

Hassocks Neighbourhood Plan

Submission

Sustainability Appraisal

(Incorporating Strategic Environmental Assessment)



June 2019

Contents	Page
1. Introduction	1
2. Appraisal Methodology	3
3. Baseline Information	5
4. Sustainability Framework - Objectives and Indicators	23
5. Appraisal of the HNP Policy Options Against the Sustainability Framework	30
6. Next Steps	32

Appendices

Appendix 1	Housing Strategy Appraisal
Appendix 2	HNP Policy Options Appraisals
Appendix 3	Mid Sussex Strategic Housing Economic Land Availability Assessment Sites, April 2018, Hassocks Parish
Appendix 4	Copy of Representations made in respect of the Sustainability Appraisal

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 area (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 (SDNP), 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 way for communities to decide the future of the places in which they live and work. The HNP has been driven and prepared by HPC, with input from local residents, community groups and other stakeholders. During 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 adopted Development Plan Documents (DPD's); the key document of which is, at this time, the Mid Sussex District Plan (MSDP) 2014-2031. This was adopted by MSDC at its meeting on the 28 March 2018.
- 1.6. The obligation to undertake an 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.
- 1.7. 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".
- 1.8. 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.
- 1.9. 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.
- 1.10. Much of the data used in the preparation of the SA comprises 'baseline information' which was contained and presented in the Scoping Report. 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.

- 1.11. The Scoping Report and baseline data has been subject to public consultation with statutory bodies (English Heritage, Natural England, the Environment Agency).
- 1.12. 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; and
Section 6 - Sets out the next steps.

- 1.13. 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 Submission 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Present the predicted effects of the HNP, including alternatives
Stage D - Consulting on the Submission HNP and SA and taking into account consultation responses	<ul style="list-style-type: none"> • 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 HNP	<ul style="list-style-type: none"> • To monitor the effectiveness of the HNP.

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 between August - October 2018. 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 is the main focus of this report. It involves measuring the likely significant social, economic and environmental effects of the strategy and policies contained within the Submission (Regulation 16) HNP.
- 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 MSDP. 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, this report is to be the subject of public consultation alongside the Submission (Regulation 16) HNP.
- 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.
- 3.2. The Baseline Data (as outlined in the Scoping Report) is presented below. Where this data has been updated either due to the availability of more recent baseline data or in response to consultation advice received in response to consultation on the Scoping Report and Pre Submission Plan this is also set out below under each topic.

General Parish Characteristics

- 3.3. 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.
- 3.4. 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.
- 3.5. 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).
- 3.6. 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.
- 3.7. The southern part of the Parish is within the designated SDNP. 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

- 3.8. 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.

- 3.9. The Office for National Statistics, published population projections for 2016, in May 2018. These are broken down to local authority and health authority level. This confirms, the populations of all regions in England are projected to grow by mid-2026; regions in the north of England are projected to grow at a slower rate than those in the south. The South East is expected to grow by 574,000 people (6.4%) over 10 years (mid 2016-mid 2026).
- 3.10. For Mid Sussex, the 2016 based subnational population projection, mid-2016 to mid-2031 is 147,540. This is an increase of 7,680. This equates to a 5.5% population increase on the 2011 population (139,860).
- 3.11. There are no population projections available at a Parish level.
- 3.12. The age structure of the Parish captured in the Census data 2011 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.

- 3.13. At this time, 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.

- 3.14. 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

- 3.16. At the time of the last Census in 2011, there were a total of 3,414 dwellings in the Parish, 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.

3.17. 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.

3.18. 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.

3.19. 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.

3.20. The Census data 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

- 3.21. 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.
- 3.22. 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.
- 3.23. 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.
- 3.24. In terms of adults' health and lifestyle, all indices are not significantly different from the England average.
- 3.25. In terms of children and young peoples' health, all indices are significantly better than the England average.

Social Characteristics - Deprivation

- 3.26. 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.
- 3.27. 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.

- 3.28. 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.
- 3.29. 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%.
- 3.30. 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.
- 3.31. 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%.
- 3.32. 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%.
- 3.33. The third LSOA covers the 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%.
- 3.34. 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%.
- 3.35. 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 it in the least deprived 10%.
- 3.36. 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.
- 3.37. The IMD data for the Parish, relative to the district and England is shown below in Figure 3.

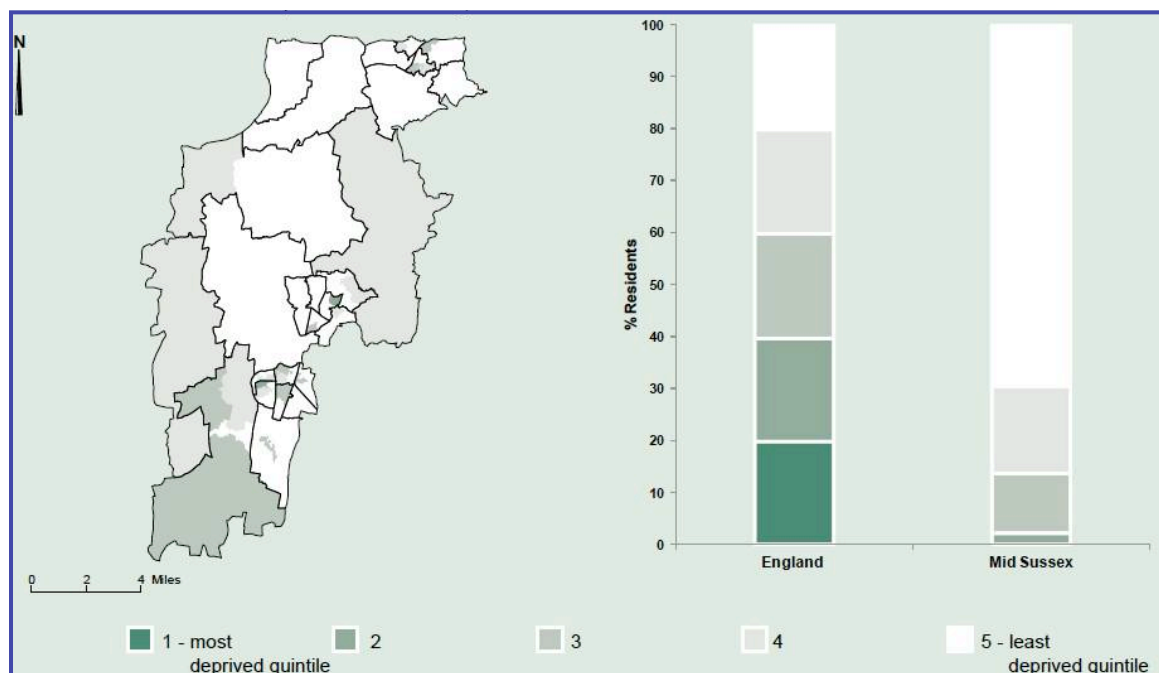


Figure 3: IMD data

- 3.38. 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 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.
- 3.39. 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%).

- 3.40. 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

- 3.41. The Parish supports a wide variety of plant and animal life and habitats, including arable land, woodland, hedgerows, grassland, as well as watercourses and associated environments. Buildings within the Parish are also capable of providing a habitat to a wide variety of wildlife.
- 3.42. 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.
- 3.43. 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 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.

- 3.44. In response to the Scoping Report, Natural England recommend HPC assess local biodiversity data to establish trends in biodiversity across the Parish. In addition, Natural England recommend in order to highlight the importance of biodiversity, the opportunity to protect biodiversity is included as part of the opportunity to enhance biodiversity.
- 3.45. In addition, Natural England recommended HPC evaluate the likely impacts of development on biodiversity and update the threats list accordingly.

Environmental Characteristics - Landscape, Soil and Geology

- 3.46. MSDC commissioned a Landscape Character Assessment, published in November 2005. This identified 10 separate Landscape Characters Areas 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.
- 3.47. 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.
- 3.48. 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 Woodland, 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 greensand ridges dominated by the developments of Hurstpierpoint, Hassocks and Keymer, with the ridgeline turning to run 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.

- 3.49. 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.
- 3.50. 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.
- 3.51. 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.
- 3.52. More recently, MSDC 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.
- 3.53. 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.
- 3.54. 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 a 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.

- 3.55. 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.

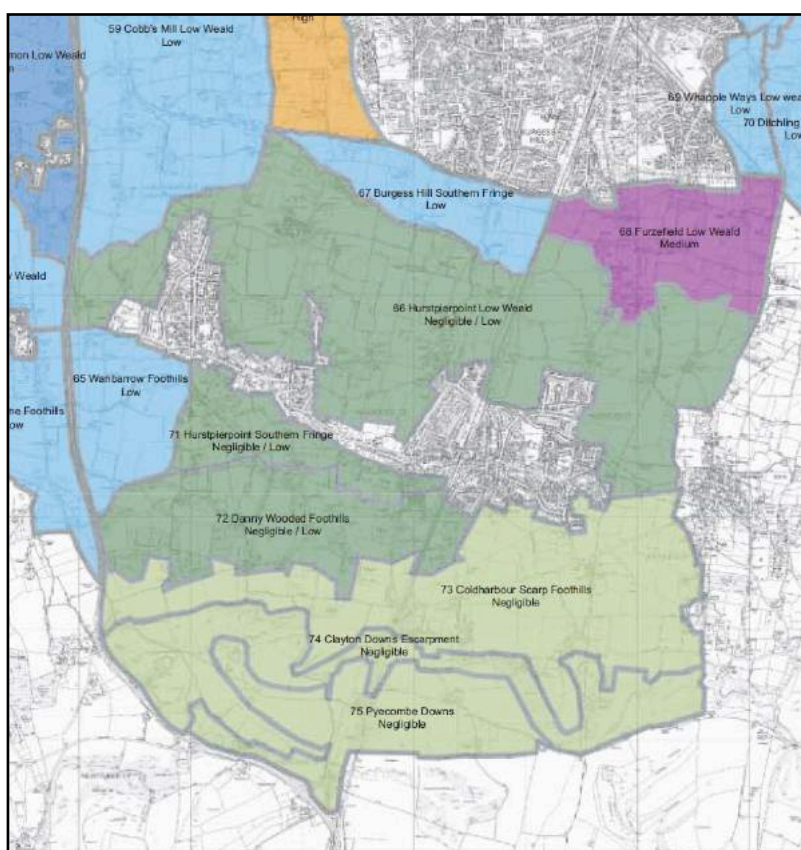


Figure 4: Extract of MSDC Commissioned Landscape Capacity Study 2007

- 3.56. 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.
- 3.57. 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;
- 3.58. 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.

- 3.59. 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.
- 3.60. 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.
- 3.61. 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.
- 3.62. 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.
- 3.63. 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.
- 3.64. 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.
- 3.65. The table below provides a summary of the analysis.

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	Furzefield Low Weald	Moderate	Moderate	Medium
71	Hurstpierpoint Southern Fringe	Substantial	Substantial	Negligible/Low
72	Danny Wooded Foothills	Moderate	Major	Negligible/Low
73	Coldharbour Downland Scarp Foothills	Substantial	Major	Negligible
74	Clayton Downs Escarpment	Substantial	Major	Negligible
75	Pyecombe Downs	Major	Major	Negligible

- 3.66. The Parish contains Grade 2 and Grade 3 agricultural land. This land is most identified as land which is most flexible, productive and efficient in response to input and which can best deliver future crops for food and non food uses.
- 3.67. In response to the Scoping Report, Natural England advised further exploration of the landscape challenges imposed by development could be referenced.
- 3.68. In addition, Natural England recommended opportunities listed include opportunities to educate residence of the importance of the designated and non-designated landscape features to be included.
- 3.69. Natural England noted that no specific reference is made to the loss of Best and Most Versatile (BMV) agricultural land. Natural England recommend opportunities to conserve BMV agricultural land are identified. In response to comments the SA was updated to identify which Grades of agricultural land are present in the Parish.
- 3.70. Natural England recommends challenges associated with connecting people to nature should also be explored. Access and green infrastructure should be included as a key issue and can be linked to recreation, health and quality of life.

Environment Characteristics - Heritage Assets

- 3.71. 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.
- 3.72. 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.
- 3.73. 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.
- 3.74. 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

- 3.74. The Parish is the subject of one Air Quality Management Area (AQMA), focused on Stonepound Crossroads, comprising the intersection of the A273 with the B2116, on the western edge of Hassocks (as illustrated in Figure 5).

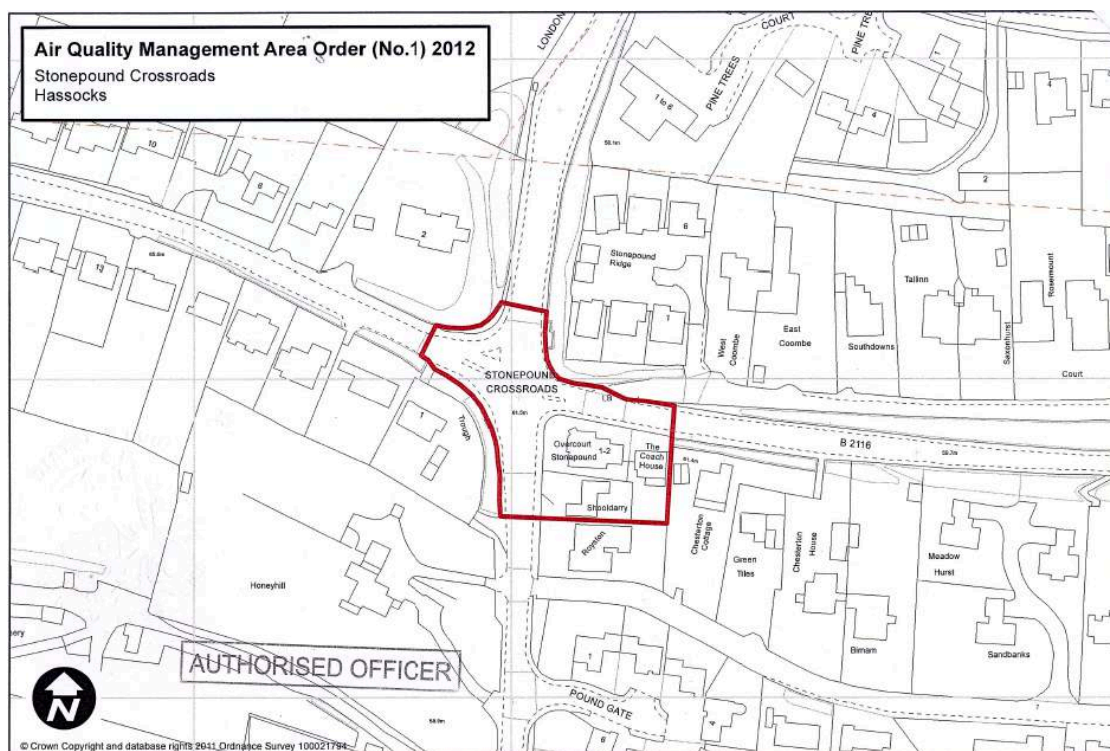


Figure 5: Extent of Stonepound Crossroads

- 3.75. The Air Quality Management Area Order came into effect on 13 March 2012. The subsequent Air Quality Action Plan, dated August 2013 (and approved by MSDC Cabinet on 11 September 2013 and subsequently approved by DEFRA) confirms that the air quality monitoring and modelling carried out by MSDC 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.
- 3.76. 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 traveling on the A273 and 17,689 traveling 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 MSDC must undertake planned actions to reduce the level of pollution, in order to comply with Government legislation.

3.77. 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 modeling 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.

3.78. 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.

3.79. In response to the Scoping Report, Natural England recommended that challenges associated with supporting wildlife and residents in the face of climate change be explored. Opportunities to create high quality green infrastructure within the Parish should be explored to contribute to tackling the impacts of climate change on residents and biodiversity.

Environmental Characteristics - Water and Flooding

3.80. 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.

3.81. 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.

3.82. 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. The document 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.

- 3.83. In response to the Scoping Report, the Environment Agency recommended that the SEA takes account of relevant policies, plans and strategies including any local Strategic Flood Risk Assessment, flood risk strategies and the South East River Basin Management Plan.

Economic Characteristics - Employment

- 3.84. The latest Census reveals that as at 2011 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.

- 3.85. 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.

- 3.86. 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.

- 3.87. 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.

3.88. 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/TopNVQ Grade/Top Diplomas/BTEC National/Professional Qualifications) - 3,087;
- Other qualifications - 242.

3.89. 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.

3.90. 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

3.91. The Parish benefits from a range of material assets. These are focused within the built up area of Hassocks and Keymer. This includes infant and junior schools, 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 shops, car repair and car dealerships, medical centre, veterinary surgery, recreation grounds, 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.

- 3.92. There are extensive Public Rights of Way (PRoW) 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 a PRoW past the Grade II* Jack and Jill Clayton Windmills, and Oldlands Windmill, north of Keymer.
- 3.93. 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, Women's Institute, Hassocks Amenity Association, Hassocks Community Association, British Legion, cubs, scouts, brownies and girl guides.

Updated Review of Other Plans, Programmes, Policies, Strategies and Initiatives that may influence the content of the HNP

- 3.94. The revised National Planning Policy Framework (NPPF) was published on 19 February 2019. It sets out the the Government's planning policies for England and how these are expected to be applied. It replaces the previous NPPF published in March 2012, and revised in July 2018.
- 3.95. It states in order to support the Government's objective to significantly boost the supply of homes, strategic policies are to be informed by a local housing need assessment, conducted using the standard methodology in national planning policy guidance (unless exceptional circumstances justify an alternative approach).
- 3.96. The standard methodology requires Local Planning Authorities to take the Government's household growth projections and apply an affordability ratio, comparing local house prices with workplace earnings, to produce a need figure.
- 3.97. The NPPF, paragraph 65, states strategic policy making authorities should establish a housing requirement figure for their whole area. Within this overall requirement, the NPPF confirms strategic policies should also set out a housing requirement for designated neighbourhood areas.

Challenges Facing Hassocks Parish

- 3.98. 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 the SDNP and its setting whilst affording access for its quiet enjoyment by residents and visitors;
3. Development pressure on open countryside;
4. Traffic congestion and highway safety;
5. Capacity of education facilities; and
6. 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 HNP.
- 4.2. 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.
- 4.3. 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.
- 4.4. 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

Environmental: Objective 1 - Countryside and Landscape Character

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

- 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 landscape 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

- 4.6. To protect and enhance the biodiversity of the Parish and where possible achieve biodiversity net gain.

- 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;
- Extent and condition of Priority Habitats

Environmental: Objective 3 - Heritage Assets

- 4.7. To protect and enhance the heritage assets of the Parish.

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

Environmental: Objective 4 - Water & Flooding

- 4.8. To ensure development does not take place in areas at risk of flooding or where it may cause flooding elsewhere and ensure that development does not negatively impact upon water quality.

- 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;
- Number of high quality SuDS.

Environmental: Objective 5 - Climate Change

- 4.9. 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;
- Number of development providing and enhancing green infrastructure.;
- Air quality in the Stonepound Crossroads AQMA.

Environmental: Objective 6 - Transport

- 4.10. Improve highway safety.

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

Social: Objective 7 - Housing

- 4.11. 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 (as defined in Annex 2 of the NPPF);
- Number registered on MSDC's housing waiting list wishing to live within the Parish.

Social: Objective 8 - Crime

- 4.12. To ensure residents live in a safe environment. affordable home within the Parish.

- Overall crime rates;
- Number of domestic burglaries

Social: Objective 9 - Sustainable Transport Patterns

4.13. 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

4.14. To maintain and enhance community infrastructure provision within the Parish.

- 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

4.15. 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

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

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

Economic: Objective 13 - Retail

4.17. 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) from shopping facilities.

4.18. The HNP sets out 7 strategic objectives. These are important as they state what the HNP 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.

4.19. The following Strategic Objectives reflect the 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 appropriately sized, affordable and sustainable housing.
To encourage economic development and job creation.

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

		HNP Strategic 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	0
	6	0	0	✓	0	✓	0	0
	7	X	X	0	0	X	✓	0
	8	0	0	0	0	✓	0	0
	9	0	0	✓	✓	✓	0	0
	10	0	0	0	✓	✓	0	0
	11	X	X	0	0	0	0	✓
	12	X	X	0	0	0	0	✓
	13	X	X	0	✓	✓	0	✓

KEY	
✓	Compatible
X	Incompatible
0	No link/ Neutral

Figure 6: Assessment of HNP Strategic Objectives and SA objectives

- 4.21. The table demonstrates that most of the HNP Strategic Objectives and the Sustainability Objectives are compatible 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.
- 4.22. 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 grant of planning permission and/or allocation of land 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.

2	✓																	
3	✓	✓																
4	✓	✓	✓															
5	0	0	0	0														
6	✓	✓	✓	✓	0													
7	✓	0	✓	0	0	✓												
8	0	0	✓	0	✓	0	0											
9	✓	0	✓	0	0	✓	✓	0										
10	✓	✓	✓	✓	0	✓	✓	0	✓									
11	0	0	0	0	0	0	0	0	0	✓								
12	✓	✓	✓	0	0	0	0	0	0	✓	0							
13	✗	0	✗	0	0	✗	✗	✗	0	0	0	✓						
14	✓	✗	✗	✗	0	✓	✗	✗	✓	✗	✓	✗	0					
15	✓	✓	✓	0	✓	0	0	✗	✓	✓	✓	✓	0	0				
16	✓	✓	✓	0	✓	✓	0	✗	✓	✓	✓	✓	0	0	0			
17	0	0	0	0	0	0	0	0	0	0	0	0	0	✓	✓	✓		
18	0	0	0	0	0	0	0	0	✓	✓	0	✓	0	0	0	0	0	
19	✗	✗	✗	0	0	✗	✗	✗	✓	0	0	0	0	0	0	0	0	✓
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18

KEY

✓	Compatible
✗	Incompatible
0	No link/ neutral

Figure 7: Policy Appraisal

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 and aims have been selected for inclusion within the HNP. 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 and aims 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. The Government's practical guide to the Strategic Environmental Assessment Directive sets out recommended best practice in respect of the approach to developing and refining alternative strategies of the Plan and assessing effects. This notes that there is a requirement to appraise the likely significant environmental effects of implementing the Plan or programme together with any 'reasonable alternatives.' The guidance notes that alternatives often include the 'no Plan or programme' scenario. Further detail on this is set out in Appendix 6 of the guidance. This notes that in identifying alternative strategies 'only reasonable, realistic and relevant alternatives need to be put forward.' The guidance notes that to keep 'big issues clear' alternatives considered are not required to be the subject of elaboration in considerable detail, but rather, the main differences between the alternatives need to be considered and documented. In assessing the alternatives, the guidance notes that the assessment may be made in broad terms against the SEA objectives, provided there is sufficient detail to identify the significant environmental effects of each alternative. This approach has been followed in the preparation of this SA.

Appraisal of the Strategy Options of the HNP

- 5.4. As a first step, the growth strategy options of the HNP were tested against the sustainability objectives (see Appendix 1).
- 5.5. The appraisal details three options which were considered. These comprise:
 - Option A: To have a strategy that does not support further housing growth beyond existing completions and commitments - to reflect the table on page 36 of the MSDP;
 - Option B: To have a strategy that supports for small-scale growth/windfall within and adjoining the built up area boundary subject to HNP criteria and in line with MSDP DP6: Settlement Hierarchy; and
 - Option C: To have a strategy which allocates sites beyond existing completions and commitments in excess of the minimum 882 dwellings required by the MSDP.
- 5.6. The appraisal determined, whilst Option A would have a positive effect on environmental objectives, it would have a neutral impact social and economic objectives.

- 5.7. In considering Option C, consideration was given to those sites identified in the MSDC Strategic Housing Land Availability Assessment (SHLEAA) which could potentially deliver housing in excess of MSDP requirements. An extract of the District's SHLEAA, in respect of Hassocks, is attached at Appendix 3 for ease of reference.
- 5.8. Option C would result in the allocation of additional sites for housing (beyond existing completions and commitments). These sites could be identified using the MSDC Strategic Housing Economic Land Availability Assessment. Given the level of completions and commitments including the proposed strategic allocation, the allocation of additional sites within the Parish would negatively impact on the environmental objectives.
- 5.9. Option B is considered most favourable as it provides the most balanced positive option against the range of objectives. It would enable small-scale growth/windfall within and adjoining the existing built up area boundary of Hassocks, subject to criteria identified in the HNP and MSDP Policy 6. This would facilitate the positive delivery of additional housing within the Parish which would have a positive effect on the social and economic objectives. Whilst there would be some impact on environmental objectives, this would be minimised and mitigated by the criteria which would need to be met in conjunction with the delivery of such development.
- 5.10. Option B would also ensure adverse impact on environmental objectives would be minimised and mitigated. This option thus provides the most balanced positive option against the range of objectives.
- 5.11. Having considered reasonable alternatives and undertaken an assessment of their effects, it has been concluded that the appropriate overall growth strategy does not include the allocation of additional housing sites beyond those that either already benefit from planning permission, or have been developed. In light of this, an option to assess new sites for allocation was rejected as it was considered no additional allocation of land for housing development, beyond those already committed or completed, was required to fulfil the preferred growth strategy.
- 5.12. The Policy Appraisal (Appendix 2) has undertaken an assessment of policies that relate to sites which are already identified as 'commitments.' The alternatives to policies in relation to these sites has been identified as not having a policy that relates to them. It is considered that this is a reasonable approach given that the sites already benefit from planning permission/strategic land allocation.
- 5.13. Representations have been made to the Sustainability Appraisal that assert that a reasonable alternative to policies that relate to these existing 'commitments' would be a policy to support the delivery of housing on a site that does not currently benefit from planning permission/strategic land allocation. Having concluded that the appropriate overarching strategy, does not include additional allocations beyond existing completions and commitments, it is not considered a reasonable alternative to assess policies that relate to those commitments, against sites which are not already a commitment. (A copy of representations made in respect of the Sustainability Appraisal that accompanied the Regulation 14 Pre-submission HNP, are available to view at Appendix 4).
- 5.14. It is considered that the approach to undertaking the Sustainability Appraisal and testing reasonable alternatives is wholly in accordance with Government best practice.

Policy Appraisal of the HNP

- 5.15. All policy options and aims 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 2. The overall appraisal ensures that the policies and aims selected and taken forward in the HNP are the most sustainable, given reasonable alternatives.
- 5.16. Whilst a number of the individual policies may have a negative impact, particularly on a specific small number of Objectives, overall the policies in the HNP, taken as a whole will have a significant positive impact on the sustainability of the Parish.
- 5.17. The Tables attached at Appendix 2, 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 for a minimum period of 6 weeks.
- 6.2. The information within this Report has been taken into account in preparing the Submission SA.
- 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

(HOUSING STRATEGY APPRAISAL)

HNP Strategy Appraisal	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
B	✓	?*	?*	0	?✓	?*	✓	0	?✓	0	0	0	?✓
C	**	*	?*	0	?✓	*	✓✓	0	?✓	0	0	0	✓

Option A: To have a strategy that does not support further housing growth beyond existing completions and commitments - to reflect the table on page 36 of the Mid Sussex District Plan (MSDP).

Option B: To have a strategy that supports small-scale growth/windfall within and adjoining the built up area boundary subject to HNP criteria and in line with MSDP DP6: Settlement Hierarchy.

Option C: To have a strategy which allocates sites beyond existing completions and commitments, in excess of the minimum 882 dwellings required by the MSDP.

Appraisal: As part of the preparation of the MSDP, the Examiner set out his interim requirements on housing in a letter dated 20 February 2017. This required MSDC to establish the approximate number of dwellings expected in each settlement or group of settlements. This approach is reflected in the MSDP and detailed in the table on page 36 of the MSDP.

Option A reflects the MSDP “no minimum residual” requirement within the Parish, having regard to existing completions and commitments including the strategic allocation to the north of Clayton Mills. No further development would have a positive effect on environmental objectives whilst having a neutral effect on both social and environmental objectives. Option B would enable small-scale growth/windfall within and adjoining the existing built up area boundary of Hassocks, subject to criteria identified in the HNP and MSDP Policy 6. This would facilitate the delivery of additional housing within the Parish, beyond the minimum requirement of 882. This would have a positive effect on the social and economic objectives. Whilst there would be some impact on environmental objectives, this would be minimised and mitigated by the criteria which would need to be met in conjunction with the delivery of such development. Option C would result in the allocation of additional sites for housing (beyond existing completions and commitments). These sites could be identified using the MSDC Strategic Housing Economic Land Availability Assessment. Given the level of completions and commitments including the proposed strategic allocation, the allocation of additional sites within the Parish would negatively impact on the environmental objectives. Option B is considered most favourable as it provides the most balanced positive option against the range of objectives.

Preferred Policy Option: B

Potential sites considered are referenced in para 5.5 of the main body of the SA.

✓✓													
✓	significant positive impact on the sustainability objectives.												
?✓	positive impact on the sustainability objective.												
0	possible positive or slight positive impact on the sustainability objectives.												
?*	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.												

APPENDIX 2

(HNP POLICY OPTIONS APPRAISAL)

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	Objectives: Maintain/Enhance Community Infrastructure	Objective 11: Maintain/Enhance Economic Base	Objective 12: Stable Employment/Reduce Disparities	Objective 13: Retail
Policy 1: Local Gap	✓✓	✓	✓	0	?✓	0	?*	0	?✓	0	✗	✗	0
Policy 2: Local Green Spaces	✓✓	✓✓	?✓	0	?✓	0	0	0	0	✓✓	0	0	0
Policy 3: Green Infrastructure	✓	✓	0	✓	✓	0	✗	0	✓	✓	0	0	0
Policy 4: Managing Surface Water	0	?✓	0	✓✓	✓✓	0	0	0	0	0	0	0	0
Policy 5: Enabling Zero Carbon	0	0	0	0	✓✓	✓✓	0	0	✓✓	0	0	0	0
Policy 6: South Downs National Park	✓	?✓	0	0	0	0	?*	0	0	?✓	0	0	0
Policy 7: Development in Conservation Areas	✓✓	0	✓✓	0	0	0	?*	0	0	0	?*	?*	0
Policy 8: Air Quality Management	0	✓	0	0	✓✓	✓	0	0	0	0	✗	✗	0
Policy 9: Character and Design	✓✓	0	✓	0	0	0	0	0	0	0	0	0	0
Policy 10: Open Space	0	✓✓	0	0	✓✓	0	?*	0	0	✓✓	0	0	0
Policy 11: Outdoor Playing Space	0	0	0	0	0	0	0	0	0	✓✓	0	0	0
Policy 12: Community Facilities	0	0	0	0	0	✓	0	0	0	✓✓	✓	0	0
Aim 1: Assets of Community Value	0	0	0	0	0	0	0	0	0	✓✓	0	0	0
Policy 13: Education Facilities	?*	?*	?*	0	0	0	0	0	0	✓✓	?✓	?✓	0
Aim 2: Education Facilities	?*	?*	?*	0	0	0	0	0	0	✓✓	?✓	?✓	0
Aim 3: Healthcare Facilities	?*	?*	?*	0	0	0	0	0	0	✓✓	?✓	?✓	0
Policy 14: Windfall Development	?*	?*	?*	0	✓	0	✓✓	0	✓✓	0	0	0	0
Policy 15: Hassoaks Golf Club	✓	✓	✓	?✓	0	?✓	✓	0	0	✓	0	0	0
Policy 16: Claydon Millis Strategic Allocation	✓✓	✓	✓	?✓	✓	?✓	✓✓	0	✓	✓	0	0	0
Aim 4: Housing Mix	0	0	0	0	0	0	✓✓	0	0	0	0	0	0
Policy 17: Affordable Housing	0	0	0	0	0	0	✓✓	0	0	0	0	0	0
Policy 18: Village Centre	0	0	0	0	0	0	0	?✓	?✓	✓✓	✓	✓	✓
Policy 19: Tourism	?*	0	0	0	0	?*	0	0	0	0	✓✓	✓✓	✓
Aim 5: Non-car route ways	?*	0	0	0	0	✓	0	0	0	✓	0	0	0
Aim 6: Public Transport	0	0	0	0	✓✓	✓✓	0	0	✓✓	0	0	0	0
Aim 7: Traffic and Accessibility	0	0	0	0	✓✓	✓✓	0	0	0	0	0	0	0
✓✓	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.												

Policy 1: Local Gap	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	Objectivo: Maintain/Enhance Community Infrastructure	Objective 11: Maintain/Enhance Economic Base	Objective 12: Stable Employment/Reduce Disparities	Objective 13: Retail
A	✓✓	?✓	?✓	0	?✓	0	?x	0	?✓	0	x	x	0
B	✓✓	✓	✓	0	?✓	0	?x	0	?✓	0	x	x	0
C	x	x	?x	0	?x	0	✓	0	0	0	✓	✓	0

Option A: To have a policy that seeks to prevent coalescence between Hassocks and the settlements of Ditchling, Hurstpierpoint and Burgess Hill but without reference to a defined local gap.

Option B: To have a policy that seeks to prevent coalescence between Hassocks and the settlements of Ditchling, Hurstpierpoint and Burgess Hill by reference to a defined local gap.

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

Appraisal: Options A and B would both aim to prevent coalescence between Hassocks and its surrounding settlements. Option A would be a less targeted policy option. Without reference to a defined Gap, a policy would be less certain and targeted. Option B would result in sustainability benefits for countryside protection and would positively protect settlement identity in targeted and focussed areas. Option C would not provide the policy framework to positively deliver sustainable protection of settlement identity.

Preferred Policy Option B

✓✓	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.
xx	significant negative impact on the sustainability objectives.

Policy 2: Local Green Spaces	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	Objectivo: 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

Option A: To have a policy that identifies Local Green Spaces and seeks to safeguard the purpose of the designation.

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

Appraisal: Option A would positively seek to identify locally important green spaces and safeguard them from harmful development other than in special circumstances. Option B would not identify or offer protection to local green spaces.

Preferred Policy Option A

✓✓	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.												

Policy 3: Green Infrastructure	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	Objectivo: 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
C	✗	✗	0	0	0	0	0	0	0	0	0	0	0

Option A: To have a policy that seeks to conserve, maintain and enhance the existing green infrastructure network.

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

Appraisal: Both options would positively seek to protect green infrastructure, Option A offers a targeted approach and such would positively contribute to sustainability benefits. Option B would still afford protection but would be less targeted.

Preferred Policy Option A

✓✓	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.												

Policy 4: Managing Surface Water	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	Objectivo: 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
C	0	0	0	✓	✓	0	0	0	0	0	0	0	0

Option A: To have a policy that seeks to reduce the risk of surface water flooding locally and measures to manage surface water.

Option B: To have a policy that seeks to reduce the risk of surface water flooding locally and measures to manage surface water, together with support for the incorporation of sustainable drainage techniques within development proposals.

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

Appraisal: All options would positively seek to manage flood risk. Option A and B offer a targeted approach to reduce the risk of surface water flooding and support the incorporation of local measures to manage surface water. Option B however, seeks to go further by positively supporting the incorporation of SuDs measures within development. It would therefore more positively contribute to sustainability benefits. Option C would afford protection against surface water flooding, but would be less targeted.

Preferred Policy Option B

✓✓	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.												

Policy 5: Enabling Zero Carbon	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	Objectivo: 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
B	0	0	0	0	✓✓	✓✓	0	0	✓✓	0	0	0	0
C	0	0	0	0	?✓	✓	0	0	✓	0	0	0	0

Option A: To have a policy that seeks to support zero carbon measures in development proposals.

Option B: To have a policy that seeks to support zero carbon measures including design features, inclusion of renewable and low carbon energy generation, provision of charging electric vehicles.

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

Appraisal: All options would positively support zero carbon measure. Option B offers a targeted approach and as such would positively contribute to sustainability benefits. Option A, and to a lesser extent Option C, would still afford positive benefits but would be less extensive and targeted.

Preferred Policy Option B

✓✓	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.												

Policy 6: South Downs National Park	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	Objectivo: Maintain/Enhance Community Infrastructure	Objective 11: Maintain/Enhance Economic Base	Objective 12: Stable Employment/Reduce Disparities	Objective 13: Retail
A	✓✓	✓	0	0	0	0	?x	0	0	✓	?x	0	0
B	✓✓	✓	0	0	0	0	x	0	0	✓	?x	?x	0
C	✓	?✓	0	0	0	0	?x	0	0	?✓	0	0	0

Option A: To have a policy that seeks to support development which has regard to the purposes and duty of the South Downs National Park (SDNP).

Option B: To have a policy that seeks to support development which has regard to the purposes and duty of the SDNP and on land outside of but contributing to the setting of the SDNP subject to criteria.

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

Appraisal: All options would seek to positively protect the SDNP. Option A would seek to protect land within the SDNP but not afford protection to land adjacent to the SDNP. Option B would afford protection to both the SDNP and outside of and contributing to the qualities of the SDNP and therefore positively contribute towards the sustainability objectives. Option C would offer a less targeted approach.

Preferred Policy Option C

✓✓	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.												
xx	significant negative impact on the sustainability objectives.												

Policy 7: Development in Conservation Areas	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	Objectivo: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Reduce Disparities	Objective 13: Retail
A	✓✓	0	✓✓	0	0	0	?x	0	0	0	?x	?x	0
B	✓	0	✓	0	0	0	?x	0	0	0	?x	?x	0

Option A: To have a policy that seeks to protect, enhance and conserve both conservation areas within the Parish.

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

Appraisal: Both options would aim to conserve and enhance the conservation areas within the Parish. Both would both assist in protecting the cultural heritage of the historic environment. However Option A allows specific protection of local conservation areas while Option B would be less targeted.

Preferred Policy Option A

✓✓													
✓													
?✓													
0													
?x													
x													
xx													

Policy 8: Air Quality Management	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	Objectivero: 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

Option A: To have a policy that seeks to support development where it would have no adverse effect upon air quality within the Air Quality Management Area;

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

Appraisal: Both Options would afford protection to air quality. However Option A would provide a more targeted option and positively contribute towards sustainability benefits. Having no policy would provide less benefit in sustainability terms.

Preferred Policy Option A

✓✓	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.												

Policy 9: Character and Design	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	Objectivo: 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 a policy that seeks to protect the locally distinctive character and design of Hassocks.

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

Appraisal: Both Options would ensure design is given due consideration. However Option A seeks to ensure development respects the locally distinctive features of the Parish which will positively impact on sustainability objectives. Option B would not provide local context or character and would fail to achieve as many sustainability objectives.

Preferred Policy Option A

✓✓													
✓													
?✓													
0													
?*													
*													
**													

Policy 10: Protection of Public Open Space	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
B	0	✓	0	0	✓	0	?*	0	0	✓	0	0	0
C	0	✓	0	0	✓	0	?*	0	0	✓	0	0	0
D	0	?	0	0	?	0	0	0	0	?	0	0	0

Option A: To have a policy that seeks to ensure development proposals provide a mix of formal and informal open space to meet local need.

Option B: To have a policy that seeks to protect open space from development, or is replaced where lost, unless otherwise justified.

Option C: To have a policy that seeks to ensure development proposals provide a mix of formal and informal open space to meet local needs; and to protect areas of open space in the Parish from development; or that it is replaced where lost, unless otherwise justified.

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

Appraisal: Policy Options A and C would positively seek the provision of public open space for the benefit of the Parish. This has clear social as well as potential environmental benefits. Option B would seek to ensure open space is protected or replaced but would not facilitate additional provision in the Parish. Option D provides less certainty of protection of existing, or delivery of new, open space. Option C facilitates both the provision of new public open space, whilst seeking to protect and/or replace existing facilities. It therefore provides most benefit against the sustainability objectives.

Preferred Policy Option C

✓✓	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.												

Policy 11: Outdoor Playing Space	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	Objectiveto: 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	0
B	0	0	0	0	0	0	0	0	0	0	0	0	0

Option A: To have a policy which requires proposals of 15 or more homes to provide play areas and associated equipment.

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

Appraisal: Option A would positively facilitate the provision of play areas for the benefit of the Parish. This has clear social benefits to the Parish. Option B provides little certainty of delivery in the local area.

Preferred Policy Option A

✓✓	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.												

Policy 12: 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 community facilities.

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

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

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 enhanced 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 enhanced community facilities, whilst seeking to protect and/or replace existing facilities. It therefore provides more benefit against the sustainability objectives.

Preferred Policy Option C

✓✓													
✓													
?✓													
0													
?✗													
✗													
✗✗													

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.

possible negative or slight negative impact on the sustainability objectives.

negative impact on the sustainability objective.

significant negative impact on the sustainability objectives.

Aim 1: Assets of Community Value	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	Objectivo: 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	0
B	0	0	0	0	0	0	0	0	0	0	0	0	0

Option A: To have an aim which seeks to support nominations for buildings or land as Assets of Community Value where proposals reflect legislative requirements.

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

Appraisal: Option A will ensure support is offered to local nominations to support the protection of assets which furthers the local well being of the community. This has clear social benefits. Option B is less targeted and would not ensure support is offered to local assets.

Preferred Policy Option A

✓✓	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.												

Policy 13: Education 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	Objectivo: 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
B	0	0	0	0	0	0	0	0	0	0	0	0	0

Option A: To have a policy which offers support for a two form entry primary school.

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

Appraisal: Option A offers support in principle for a new two form entry primary school. This is an identified community infrastructure need and so scores positively on the relevant sustainability objectives in comparison to Option B which is unlikely to facilitate delivery of a school locally. There may be negative impacts of a new school on environmental objectives, given the likely prospect of the development occurring beyond the defined Built Up Area Boundary. However, these are likely to be outweighed by the social benefits.

Preferred Policy Option A

✓✓													
✓													
?✓													
0													
?*													
*													
**													

Aim 2: Education 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	Objectivo: 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
B	0	0	0	0	0	0	0	0	0	0	0	0	0

Option A: To have an aim which seeks to support the delivery of adequate education facilities in the Parish.

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

Appraisal: Option A will ensure support is offered to the delivery of adequate education facilities in the Parish while Option B is less targeted and would not ensure support is offered to the provision of adequate education facilities. There may be negative impacts of such development on environmental objectives, given the prospect of the development occurring beyond the defined Built Up Area Boundary. However, these are likely to be outweighed by the social benefits.

Preferred Policy Option A

✓✓	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.												

Aim 3: Healthcare 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	Objectivo: 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
B	0	0	0	0	0	0	0	0	0	0	0	0	0

Option A: To have an aim which seeks to support the Local Care Commissioning Group to deliver adequate locally based health care provision in the Parish.
Option B: To not have a policy and rely on the National Planning Policy Framework and policies of the District Development Plan.

Appraisal: Option A will ensure support is offered to the Local Care Commissioning Group in delivering adequate locally based health care specifically in the Parish. There may be negative impacts of such development on environmental objectives, given the prospect of the development occurring beyond the defined Built Up Area Boundary. However, these are likely to be outweighed by the social benefits. Having no Aim would not impact on sustainability objectives as positively.

Preferred Policy Option A

✓✓	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.												

Policy 14: Residential Development within and adjoining the built-up area boundary of Hassocks	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
B	✓	?✓	?✘	0	✓	0	✓	0	✓✓	0	0	0	0
C	?✘	?✘	?✘	0	✓	0	✓✓	0	✓✓	0	0	0	0
D	✘	✘	?✘	0	✓	0	✓✓	0	✓✓	0	0	0	0

Option A: To have a policy which supports windfall development.

Option B: To have a policy which supports windfall development within the built up area boundary.

Option C: To have a policy which support development within and outside of the built up area boundary subject to criteria.

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

Appraisal: Option A would facilitate windfall development positively contributing to sustainability objectives in relation to house building. However the absence of controls would risk harm to a number of environmental objectives. Option B would facilitate development within the built up area only, therefore delivering a balance between a range of sustainability objectives. Option C has similar benefits, but is more positive in respect of house building, whilst ensuring control criteria balance this against the potential harm environmental sustainability objectives. Option D would offer a less targeted approach.

Preferred Policy Option C

✓✓	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.												

Policy 15: Golf Club	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	Objectivo: 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
B	0	0	?✓	?✓	0	?✓	?✓	0	0	?✓	0	0	0

Option A: To have a policy which supports development of the site in line with the Vision and Strategic Objectives of the Hassocks Neighbourhood Plan (HNP).
Option B: To not have a policy and rely on the National Planning Policy Framework and policies of the District Development Plan.

Appraisal: The site benefits from an extant planning permission and therefore the principle of development has been established. In light of this, this Option A seeks to support the development of the site where this is in line with the Vision and Strategic Objectives of the HNP. This approach will have a positive impact on a number of sustainability objectives. This includes in relation to environmental objectives given the criteria within the policy, as well as the requirement to contribute to meeting local housing need. Option B does not offer such a targeted approach and would not provide any local influence in the event of future applications on an otherwise unallocated housing site.

Preferred Policy Option A

✓✓													
✓													
?✓													
0													
?*													
**													
**													

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.
possible negative or slight negative impact on the sustainability objectives.
negative impact on the sustainability objective.
significant negative impact on the sustainability objectives.

Policy 16: Land to the north of Clayton Mills and Mackle Avenue	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	Objectivo: Maintain/Enhance Community Infrastructure	Objective 11: Maintain/Enhance Economic Base	Objective 12: Stable Employment/Reduce Disparities	Objective 13: Retail
A	✓✓	✓	✓	?✓	✓	?✓	✓✓	0	✓	✓	0	0	0
B	✓	✓	✓	?✓	✓	?✓	✓✓	0	✓	✓	0	0	0

Option A: To have a policy which supports development of the site in line with the Vision and Strategic Objectives of the Hassocks Neighbourhood Plan (HNP).
Option B: To not have a policy and rely on the National Planning Policy Framework and policies of the District Development Plan.

Appraisal: The site benefits from allocation in the adopted MSDP for development for 500 dwellings and associated infrastructure, and therefore the principle of development has been established. Option A seeks to support the development of the site where this is in line with the Vision and Strategic Objectives of the HNP. This approach will have a positive impact on a number of sustainability objectives. This includes in relation to environmental objectives given the criteria within the policy, as well as the requirement to contribute to meeting local housing need. Option B would be reliant on the policies within the MSDP, including DP11. This offers a number of controls to ensure a positive impact on sustainability criteria.

Preferred Policy Option A

✓✓	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.												

Aim 4: Housing Mix	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	Objectivo: 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	0
B	0	0	0	0	0	0	✓	0	0	0	0	0	0

Option A: To have a policy that seek to provide a mix of dwelling types and sizes to meet the needs of different groups.

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

Appraisal: Option A seeks to ensure an appropriate mix of new housing is provided which would meet the needs of current and future households. Option B would not provide local context and would fail to achieve as many sustainability objectives or ensure new housing is best aligned to the needs of the resident community.

Preferred Policy Option A

✓✓	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.												

Policy 17: Affordable Housing	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	Objectivo: 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	0
B	0	0	0	0	0	0	✓✓	0	0	0	0	0	0
C	0	0	0	0	0	0	✓	0	0	0	0	0	0

Option A: To have a policy that seeks to ensure proposals provide a mix of affordable housing sizes, types and tenures.

Option B: To have a policy that seeks to ensure proposals provide a mix of affordable housing sizes, types and tenures and that those with a local connection have priority where affordable housing is required

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

Appraisal: Option A and B would positively contribute towards the provision of affordable housing and provide positive sustainability social benefits. Option B however offers a targeted approach to ensure those with a local connection have priority. Option C would positively contribute to the provision of affordable housing but would be less targeted.

Preferred Policy Option B

✓✓	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.												

Policy 18: Village Centre	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	Objectivo: 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	?✓	?✓	✓✓	✓	✓	✓✓
B	0	0	0	0	0	0	0	0	0	0	0	0	0

Option A: To have a policy which seeks to enhance the character and sense of place of Hassocks village centre.

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

Appraisal: Option A facilitates support for the enhancement of the public realm of the village. Option B would not offer such support and so not impact on sustainability objectives as positively.

Preferred Policy Option A

✓✓	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.												

Policy 19: Tourism	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	Objectivo: Maintain/Enhance Community Infrastructure	Objective 11: Maintain/Enhance Economic Base	Objective 12: Stable Employment/Reduce Disparities	Objective 13: Retail
A	?x	0	0	0	0	?x	0	0	0	0	✓✓	✓✓	✓
B	0	0	0	0	0	0	0	0	0	0	0	0	0
<p>Option A: To have a policy that supports development proposals which promote tourism activities and the provision of overnight accommodation</p> <p>Option B: To not have a policy and rely on the National Planning Policy Framework and policies of the District Development Plan.</p> <p>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.</p> <p>Preferred Policy Option A</p>													
✓✓	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.												
xx	significant negative impact on the sustainability objectives.												

Aim 5: Non-car routeways	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	Objectivo: 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
B	0	0	0	0	0	0	0	0	0	0	0	0	0

Option A: To have an aim that offers support for measures to improve the accessibility and usability of Public Rights of Way (PRoW).

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

Appraisal: Option A would seek to positively secure improvements to the accessibility and usability of PRoWs in the Parish. This approach would positively impact the social objectives and improve access to the wider countryside. Option B would be less likely to have a positive impact on objectives.

Preferred Policy Option A

✓✓	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.												

Aim 6: Public Transport	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	Objectivo: 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
B	0	0	0	0	0	0	0	0	0	0	0	0	0

Option A: To have an aim that offers support to improve public transport accessibility within and around the Parish.
Option B: To not have a policy and rely on the National Planning Policy Framework and policies of the District Development Plan.

Appraisal: Option A would seek to positively improve public transport to the benefit of social sustainability objectives. Option B would have a less targeted approach and not have as positive an impact.

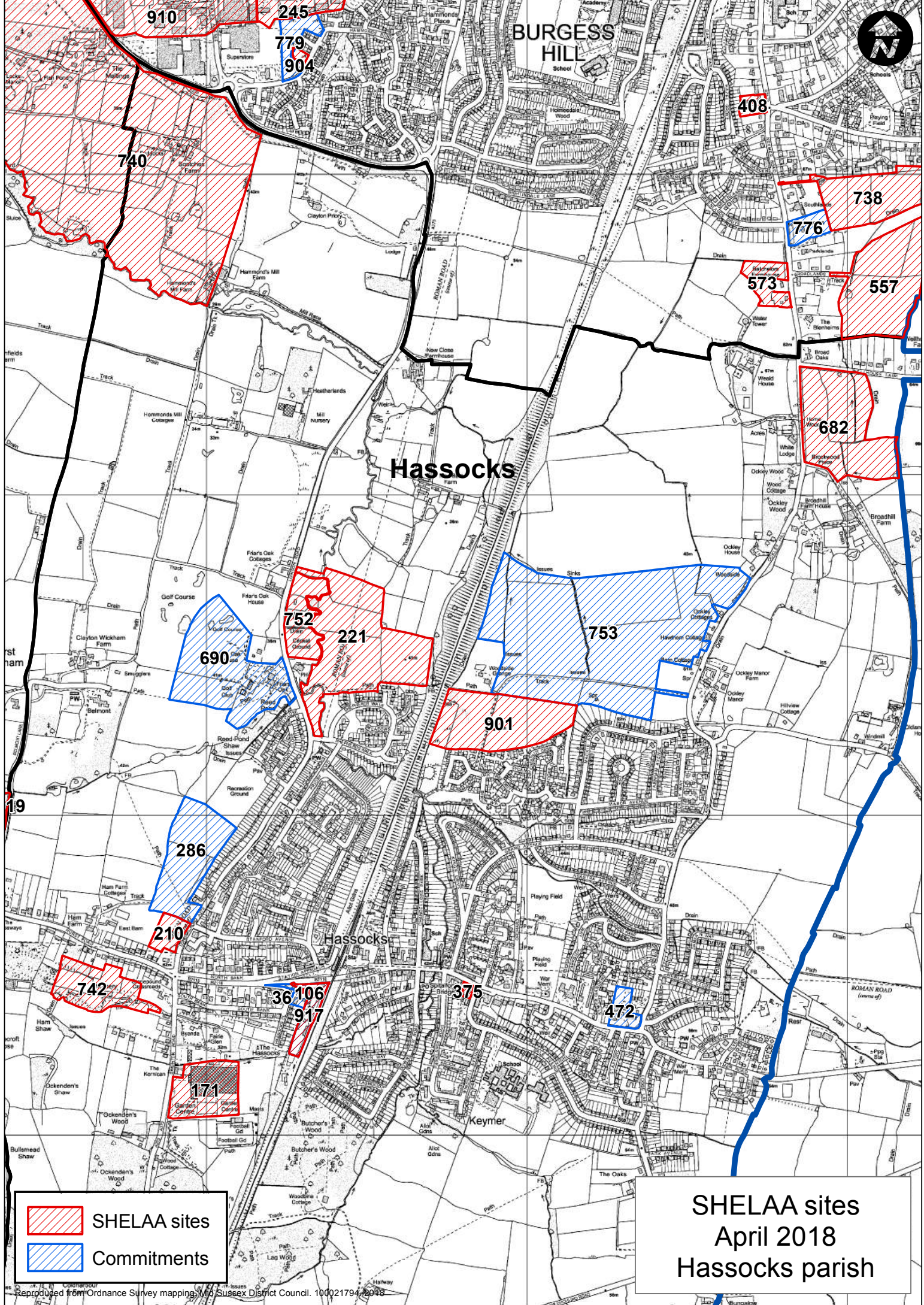
Preferred Policy Option A

✓✓	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.												

Aim 7:Traffic and Accessibility	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	Objectiveto: 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
<p>Option A: To have an aim to support proposals to minimise the impact of traffic and enhance traffic safety within the parish.</p> <p>Option B: To not have a policy and rely on the National Planning Policy Framework and policies of the District Development Plan.</p> <p>Appraisal: Option A would seek to positively minimise the impact of traffic and enhance traffic safety within the parish to the benefit of social sustainability objectives. Option B would have a less targeted approach and not have as positive an impact.</p> <p>Preferred Policy Option A</p>													
✓✓	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.												
xx	significant negative impact on the sustainability objectives.												

APPENDIX 3

**(MID SUSSEX STRATEGIC HOUSING
ECONOMIC LAND AVAILABILITY ASSESSMENT
SITES, APRIL 2018, HASSOCKS PARISH)**



- SHELAA sites
- Commitments

SHELAA sites
April 2018
Hassocks parish

APPENDIX 4
(SUMMARY OF REPRESENTATIONS MADE IN
RESPECT OF THE SUSTAINABILITY
APPRAISAL & RESPONSE PROVIDED TO
COMMENTS MADE)

Ref No.	Summary of Comments	Response to Comments
51	Note the potential impact to the Parish's Heritage Assets is not noted in the Sustainability Appraisal which appears to have been prepared without reference to the County Historic Environment Record. Consider this problematic and suggests an incomplete and unreliable assessment.	The SA includes Objective 3: Heritage. The strategy, policies and aims of the HNP have been assessed against this objective.
53	<p>Natural England (NE) commented on the SA Scoping Report and noted their previous comments on 'Stage A3 – Identify Sustainability Issues and Problems', have been acknowledged, but unclear how the comments will be implemented into the HNP.</p> <p>In addition, NE advised they were pleased the majority of comments on 'Stage A4 - Developing the sustainability appraisal framework' have been incorporated into the objectives.</p>	Comments noted.
57	<p>Consider the Sustainability Appraisal (SA) fails to consider reasonable alternatives to the allocated sites; the alternatives comprise three broad options, one of which would be a strategy to allocate additional sites.</p> <p>The reference to the SHELAA sites in the SA is noted including by reference to the plan at the end of the report, but consider there is no assessment of the individual merits of these sites.</p> <p>Land at London Road, Hassocks is adjacent to land allocated for housing (Policy 17) and consider both sites have the same environmental characteristics. Consider that, had land been assessed according to the same criteria as those used for this adjacent site, it appears likely that it too would have been assessed favourably. The failure to undertake this assessment is a fundamental flaw in the NP's site selection procedure.</p>	<p>At the time of preparing the Regulation 14 Pre-Submission HNP (January 2019), the higher tier MSDP had been adopted, and amongst other things, planning permission had been granted for residential development on land to the west of London Road, initially for 97 dwellings via a planning appeal and subsequently for an increase to 129 dwellings under an application approved by Mid Sussex District Council in July 2018.</p> <p>The SA undertook an appraisal of reasonable alternatives of the overall housing strategy of the HNP. It concluded that a strategy that supports small scale growth/windfall development within and adjoining the built-up area boundary subject to criterion in line with Policy MSDP 6: Settlement Hierarchy, scored most favourably against the SA objectives. The SA thus complied with the statutory requirements of considering reasonable alternatives for the housing strategy of the Plan.</p> <p>The chosen strategy would facilitate delivery of an overall housing number in the parish over the plan period, that is beyond the minimum requirement set out within the District Plan (882 dwellings over the Plan period).</p> <p>The housing allocation in the Regulation 14 Plan referred to as Policy 17: Land to the West of London Road, located adjoining the site being promoted by Evison & Company benefits from extant planning permission with development commenced, prior to the preparation of the Regulation 14 Plan and completion of the SA. The merits of the allocation of this site and its suitability for housing as a matter of principle, was therefore not considered within the SA. The SA considered the merits of a policy within the HNP which supports development on the site that is in line with the vision and objectives of the HNP, set against an alternative option of a Plan that did not contain such a policy.</p> <p>The submissions by Evison & Company that argue that the site promoted by them should have been assessed under the same criteria as the land allocated under Policy 17, is not considered appropriate. The former does not benefit from planning permission for residential development, whilst the latter does. It is not considered there is a fundamental flaw in the SA process as a result of the absence of assessing the two sites within the SA on a like for like basis.</p>
59	<p>Consider there are significant shortcomings in the SA that accompanies the Regulation 14 HNP; it does not identify how reasonable alternatives to the allocated sites were considered.</p> <p>Consider that the Plan in its current form, does not meet the requirements of European Directive 2001/42/EC and therefore, fails to meet the basic conditions.</p> <p>Consider the SA 'vaguely' refers to consideration of sites within the Mid Sussex Strategic Housing and Economic Land Availability Assessment, but contains no assessment of these sites. Consider the SA therefore fails to meet the requirements of the SEA Directive.</p> <p>Consider a number of Neighbourhood Plans have failed on this basis. Local examples include Slaugham Neighbourhood Plan and Storrington, Sullington and Washington Parish Council Neighbourhood Plan. Consider that in both these cases, the site selection process was more robust than that undertaken for the HNP.</p> <p>Consider there are no descriptions of the site selection process for allocations within the Draft Neighbourhood Plan, or the methodology used when considering reasonable development sites, such as the land promoted for housing development at 2 Hurst Road.</p>	<p>At the time of preparing the Regulation 14 Pre-Submission HNP (January 2019), the higher tier MSDP had been adopted, and amongst other things, planning permission had been granted for residential development on land to the west of London Road, initially for 97 dwellings via a planning appeal (reference APP/D3830/W/14/2226987) and subsequently for an increase to 129 dwellings under an application approved by Mid Sussex District Council in July 2018 (application reference DM/17/4307).</p> <p>Planning permission had also been granted in respect of residential development on Land at Hassocks Golf Course; initially for 130 dwellings under application DM/16/1775, (and subsequently for 165 dwellings, under application DM/18/2616); and land had been allocated to the north of Clayton Mills and Mackie Avenue for 500 dwellings as detailed in Policy DP11 of the MSDP.</p> <p>The SA undertook an appraisal of reasonable alternatives of the overall housing strategy of the HNP. It concluded that a strategy that supports small scale growth/windfall development within and adjoining the built-up area boundary subject to criterion in line with Policy MSDP 6: Settlement Hierarchy, scored most favourably against the SA objectives. The SA thus complied with the statutory requirements of considering reasonable alternatives for the housing strategy of the Plan.</p> <p>In acknowledging the housing requirements set out in the District Plan, and that this quantum of development would be facilitated through a mix of existing planning permissions, and a strategic allocation, the SA concluded that the most appropriate strategy for the HNP, did not include the need to make further housing land allocations within the Neighbourhood Plan. The SA considered the delivery of additional further development through "windfall" would be most favourable when assessed against the objectives.</p> <p>The sites allocated for housing development within the HNP either benefit from planning permission or are allocated for development within a higher tier document (i.e. Policy 15, 16 and 17 of the Regulation 14 HNP January 2019). The SA assessed the merit of policies which support these developments in line with the vision and objectives of the HNP, against the reasonable alternative of not having such policies. This approach reflects the SA procedural requirements.</p> <p>The comparison of the HNP SA to two other SA's that accompanied Neighbourhood Plans in Mid Sussex and Horsham District are not considered appropriate. The individual circumstances of those cases are fundamentally different. In both those cases, the Plan's were seeking to allocate housing sites, for which there was no Development Plan confirming that sufficient housing sites had already been identified to meet the minimum requirements for the parish through completions and commitments; and sites were being proposed for allocation for which no planning permission had yet been granted or strategic allocations made in a Development Plan.</p> <p>The submissions seek for the promotor's preferred site to be assessed against the allocated sites. This is not a statutory requirement of the SA process. It is a requirement that reasonable alternatives are assessed, and it is considered that this has evidentially been undertaken.</p>