

SDNPA response to the Hassocks Pre-Submission Neighbourhood Development Plan (January 2019)

The comments set out below are South Downs National Park Officers views only under Delegated Powers.

All references to emerging South Downs Local Plan policies relate to the Pre-Submission version unless specified. All text to be added is underlined, all deleted text is ~~struck through~~.

Ref	Comment	SDNPA Recommendation to Hassocks Parish Council
<p>Foreword; page 2 paragraph 1.2; page 4 paragraph 1.10</p>	<p>For clarity to include reference to the South Downs National Park Authority (SDNPA) as the Local Planning Authority for those areas of Hassocks Parish within the South Downs National Park.</p> <p>For those areas of the parish within the South Downs National Park to make reference to the emerging South Downs Local Plan being used for decisions to determine planning applications.</p> <p>In the Foreword suggest amending the first paragraph to state “...following the refusal of Mid Sussex District Council (MSDC), the Local Planning Authority <u>for those areas of Hassocks Parish outside the South Downs National Park</u>, to allow the...”</p> <p>On page 2 amend paragraph 1.2 by adding the following to the end of the paragraph: <u>“South Downs National Park Authority is the Local Planning Authority for those areas of the Parish within the South Downs National Park as shown on Figure 2.”</u></p> <p>On page 4 amend paragraph 1.10 to reflect the updated status of the South Downs Local Plan. From the fourth sentence suggest deleting the remainder of the paragraph and update with the following:</p>	<p>To make the amendments on the left to the Foreword, paragraph 1.2 and 1.10.</p> <p>This to clarify that SDNPA is the Local Planning Authority for those areas of the parish inside the South Downs National Park and to reflect the current status of the South Downs Local Plan.</p>

	<p><u>“However the SDNPA submitted the South Downs Local Plan to the Secretary of State for examination in April 2018. The Planning Inspector conducted the examination including public hearings on the South Downs Local Plan in November and December 2018. The consultation on the main modifications will run for 8 weeks between 1/2/19 and 28/3/19. It is anticipated the South Downs Local Plan will be adopted in summer 2019.”</u></p>	
Policy 1: Local Gap	<p>Point 2) of the Policy refers to the Mid Sussex Local Plan which does not apply in the South Downs National Park. Therefore only part 1) can apply to development within the Local Gaps in the South Downs National Park as shown on the Proposals Map. In itself part 1) would restrict development to agriculture or other uses which have to be located in the countryside.</p> <p>In broad terms a Local Gaps policy seeks to prevent coalescence of settlements and should not restrict development per se.</p> <p>It is suggested the policy is reworded to allow for the possibility for other forms of development in the Local Gaps within the South Downs National Park, other than those defined by part 1). Any such development would need to comply with Policy 6 of the Neighbourhood Plan along with Policy SD25: Development Strategy of the emerging South Downs Local Plan.</p> <p>SDNPA would be happy to discuss a possible wording for Policy 1 with the Parish Council if that would be helpful.</p>	Suggest the policy is reworded to cover Local Gaps within the South Downs National Park as stated in the comments on the left.
Policy 6: Development Proposals Affecting the South Downs National Park	<p>Support in particular the wording in the second half of the policy that relates to land outside of, but contributing to the setting of the South Downs National Park.</p>	Note the support for the policy.

<p>Chapter 8: Transport</p>	<p>Overall support the strategic objectives.</p> <p>In principle support the objectives of Aim 5 and the preceding text. However some of the terms used could be clarified. For example “repair and upgrade” of Public Rights of Way (PRoW). This can sometimes be interpreted as upgrade to bridleway and it would useful to clarify what is meant.</p> <p>In relation to point 5 and the route linking Hassocks to Clayton. If the aspiration, where it states non-car routes, is for shared use paths open to cyclists and equestrians it would be helpful to say this explicitly.</p> <p>The route would eventually allow connection to the South Downs Way National Trail and the link to Hassocks could be promoted as a benefit to tourism.</p> <p>The term “all-weather” could be clarified as it can be interpreted in different ways. PRoW in the countryside are not generally tarmac and any upgrade to a sealed surface may be classed as development. A method used in the National Park when creating shared use paths is to use a year round permeable, self-binding limestone dust surface that sits well in rural surroundings.</p> <p>For the section on Public Transport suggest adding wording relating to the railway station in Hassocks. SDNPA would welcome promotion of the railway station in this section as a gateway, providing connectivity into the South Downs National Park for public transport users.</p>	<p>Note the support for the strategic objectives.</p> <p>Suggest clarifying the wording used in Aim 5: Non-car route ways in relation to “repair and upgrade”.</p> <p>In Aim 5 point 5 suggest clarifying the aspiration for non-car routes and the term “all weather”. Also state that the route would eventually allow connection to the South Downs Way National Trail and the link to Hassocks being a benefit to tourism.</p> <p>Suggest promoting Hassocks railway station in the Public Transport section as a gateway to the South Downs National Park for public transport users.</p>
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