	?*	0	✓✓	0	?*	0	0	0	0

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 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.

The site is within Flood Zone 1. Surface water flood risk covers the majority of the site.

It is in close proximity to the services and facilities in Keymer and reasonable proximity to those in Hassocks as well as non car modes of transport.

The site 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.

Residential development of the site could provide 88 dwellings at medium density. It is assumed this would include a proportion of affordable homes.

✓✓	significant positive impact on the sustainability objectives.
✓	positive impact on the sustainability objective.
?✓	possible positive or slight positive impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.
?*	possible negative or slight negative impact on the sustainability objectives.
*	negative impact on the sustainability objective.
***	significant negative impact on the sustainability objectives.

LAND TO THE NORTH OF CLAYTON MILLS

Potential Housing Site	Objective 1: Conserve & Protect Countryside	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Reduce Disparities	Objective 13: Retail
Site 13	✖	?✖	0	?✖	✖	0	✓✓	0	✖	✖	0	0	0

The site is 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 (Site 4).

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.

The site is not in close proximity to any designated heritage assets.

The site is within Flood Zone 1. A small porportion of surface water flood risk is within the centre of the site south of Woodside Grange which is to the north of the site.

The site is relatively remote to the services and facilities of Hassocks village centre as well as non car modes of transport.

The site 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.

Residential development of the site could provide 150 dwellings at medium density. It is assumed this would include a proportion of affordable homes.

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. 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.

✓✓	significant positive impact on the sustainability objectives.
✓	positive impact on the sustainability objective.
?✓	possible positive or slight positive impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.
?✖	possible negative or slight negative impact on the sustainability objectives.
✖	negative impact on the sustainability objective.
✖✖	significant negative impact on the sustainability objectives.

HASSOCKS GOLF CLUB

Potential Housing Site	Objective 1: Conserve & Protect Countryside	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/Enhance Community Infrastructure	Objective 11: Maintain/Enhance Economic Base	Objective 12: Stable Employment/Reduce Disparities	Objective 13: Retail
Site 15	✖	✖	?✖	?✖	✖	✖	✓✓	0	✖	✓✓	✓	✓	0

The site undulates, reflecting its manicured golf course form; this includes the associated clubhouse and parking areas. 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.

The site is within the defined Strategic and 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.

There are listed buildings at Hammonds Mill and Friars Oak House to the north of the site.

The site is within Flood Zone 1. Surface water flood risk runs along the south eastern part of the site boundary.

It is relatively remote from the services and facilities of Hassocks village centre as well as non car modes of transport.

The south part of the site is within 1000m of the Stonepound Crossroad AQMA. It's accessibility via London Road means there is some prospect its development would be likely to worsen air quality in comparison to if the site were not developed.

Residential development of the site could provide 125-130 dwellings at a medium density, it is assumed this would include a proportion of affordable homes. Consideration would need to be given to the extent of the developable area and landscape mitigation.

Site proponents have indicated an ability to offer sufficient land for a new primary school subject to its deliverability. This could have potential community and modest economic benefits. Residential development is proposed to be delivered in conjunction with development of a multi-use clubhouse with potential community and economic benefits.

✓✓	significant positive impact on the sustainability objectives.
✓	positive impact on the sustainability objective.
?✓	possible positive or slight positive impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.
?✖	possible negative or slight negative impact on the sustainability objectives.
✖	negative impact on the sustainability objective.
✖✖	significant negative impact on the sustainability objectives.

LAND NORTH OF FRIARS OAK

Potential Housing Site	Objective 1: Conserve & Protect Countryside	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/Enhance Community Infrastructure	Objective 11: Maintain/Enhance Economic Base	Objective 12: Stable Employment/Reduce Disparities	Objective 13: Retail
Site 16	✖	✖	?✖	✖✖	✖	✖	✓✓	0	✖	0	0	0	0

The site falls to the watercourse to the west. Predominantly undeveloped land with some ribbon housing fronting London Road. A public house is located to the south.

The site is within the 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.

There is a listed building to the east of the site at Friars Oak House.

The Herrings Stream runs along the western boundary of the site and this 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 relatively remote from the services and facilities of Hassocks village centre as well as non car modes of transport.

The southern part of the site is within 1000m of the Stonepound Crossroad AQMA. It's accessibility via London Road means there is some prospect its development would be likely to worsen air quality in comparison to if the site were not developed.

Residential development of the site could provide 22 dwellings at medium density. It is assumed this would include a proportion of affordable homes.

✓✓	significant positive impact on the sustainability objectives.
✓	positive impact on the sustainability objective.
?✓	possible positive or slight positive impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.
?✖	possible negative or slight negative impact on the sustainability objectives.
✖	negative impact on the sustainability objective.
✖✖	significant negative impact on the sustainability objectives.

RUSSELLS NURSERY

Potential Housing Site	Objective 1: Conserve & Protect Countryside	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/Enhance Community Infrastructure	Objective 11: Maintain/Enhance Economic Base	Objective 12: Stable Employment/Reduce Disparities	Objective 13: Retail
Site 17	✖	0	0	?✖	?✖	✖✖	✓✓	0	?✖	0	?✖	?✖	?✖

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.

The site is not in close proximity to any designated heritage assets.

The site is within Flood Zone 1. Surface water flood risk runs along the southern part of the site boundary.

The site is in reasonable proximity to the services and facilities of Hassocks village centre as well as non car modes of transport.

The eastern part of the site is within 250 metres of the Stonepound Crossroad AQMA and would be likely to worsen air quality in comparison to if the site were not developed.

Residential development of the site could provide 30 dwellings at a low density. It is assumed this would include a proportion of affordable homes. Loss of the existing/lawful nursery use would result in the loss of potential employment/retail opportunities.

✓✓	significant positive impact on the sustainability objectives.
✓	positive impact on the sustainability objective.
?✓	possible positive or slight positive impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.
?✖	possible negative or slight negative impact on the sustainability objectives.
✖	negative impact on the sustainability objective.
✖✖	significant negative impact on the sustainability objectives.

SLIVER TREES

Potential Housing Site	Objective 1: Conserve & Protect Countryside	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Reduce Disparities	Objective 13: Retail
Site 17a	x	?x	0	0	?x	xxx	✓✓	0	?x	0	0	0	0

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 Hurslipierpoint. 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 not in close proximity to any designated heritage assets.

The site falls within Flood Zone 1 and there are no known surface water flood risks.

The site is in reasonable proximity to the services and facilities of Hassocks village centre as well as non car modes of transport.

The eastern part of the site is within 500 metres of the Stonepound Crossroad AQMA and would be likely to worsen air quality in comparison to if the site were not developed.

Residential development of the site could provide 15 dwellings at a low density. It is assumed this would include a proportion of affordable homes.

✓✓	significant positive impact on the sustainability objectives.
✓	positive impact on the sustainability objective.
?✓	possible positive or slight positive impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.
?x	possible negative or slight negative impact on the sustainability objectives.
x	negative impact on the sustainability objective.
xxx	significant negative impact on the sustainability objectives.

UNDEVELOPED LAND SOUTH OF CLAYTON MILLS

Potential Housing Site	Objective 1: Conserve & Protect Countryside	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/Enhance Community Infrastructure	Objective 11: Maintain/Enhance Economic Base	Objective 12: Stable Employment/Reduce Disparities	Objective 13: Retail
Site 20	0	?*	0	*	?*	0	✓✓	0	?*	0	0	0	0

The site is laid to grass and is generally flat, with a slight fall 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 hedgerow along the southern boundary and this visually contains the site from wider views.

The site is not in close proximity to any designated heritage assets.

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.

The site is in reasonable proximity to the services and facilities of Hassocks village centre as well as non car modes of transport.

The western part of the site is within 1000m of the Stonepound Crossroad AQMA and so there is some limited prospect to worsen air quality in comparison to if the site were not developed.

Residential development of the site could provide 11 dwellings at a high density. It is assumed this would include a proportion of affordable homes as the site is 0.5 hectares in size.

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.

✓✓	significant positive impact on the sustainability objectives.
✓	positive impact on the sustainability objective.
?✓	possible positive or slight positive impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.
?*	possible negative or slight negative impact on the sustainability objectives.
*	negative impact on the sustainability objective.
xx	significant negative impact on the sustainability objectives.