

Hassocks Parish Housing Land Availability Assessment (PHLAA)

Prepared for

Hassocks Parish Council

Prepared by

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Version 1.2

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1. INTRODUCTION

- 1.1** The Hassocks Parish Council (HPC) Housing Land Availability Assessment (PHLAA) is a comprehensive study of the availability, suitability and likely viability of land within the parish boundaries to accommodate housing development to contribute towards meeting the identified need for the parish. This PHLAA comprises an integral part of the evidence base that informs the policies and content of the emerging Hassocks Parish Council Neighbourhood Plan (HNP).
- 1.2** This report sets out the methodology that has been used to undertake the PHLAA. It is not a Local Planning Authority Strategic Housing Land Availability Assessment (SHLAA). Nonetheless, it has had regard both to Government guidance on undertaking housing land availability, as contained within the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), together with the Strategic Housing Land Availability Assessments that have been undertaken by both Mid Sussex District Council (draft dated February 2015) and the South Downs National Park Authority (base date 1 April 2014).

The PHLAA is a background paper only and is not a statement of Neighbourhood Plan policy and does not allocate land. Once completed, it will form part of the evidence base for HNP's Neighbourhood Plan and will be used to help inform judgments on the future development and allocation of land for housing. The PHLAA does not allocate land, pre-empt or prejudice any decision the Neighbourhood Plan may make in the future on any particular site. In particular, the judgements concerning whether sites should be allocated in the emerging Neighbourhood Plan will be made through the statutory Plan-making process, which will test the suitability of any sites identified in assessment, which may be proposed for housing, including through the Sustainability Appraisal (incorporating Strategic Environment Assessment).

- 1.3** The PHLAA is one of several background documents and technical reports that are being prepared to inform the emerging HNP. Further information on these documents can be viewed on the website, www.hassockspc.net or by visiting the parish office.

2. METHODOLOGY GUIDANCE

- 2.1** This PHLAA is not a Local Planning Authority SHLAA. Nonetheless, close regard has been paid to the guidance on undertaking housing and economic land availability assessments, as detailed in the NPPF and National Planning Practice Guidance.
- 2.2** The NPPG notes that while there are prescribed documents that must be submitted with the Neighbourhood Plan, there is no “tick box” list of evidence required for Neighbourhood Planning. Proportionate, robust evidence should support the choices made and the approach taken. The evidence should be drawn upon to explain succinctly the intention and rationale of the policies in the draft Neighbourhood Plan. It continues that Local Planning Authorities should share relevant evidence, including that gathered to support its own Plan-making with a qualifying body.¹
- 2.3** The NPPG guidance continues that the Neighbourhood Plan can allocate sites for development. A qualifying body must carry out an appraisal of options and an assessment of individual sites against clearly identified criteria. It notes that guidance on assessing sites and on viability should have regard to guidance provided to Local Planning Authorities in undertaking housing and economic land availability assessments.²
- 2.4** Guidance on housing and economic land availability assessments is set out in the NPPG. This guidance notes that it is related to paragraph 159 of the NPPF, which encourages Local Planning Authorities to have a clear understanding of housing needs in their area and ensure they prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the Plan period.
- 2.5** The NPPG notes that the purpose of the assessment of land availability is to identify a future supply of land which is suitable, available and achievable for housing and economic development uses over the Plan period. The assessment of land availability includes the SHLAA requirement set out in the NPPF. It notes that the assessment of land availability is an important step in the preparation of Local Plans. It notes an assessment should:
- Identify sites and broad locations with potential for development;
 - Assess their development potential;
 - Assess their suitability for development and the likelihood of development coming forward (the availability and achievability).

¹ Paragraph 040 - reference ID:41-040-20140306

² Paragraph 042 - reference ID:41-042-20140306

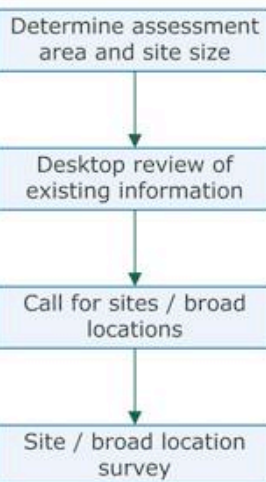
- 2.6 They note this approach ensures that all land is assessed together as part of the Plan preparation, to identify which sites or broad locations are most suitable and deliverable for a particular use.³
- 2.7 The NPPG guidance continues that the assessment forms a key component to the evidence base to underpin policies and Development Plans for housing and economic development, including supporting the delivery of land to meet identified need for these uses. It notes that, from the assessment, Plan makers will then be able to plan proactively by choosing sites to go forward into their Development Plan Documents to meet objectively assessed needs.⁴
- 2.8 The NPPG notes that, *“Designated... Parish/Town Councils may use the methodology to assess sites but any assessment should be proportionate... Parish Councils may also refer to existing site assessments prepared by the Local Planning Authority as a start when identifying sites to allocate within their Neighbourhood Plan”*.⁵
- 2.9 The Methodology for undertaking a Land Availability Assessment is detailed in the NPPG as comprising five main stages, as detailed in the flowchart in Figure 1 below.

³ Paragraph 001 reference ID 3-001-20140306

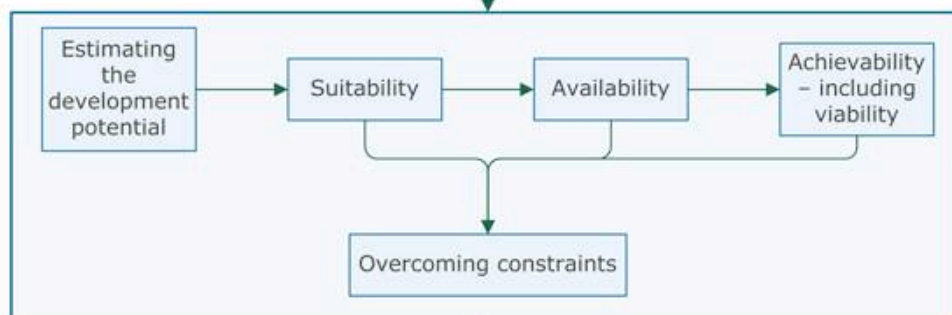
⁴ Paragraph 002 reference ID 3-002-20140306

⁵ Paragraph 004 reference ID 3-004-20140306

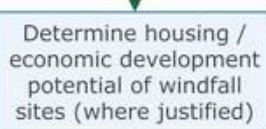
Stage 1- Site / broad location identification



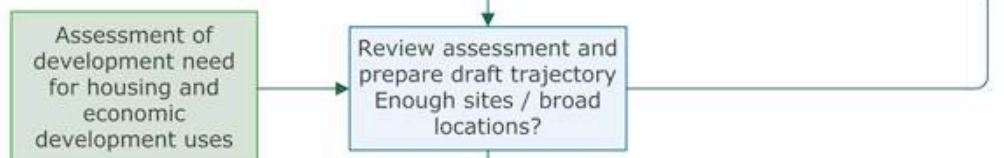
Stage 2 - Site / broad location assessment



Stage 3 - Windfall assessment



Stage 4 - Assessment review



Stage 5 - Final evidence base

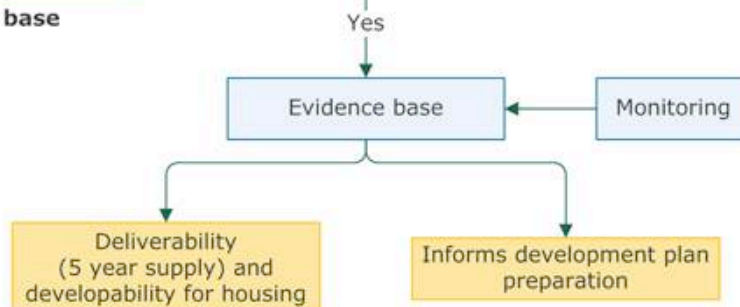


Figure 1

3. STAGE 1 - SITE/BROAD LOCATION IDENTIFICATION

Determine Assessment Area & Site Size

- 3.1** The Neighbourhood Plan covers the administrative boundary of Hassocks. The assessment will identify all sites and locations for potential housing development within the parish boundaries. It will identify all sites and broad locations regardless of the amount of development needed in order to provide an audit of available land. The process of the assessment will, however, provide the information to enable an identification of sites and locations suitable for the required development in the Neighbourhood Plan.
- 3.2** The assessment will consider a range of different site sizes. The NPPG recommends sites be considered where they are capable of delivering 5 or more dwellings, or on sites of 0.25 hectares or more. It does however note the Plan-makers may wish to consider an alternative site size threshold. Having regard to this, and the parish basis of the Plan, it will seek to identify and consider all housing sites beyond the existing built-up area boundaries of the parish (i.e. Hassocks), irrespective of size. Within the defined settlement boundary, and having regard to the potential for modest infill development, a threshold of sites of 0.10 hectares or more will be used. This is to ensure that there is a practical limit to site assessments. This does not mean sites below this threshold may not come forward. However, they may not be the subject of specific land allocation, but rather could come forward as infill, windfall development.

Desktop Review of Existing Information

- 3.3** The identification of potential housing sites has come from 3 main sources: (i) the 'call for sites' for exercise undertaken as part of the preparation of the Neighbourhood Plan; (ii) the South Downs National Park Strategic Housing Land Availability Assessment (base date April 2014); and (iii) the Mid Sussex Strategic Housing Land Availability Assessment (April 2015).

Site Survey

- 3.4** NPPG notes that the comprehensive list of sites derived from data sources and the call for sites should be assessed against national policies and designations to establish which have a reasonable potential for development and should be included in the site survey.
- 3.5** It notes that Plan-makers should then assess potential sites via more detailed surveys in order to:
- Ratify inconsistent information gathered through the call for sites and desk assessment;
 - Get an up-to-date view on development progress (where sites have planning permission);

- A better understanding of what type and scale of development may be appropriate;
- Gain a more detailed understanding of deliverability; any barriers and how they could be overcome;
- Identify further sites with potential for development that were not identified through data sources or the call for sites.

3.6 The Guidance notes that site surveys should be proportionate to the detail required for a robust appraisal. For example, it notes that more detailed assessment may be necessary where sites are considered to be realistic candidates for development.

3.7 The Guidance notes that during the site survey, the following characteristics should be recorded (or checked if they were previously identified through the data sources and call for sites):

- Site size, boundaries and locations;
- Current land use and character;
- Land uses and character of surrounding area;
- Physical constraints, (e.g. access, contamination, steep slopes, flooding, natural features of significance, location of infrastructure/utilities);
- Potential environmental constraints;
- Where relevant, development progress (e.g. ground works completed, number of units completed, etc);
- Initial assessment of whether the site is suitable for a particular type of use or is part of a mixed use development.

3.8 Having regard to the scale of the parish, all sites have been assessed via a site visit. Sites were viewed from public vantage points, including Rights of Way.

4. STAGE 2 - SITE ASSESSMENT

Estimating The Development Potential

4.1 The NPPG states that the development potential of each site should be guided by existing and emerging planning policy, including locally determined policies on density.

4.2 It notes that where these are out of date or do not provide a sufficient basis to make a judgment, then relevant existing developments can be used as a basis for assessment, adjusted for any individual site characteristics and policy constraints.

4.3 The guidance notes that development potential is a significant factor that effects economic viability of a site and its suitability for a particular use. Therefore, assessing achievability (including viability) and suitability can usefully be carried out in parallel with estimating the development potential.

4.4 Having regard to the character of Hassocks, the capacity of each site has been analysed, having regard to the character of adjacent residential development and the potential impact on

the local area. Based on this, three indicative housing densities have been identified:

- High Density – ie over 30 dwellings per hectare (dph). Sites within the built up area⁶ have been assessed for potentially greater density;
- Medium Density – ie 20 – 30 dph;
- Low Density – ie less than 20 dph.

It has also been assumed that 25% of the gross area of a greenfield site will be set aside for green infrastructure provision. This might include site boundary buffer zones and retention of existing features (eg trees, hedges, watercourses).

4.5 Regard has then been paid to specific constraints to identify where a reduced development potential may exist on any given site. This could include, for example, constraints in respect of topography, flood risk, relationship to neighbouring land uses, site layout, etc.

4.6 This approach seeks to recognise the balance that needs to be struck between making efficient use of land through good design principles, without detriment to local infrastructure, and harming the amenities of surrounding land uses, the character and historic fabric of the area.

Site Suitability Assessment

4.7 The PHLAA assesses the suitability of each identified site against Development Plan policy and background evidence prepared in support of the preparation of the Neighbourhood Plan. Consideration has been given to the identified constraints on sites and whether these can be overcome.

4.8 The NPPG notes that sites should be considered to assess the site's suitability against a range of criteria, including:

- Physical limitations or problems, such as access, infrastructure, ground conditions, flood risk, hazardous risk, pollution or contamination;
- Potential impacts, including the effect upon landscapes, including landscape features, nature and heritage conservation;
- Appropriateness and likely market attractiveness for the type of development proposed;
- Contribution to regeneration priority area;
- Environmental/amenity impacts experienced by would be occupiers of neighbouring areas.

4.9 Having regard to this list, this PHLAA has considered the following key criteria to determine the suitability of each site:

- a) Biodiversity - a review of potential impacts on environmental designations, flora and fauna, in particular having regard to information contained in the Desktop Biodiversity

⁶ As defined on the Mid Sussex LDF Proposals Map – February 2008

Report, prepared by the Sussex Biodiversity Records Centre (dated December 2014); Hassocks Parish Wildlife Asset Identification; and Hassocks Green Infrastructure Report;

- b) Landscape/ Townscape - a review of landscape value, sensitivity and capacity to change public views, in particular, having regard to the Hassocks Parish Landscape Character Assessment and Hassocks Townscape Appraisal;
- c) Heritage asset impact - including above and below ground heritage assets that are both statutorily designated and non-designated assets, in particular having regard to the Hassocks Parish Cultural Heritage report; West Sussex County Council Scheduled Monument Report; West Sussex County Council Listed Buildings Report; West Sussex County Council Historic Environment Records Data Report; West Sussex County Council Historic Landscape Characterisation Report; West Sussex Archaeological Modification Area Report; and the Keymer Conservation Area;
- d) Public access - a review of impact on existing public accessibility on or near to the site;
- e) Flood risk - a review of the site in relation to flood risk impact by reference to Mid Sussex District Council's Strategic Flood Risk Assessment Maps. This provides a map based indication of flood risk within the parish from a variety of sources, including river and surface water flooding;
- f) Sustainability - an assessment of the accessibility of the site by non-car modes of transport. This is determined by reference to proximity of the site to key community infrastructure. Distance measurements are taken from the centre of each site, following a practical walking route (straight line measurement will therefore not be used). For this PHLAA, essential facilities are defined as Infant School, Junior School, Secondary School, Library, Doctor/Health Centre, public transport (both rail and bus), formal public open space, Post Office/Bank, food retail, Age Concern, and informal public open space;
- g) For the purposes of this PHLAA, it is assumed that all potential housing sites are, or can be, made accessible to local infrastructure, defined as water, surface and foul water drainage, highways and transport, electricity and gas. Furthermore, it is assumed that all potential housing sites will not have an undue impact on such services.
- h) Ground Conditions – For the purposes of this Assessment, it is assumed that there are no ground condition issues which would prohibit the development of any of the potential housing sites.
- i) Air Quality – Stonepound Crossroads is a defined Air Quality Management Area. This is as a result of pollution caused by traffic at this road junction. Consideration has been given to the potential relative impact of potential housing sites on additional traffic generated from developments being likely to travel through Stonepound Crossroads on a regular basis. This is in particular detailed in the 'Traffic Effects of Housing Development' report.

Site Availability Assessment

- 4.10** NPPG notes that a site is considered available for development when, on the best information available, confirmed by the call for sites and information from landowners and legal searches, where appropriate, there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners.
- 4.11** This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell. Given that persons do not need to have an interest in land to make planning applications, the existence of a planning permission does not necessarily mean the site is available.
- 4.12** The potential housing sites considered in this PHLAA have been identified from the SDNPA or MSDC SHLAA, or from the call for sites. Land ownership verification has then been sought from site promoters, with searches of Land Registry Title, where appropriate.
- 4.13** On this basis, a site is considered available where, to the best knowledge of the Parish Council, the site is being promoted by or on behalf of the landowner. Where following best endeavours, it has not been possible to make contact with a site owner/promoter, it has been deemed unavailable. Where a site owner has been contacted and confirmed they do not wish their site to be considered for a housing allocation within the Neighbourhood Plan, it has also been deemed unavailable.

4.14 Site Achievability (Including Viability) Assessment

The NPPG states that the site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and sell or let the development over a certain period.

- 4.15** The NPPG notes that understanding viability is critical to the overall assessment of deliverability. The guidance notes there is no standard answer to questions about viability, nor is there is a single approach for assessing viability. The underlying principles for understanding viability are defined as:⁸
- Evidence based judgment - assessing viability requires judgements which are informed by the relevant available facts. It requires a realistic understanding of the costs and the value of development in the local area and an understanding of the operation of the market;
 - Understanding past performance, such as in relation to build rates and the scale of historic planning obligations can be a useful start. Directly engage with the development

⁸ Paragraph 004 - reference ID 10-004-20140306

sector may be helpful in accessing evidence.

- Collaboration - a collaborative approach involving the Local Planning Authority, business, community, developers, landowners and other interested parties will improve understanding of deliverability and viability. Transparency of evidence is encouraged wherever possible. When communities are preparing Neighbourhood Plans, Local Planning Authorities are encouraged to share evidence to ensure that local viability assumptions are clearly understood.
- A consistent approach - Local Authorities are encouraged to ensure that their evidence base for housing, economic and retail policy, is fully supported by a comprehensive and consistent understanding and viability across their areas.
- Guidance states that Neighbourhood Plans should be based on a clear and deliverable vision of the area. Viability assessment should be considered as a tool that can assist with the Development Plans and Plan policies. It should not compromise the quality of development but ensure that the Local Plan vision and policies are realistic and provide high level assurance that Plan Policies are viable.⁹
- Evidence should be proportionate to ensure Plans are underpinned by a broad understanding of viability. Greater detail may be necessary in areas of known marginal viability, or where the evidence suggests that viability might be an issue - for example, in relation to policies for strategic sites which require high infrastructure investment.
- The NPPG notes that assessing the viability of Plans does not require individual testing of every site or assurance that individual sites are viable; site typologies may be used to determine viability at policy level. Assessment of samples of sites may be helpful to support evidence that more detailed assessment may be necessary for particular areas or key sites on which the delivery of the Plan relies.¹⁰

Site Assessment - Overcoming Constraints

- 4.16** For the purposes of this PHLAA, it is assumed that there are no achievability constraints (including viability) that would prohibit the development of any of the potential housing sites.

5. STAGE 3 - WINDFALL ASSESSMENT

- 5.1** The Guidance notes that a windfall allowance may be justified in a five year supply if a Local Planning Authority has compelling evidence to do so. It notes that Local Planning Authorities have the ability to identify broad locations in years 6-15, which could include a windfall allowance based under geographical area.

⁹ Paragraph 005 - reference ID 10-005-2014 0306

¹⁰ Paragraph ref: 006 Ref ID: 10-006-2014 0306

- 5.2** In relation to this assessment, windfall developments as such are not considered. As detailed elsewhere in this report, it is acknowledged that there is the potential for some ‘windfall’ housing development to come forward from sites within the defined built-up area boundary of Hassocks during the Neighbourhood Plan period. Such proposal would be assessed against Development Plan policy and other material considerations.

6. STAGE 4 - ASSESSMENT REVIEW

- 6.1** The PHLAA assesses the development potential of all sites that have been identified as potentially available. This includes consideration of how much housing can be provided on them.

7. STAGE 5 - FINAL EVIDENCE BASE

- 7.1** In accordance with the NPPG, the PHLAA contains the following set of outputs, to ensure consistency, accessibility and transparency:
- A list of all sites considered, cross-referenced to their location on maps;
 - An assessment of each site in terms of its suitability for development, availability and achievability, including whether the site is viable, to determine whether a site is realistically expected to be developed and when;
 - Contain more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidence and justified reason; the potential, type and quantity of development that could be delivered on each site, including a reasonable estimate of build out rates, setting out how many barriers to delivery could be overcome and when; an indicative trajectory of anticipated development in consideration of associated risks.
- 7.2** This PHLAA has been undertaken in parallel, but separate to, the housing need assessment for the parish that will inform the housing numbers that are sought to be delivered through the Neighbourhood Plan.
- 7.3** The PHLAA assesses the suitability, availability and achievability (including the economic viability of a site) as to whether a site can be considered deliverable, developable, or not currently developable for housing. The definition of deliverability and developability are as contained in footnotes 11 and 12 of the NPPF.
- 7.4** These state that, to be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that sites will be delivered on the site within 5 years and, in particular, that development on the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 years, for example, they will not be viable, there is no longer a demand for the type of units, or sites have long term phasing plans.

- 7.5** To be considered developable, the NPPF notes sites should be considered in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

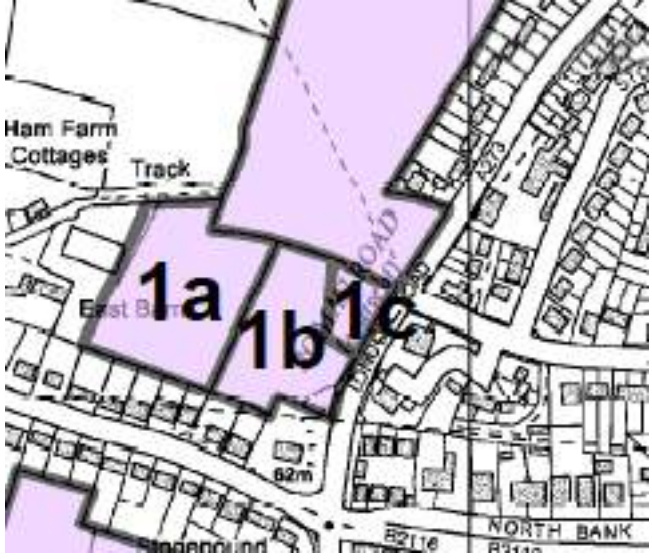
8. SITE ASSESSMENTS

- 8.1** The Summary for each potential housing site is considered at Appendix A of this report. This details the site and whether it is available, achievable and considered suitable for development with an indicative housing capacity. It identifies whether it is deemed deliverable or developable.

APPENDIX A.1

(Land Opposite Stanford Avenue (1b))

Hassocks Neighbourhood Plan Housing Land Availability Assessment

Neighbourhood Plan Site Name	Land Opposite Stanford Avenue. (Map reference: 1b)	
Site Address	West of London Road, Hassocks	
Site Context	Site Area	0.8 hectares.
	Current Land Use	Grassland.
	Previously Developed Land (PDL)/Greenfield	Greenfield.
	Boundary Treatment	Grassland/Site 2 to the north, residential to south, bounded to east by London Road and grassland to the west.
	Adjacent Land Use	Residential.
	Topography	Slopes north from Greensand Ridge.
	Planning History	None.
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	None.
	Arboricultural Designations (e.g. Semi Natural Ancient Woodland)	None.
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	None.

	Conservation Area	No.
	Archaeological Potential	Within Archaeological Notification Area (ANA).
	Comments	Historic Environment Record notes possible route of Roman Road.
Landscape/Townscape	Landscape Designation (e.g. Area Outstanding Natural Beauty)/Policy Designation	Local Gap and Strategic Gap.
	Character	<p>Area F: Ham Fields Greensand ridge.</p> <p>The area has a high degree of enclosure compared with the open landscape to the south of the greensand ridge. This area forms part of the local gap and is of high character value.</p> <p>The northern part of the area is the designed parkland landscape of Belmont and Hurst Wickham on the west and the golf course to the east.</p> <p>The lane and bridleway along the western boundary has an ancient character as mature oaks and coppiced trees line it. There are several ponds and wetter boggy areas along the stream. Barn owls are often seen hunting the fields in this area.</p>
	Sensitivity	<p>Character sensitivity: Moderate to high, as much of the historic field structure and unimproved grassland is intact.</p> <p>Visual sensitivity: Moderate, as there are views across much of the area from public footpaths and houses on London Road. There are some views into the area from the downs, but the open areas are not prominent in long distance views due to the wooded character of the area. Intervening trees and vegetation soften the urban edges.</p>
	Air Quality Management Area (AQMA)	<p>Medium impact: Small site, low levels of traffic generated but very close to Stonepound Crossroads.</p> <p>AQMA buffer- 250m.</p>
Public Rights of Way	Within site	No.
	Adjacent	Yes - to the north.
Flood Risk	Strategic Flood Risk Assessment data	Flood Map for Surface Water 1 in 1000yr.

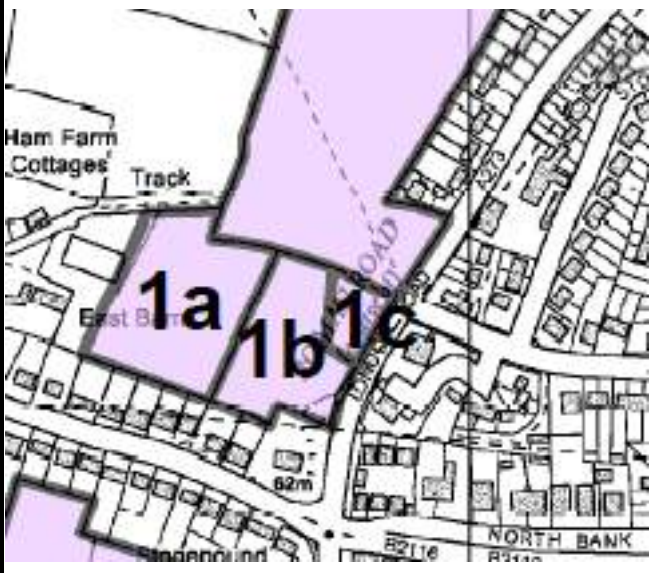
	Comments	Flood Zone 1.	
Accessibility	Proximity (in metres) to	Primary school	Infant: 820 Junior: 1250
		Secondary school	1100
		Post Office/ Bank	895
		Retail	190
		Health Facility	1000
		Formal public open space	100
		Informal public open space	420
		Bus stop	10
		Railway station	549
		Age concern	960
		Library	1400
	Vehicular access constraint	High impact: Access to London Road, but very close to Stonepound.	
	Traffic Assessment	Medium impact: Small development, close to village facilities but close to Stonepound Crossroads.	
Utilities	Comments	It is assumed all potential housing sites are, or can be, made accessible to local infrastructure, defined as water, surface and foul water drainage, highways and transport, electricity and gas.	
Site Consideration	Constraints	Site within Strategic and Local Gap. Proximity to Air Quality Management Area.	
	Proposed Use	Residential.	
	Estimated Capacity	12.	
	Mitigation (to offset impact of development for e.g. landscape	Unable to provide adequate mitigation.	

	buffer)	
	Deliverable/ Developable	No.
	Suitability	<p>The site is on land that rises to the south, bordering the rear gardens of properties on Hurst Road, and abutting London Road to the east. There is some visibility from the public right of way to the north.</p> <p>Within the defined Strategic and Local Gap. Development would introduce built form onto currently open and undeveloped land, and reduce the openness of the Gap between Hassocks and Hurstpierpoint. It would undermine the purpose of the gap to prevent coalescence and preserve settlement identity, which would in turn harm the setting of the village.</p> <p>Reasonable access to village services and facilities as well as non-car modes of transport.</p> <p>Close to Stonepound Crossroad AQMA. Development would be likely to increase queuing at the junction, and so worsen air quality in comparison to if the site were not developed.</p> <p>The site is not considered suitable for allocation for residential development.</p>

APPENDIX A.2

(Land Opposite Stanford Avenue (1c))

Hassocks Neighbourhood Plan Housing Land Availability Assessment

Neighbourhood Plan Site Name	Land Opposite Stanford Avenue. (Map Reference: 1c)	
Site Address	West of London Road, Hassocks.	
Site Context	Site Area	0.1 hectares.
	Current Land Use	Grassland.
	Previously Developed Land (PDL) /Greenfield	Greenfield.
	Boundary Treatment	Grassland/Site 1b to the south and west. London Road to the east. Grassland/ Site 2 to the north.
	Adjacent Land Use	Grassland.
	Topography	Slopes south from Greensand Ridge.
	Planning History	None.
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	None.
	Arboricultural Designations (e.g. Semi Natural Ancient Woodland)	None.
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	None.
	Conservation Area	No.

	Archaeological Potential	Within Archaeological Notification Area (ANA).
	Comments	Historic Environment Record notes possible route of Roman Road.
Landscape/Townscape	Landscape Designation (e.g. Area Outstanding Natural Beauty)/ Policy Designation	Local Gap and Strategic Gap.
	Character	<p>Area F – Ham Fields Greensand ridge</p> <p>The area has a high degree of enclosure compared with the open landscape to the south of the greensand ridge. This area forms part of the local gap and is of high character value.</p> <p>The northern part of the area is the designed parkland landscape of Belmont and Hurst Wickham on the west and the golf course to the east.</p> <p>The lane and bridleway along the western boundary has an ancient character as mature oaks and coppiced trees line it. There are several ponds and wetter boggy areas along the stream. Barn owls are often seen hunting the fields in this area.</p>
	Sensitivity	<p>Character Sensitivity: Moderate to high as much of the historic field structure and unimproved grassland is intact.</p> <p>Visual sensitivity: Moderate, as there are views across much of the area from public footpaths and houses on London Road. There are some views into the area from the downs, but the open areas are not prominent in long distance views due to the wooded character of the area. Intervening trees and vegetation soften the urban edges.</p>
	Air Quality Management Area (AQMA)	<p>Medium impact: Small site, low levels of traffic generated but very close to Stonepound.</p> <p>AQMA buffer- 250m.</p>
Public Rights of Way	Within site/adjacent	No.
	Adjacent	Yes – to the north.
Flood Risk	Strategic Flood Risk Assessment data	Flood Map for Surface Water 1 in 1000yr.

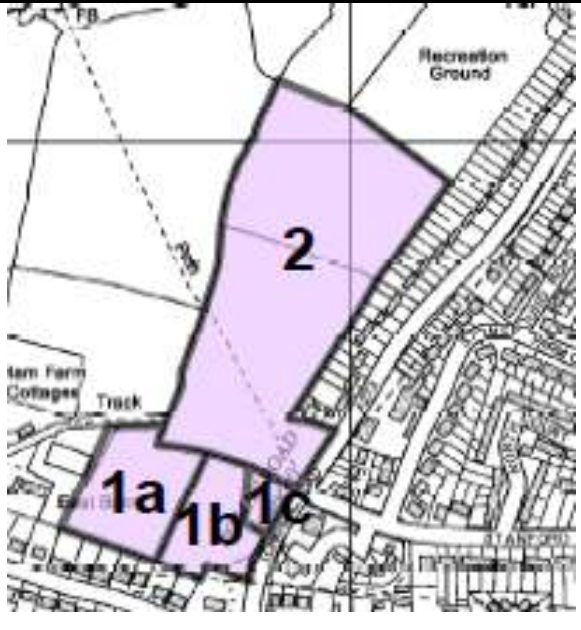
	Comments	Flood Zone 1.	
Accessibility	Proximity (in metres) to	Primary school	Infant: 820 Junior: 1250
		Secondary school	1100
		Post Office/ Bank	895
		Retail	190
		Health Facility	1000
		Formal public open space	100
		Informal public open space	420
		Bus stop	10
		Railway station	549
		Age concern	960
		Library	1400
	Vehicular access constraint	High impact: Access to London Road, but very close to Stonepound Crossroads.	
	Traffic Assessment	Medium impact: Small development, close to village facilities but close to Stonepound Crossroads.	
Utilities	Comments	It is assumed all potential housing sites are, or can be, made accessible to local infrastructure, defined as water, surface and foul water drainage, highways and transport, electricity and gas.	
Site Consideration	Constraints	Site within Strategic and Local Gap. Proximity to Air Quality Management Area.	
	Proposed Use	Residential.	
	Estimated Capacity	2.	

	Mitigation (to offset impact of development for e.g. landscape buffer)	Unable to provide adequate mitigation.
	Deliverable/ Developable	No.
	Suitability	<p>The site is on land that rises to the south, and abutting London Road to the east. There is some visibility from the public right of way to the north.</p> <p>Within the defined Strategic and Local Gap. Development would introduce built form onto currently open and undeveloped land, and reduce the openness of the Gap between Hassocks and Hurstpierpoint. It would undermine the purpose of the gap to prevent coalescence and preserve settlement identity, which would in turn harm the setting of the village.</p> <p>Reasonable access to village services and facilities as well as non-car modes of transport.</p> <p>Close to Stonepound Crossroad AQMA. Development would be likely to increase queuing at the junction, and so worsen air quality in comparison to if the site were not developed.</p> <p>The site is not considered suitable for allocation for residential development.</p>

APPENDIX A.3

(Land at the Ham)

Hassocks Neighbourhood Plan Housing Land Availability Assessment

Neighbourhood Plan Site Name	Land at the Ham. (Map reference: 2)	
Site Address	West of London Road.	
Site Context	Site Area	5.4 hectares.
	Current Land Use	Grassland.
	Previously Developed Land (PDL)/Greenfield	Greenfield.
	Boundary Treatment	Site bounded to the north by recreation ground, to the east by residential, to the south and west by grassland.
	Adjacent Land Use	Residential.
	Topography	Level.
	Planning History	<p>DM/15/0266: Outline planning application for the development of up to 97 new homes, associated landscaping and open space on land off London Road, Hassocks. (NB. The scheme is effectively the same as the previous application 13/03818/OUT, albeit with minor changes relating to the drainage strategy and a pedestrian route adjacent to the rear units on London Road). Application withdrawn prior to determination.</p> <p>13/03818/OUT: Outline planning application for the development of up to 97 new homes, associated landscaping and open space. Application refused and appeal dismissed.</p>
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	None.

	Arboricultural Designations (e.g. Semi Natural Ancient Woodland)	Tree Preservation Order TP/13/0014 covers the majority of the trees on the site.
	Comments	Species survey carried out - great crested newt and grass snake recorded at Ham Fields.
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	None.
	Conservation Area	No.
	Archaeological Potential	Within Archaeological Notification Area (ANA).
	Comments	Historic Environment Record notes possible route of Roman Road.
Landscape/Townscape	Landscape Designation (e.g. Area Outstanding Natural Beauty)/ Policy Designation	Local Gap and Strategic Gap.
	Character	<p>Area F –Ham Fields Greensand ridge:</p> <p>The area has a high degree of enclosure compared with the open landscape to the south of the greensand ridge. This area forms part of the local gap and is of high character value.</p> <p>The northern part of the area is the designed parkland landscape of Belmont and Hurst Wickham on the west and the golf course to the east.</p> <p>The lane and bridleway along the western boundary has an ancient character as it is lined by mature oaks and coppiced trees. There are several ponds and wetter boggy areas along the stream. Barn owls are often seen hunting the fields in this area.</p>
	Sensitivity	<p>Character sensitivity: Moderate to high, as much of the historic field structure and unimproved grassland is intact.</p> <p>Visual sensitivity: Moderate, as there are views across much of the area from public footpaths and houses on London Road. There are some views into the area from the downs, but the open areas are not prominent in long distance views due to the wooded character of the area. Intervening trees and vegetation soften the urban edges.</p>
	Air Quality Management Area (AQMA)	<p>High impact: Substantial development very close to Stonepound Crossroads.</p> <p>AQMA buffer - 250m and 500M.</p>

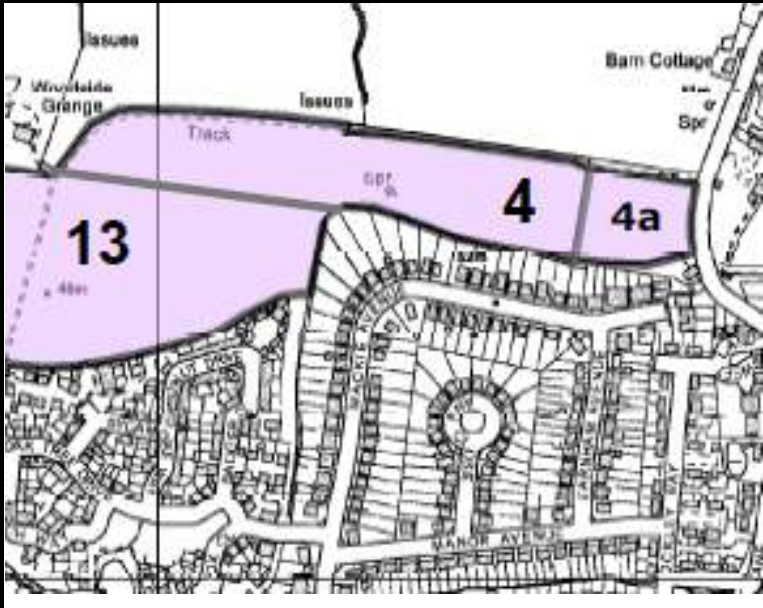
Public Rights of Way	Within site/adjacent	Yes (Footpath).	
	Adjacent	Yes (Footpath).	
Flood Risk	Strategic Flood Risk Assessment data	None.	
	Comments	Flood Zone 1.	
Accessibility	Proximity (in metres) to	Primary school	Infant: 770 Junior: 1250
		Secondary school	1100
		Post Office/ Bank	860
		Retail	80
		Health Facility	1000
		Formal public open space	300
		Informal public open space	200
		Bus stop	150
		Railway station	510
		Age concern	940
		Library	1400
	Vehicular access constraint	High impact: Access to London Road, but very close to Stonepound Crossroads.	
	Traffic Assessment	High impact: Substantial development, close to village facilities, but close to Stonepound Crossroads.	
Utilities	Comments	It is assumed all potential housing sites are, or can be, made accessible to local infrastructure, defined as water, surface and foul water drainage, highways and transport, electricity and gas.	
Site Consideration	Constraints	Site within Strategic and Local Gap. Proximity to Air Quality Management Area.	

	Proposed Use	Residential.
	Estimated Capacity	97.
	Mitigation (to offset impact of development for e.g. landscape buffer)	Unable to provide adequate mitigation.
	Deliverable/ Developable	No.
	Suitability	<p>The site is generally flat, bordering the rear gardens of properties on London Road to the east and a recreation ground to the north. Southern part of the site is crossed by a public right of way, which heads north-west providing some visibility of the northern part of the site.</p> <p>Within the defined Strategic and Local Gap. Development would introduce built form onto currently open and undeveloped land, and reduce the openness of the Gap between Hassocks and Hurstpierpoint. It would undermine the purpose of the gap to prevent coalescence and preserve settlement identity, which would in turn harm the setting of the village.</p> <p>Reasonable access to village services and facilities as well as non-car modes of transport.</p> <p>Close to Stonepound Crossroad AQMA. Development would be likely to increase queuing at the junction, and so worsen air quality in comparison to if the site were not developed.</p> <p>The site is not considered suitable for allocation for residential development.</p>

APPENDIX A.4

**(Land to the north of Clayton Mills and Mackie
Avenue)**

Hassocks Neighbourhood Plan Housing Land Availability Assessment

Neighbourhood Plan Site Name	Land to the North of Clayton Mills & Mackie Avenue. (Map Reference: 4)	
Site Address	North of Clayton Mills & Mackie Avenue.	
Site Context	Site Area	2.5 hectares.
	Current Land Use	Meadow.
	Previously Developed Land (PDL)/Greenfield	Greenfield.
	Boundary Treatment	Residential to the south, open countryside to the north, Ockley lane to the east and Site 13 lies to the west.
	Adjacent Land Use	Residential to south and east. Open grassland to the north.
	Topography	Site slopes gently to the north.
	Planning History	None.
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	None.
	Arboricultural Designations (e.g. Semi Natural Ancient Woodland)	None.
	Comments	

Heritage Assets	Listed Buildings or Scheduled Ancient Monument	None.	
	Conservation Area	No.	
	Archaeological Potential	Western part of the site within Archaeological Notification Area (ANA).	
	Comments		
Landscape/Townscape	Landscape Designation (e.g. Area Outstanding Natural Beauty) / Policy Designation	Strategic Gap.	
	Character	<p>Area I - Ockley Weald:</p> <p>A gentle clay vale bowl includes the newly created open spaces, which have been retained as a buffer between the new development at Clayton Mills and the countryside.</p> <p>The open rural character and sweep of landscape up to the ridge is a particular feature.</p>	
	Sensitivity	<p>Character sensitivity: Moderate as relatively unspoilt countryside. The fields and open space, which are not actively managed farmland close to, the urban edge are of low character sensitivity.</p> <p>Visual sensitivity: Moderate as local views from the residential areas and footpaths.</p>	
	Air Quality Management Area (AQMA)	Medium impact: Considerable amount of traffic could avoid Stonepound.	
Public Rights of Way	Within site	Yes – along western and northern boundary.	
	Adjacent	Yes – to east and southwest.	
Flood Risk	Strategic Flood Risk Assessment data	Flood Map for Surface Water – 1 in 100 yr and 1-1000 yr.	
	Comments	Flood Zone 1.	
Accessibility	Proximity (in	Primary school	Infant: 1000 Junior: 1150

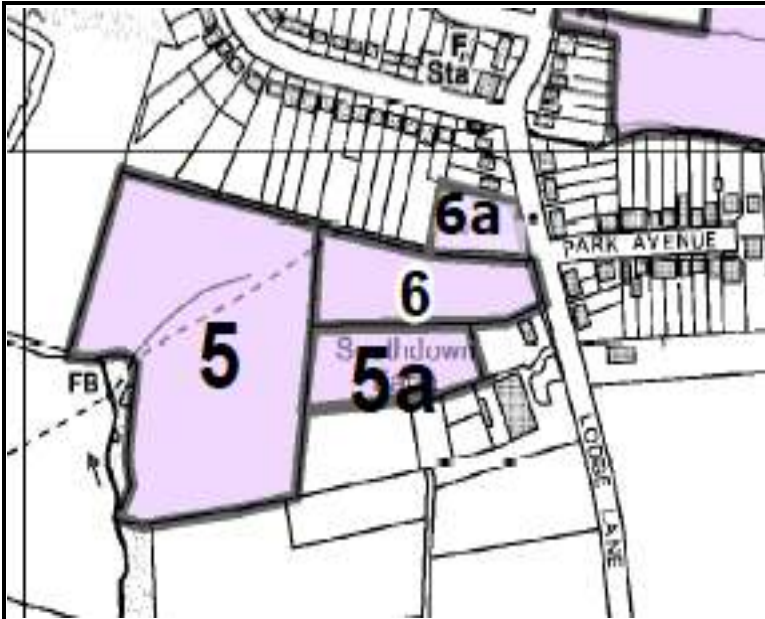
	metres) to	Secondary school	1200
		Post Office/ Bank	1000
		Retail	1000
		Health Facility	1150
		Formal public open space	575
		Informal public open space	500
		Bus stop	270
		Railway station	1200
		Age concern	1100
		Library	950
	Vehicular access constraint	Medium impact. Assumed access to Ockley Lane via mini roundabout.	
	Traffic Assessment	Medium impact. Small to moderate sized development but distant from facilities.	
Utilities	Comments	It is assumed all potential housing sites are, or can be, made accessible to local infrastructure, defined as water, surface and foul water drainage, highways and transport, electricity and gas.	
Site Consideration	Constraints	Site within Strategic Gap.	
	Proposed Use	Residential.	
	Estimated Capacity	37.	
	Mitigation (to offset impact of development for e.g. landscape buffer)	Potential for development in combination with land to the south (Site 13). Either individually or in combination could provide open space. Would require landscape buffer to north.	
	Deliverable/ Developable	Potentially - in isolation, or in combination with land to the south (Site 13).	

	Suitability	<p>Site slopes gently to north. To the south, it borders the rear gardens of properties on Mackie Avenue and the open space of land adjoining Clayton Mills. To the north, is open countryside. A public right of way runs along the western and northern boundary.</p> <p>Within the defined Strategic Gap. Development would introduce built form onto currently open and undeveloped land and reduce the openness between Hassocks and Burgess Hill. However, unlike the Local Gaps around the village, the Strategic Gap is larger and more robust, and therefore has greater capacity for development.</p> <p>Development of the site would, however, need to deliver a robust landscape screen along the northern boundary to mitigate visual impact to the north.</p> <p>It is relatively remote from village services and facilities as well as the railway station. It is more than 1km from the Stonepound Crossroad AQMA and so would be relatively unlikely to worsen air quality in comparison to if the site were not developed.</p> <p>The site is immediately to the north of Site 13. There is the potential for the two sites to be developed in combination. Consideration would need to be given to the appropriate layout and mix of land use, in particular having regard to current the open space designation of Site 13.</p>
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APPENDIX A.5

(Land at Southdowns Farm)

Hassocks Neighbourhood Plan Housing Land Availability Assessment

Neighbourhood Plan Site Name	Land at Southdowns Farm. (Map reference 5a)	
Site Address	Land to the west of The Oaks Southdown Farm Lodge Lane.	
Site Context	Site Area	0.8 hectares.
	Current Land Use	Grassland.
	Previously Developed Land (PDL)/Greenfield	Greenfield.
	Boundary Treatment	Site 6/Grassland to the north. Open grassland to the south and west. Residential dwelling under construction to the east.
	Adjacent Land Use	Grassland/ Residential.
	Topography	Level.
	Planning History	<p>Extensive history on adjacent site to the east of which most relevant is:</p> <p>12/02863/COND: Removal of Agricultural Occupancy Condition attached to KY/025/92. Approved.</p> <p>14/00342/FUL: Demolition of the existing dwelling, and replacement with two storey dwelling with basement storage level. Construction of a double garage. Approved</p> <p>On the adjacent site to the south-east, planning permission was granted in 2008 for a day care centre (LPA Ref – 08/02736)</p>

Biodiversity and Arboriculture	Biodiversity Designations (e.g. Sites Special Scientific Interest)	None.
	Arboricultural Designations (e.g. Semi Natural Ancient Woodland)	None.
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	None
	Conservation Area	No
	Archaeological Potential	Historic Environment Record notes Neolithic axe and arrowhead find.
	Comments	Historic Environment Record notes Lodge Farm as an historic farmstead dating to the 19 th Century.
Landscape/Townscape	Landscape Designation (e.g. Area Outstanding Natural Beauty)/ Policy Designation	South Downs National Park (SDNP).
	Character	<p>Area B – Lodge Farm Footslopes:</p> <p>The village and Conservation Area of Clayton with its listed historic church and some fine houses and farmsteads are nestled in the south west corner of the area. Given the site is located within the SDNP it is of high landscape value.</p> <p>The farmed landscape supports a large dairy farm, mixed arable and sheep farming. The landscape is more enclosed and intimate between New Way Lane and to the edge of the village with some fine mature oak tree.</p>
	Sensitivity	<p>Character sensitivity: High, as the open and flat character of the landscape is sensitive to change with some less sensitive areas closer to the urban edge.</p> <p>Visual sensitivity: High, given the wide-open views within much of the area and the expansive views across the area from the downs.</p>
	Air Quality Management Area (AQMA)	Low Impact: Most traffic could avoid Stonepound.
Public Rights of Way	Within site	No.

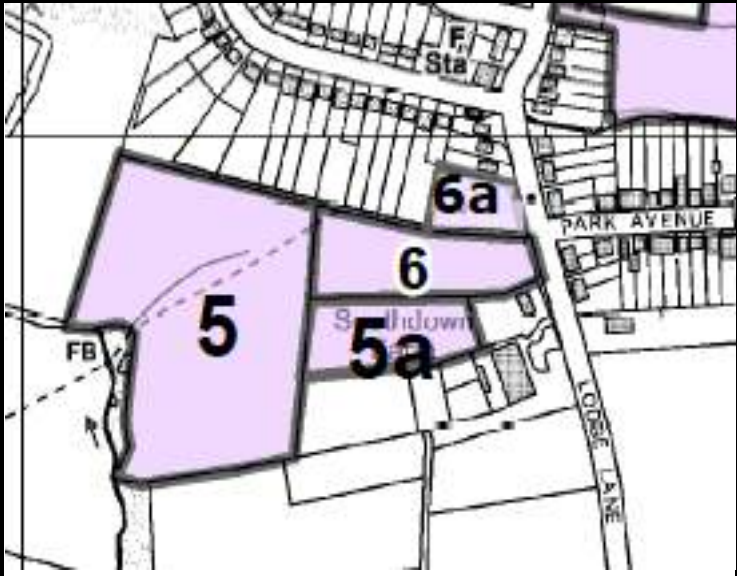
	Adjacent	Yes – to the north.	
Flood Risk	Strategic Flood Risk Assessment data	Flood Map for Surface Water - 1 in 30 yr and 1 in 100 yr.	
	Comments	Flood Zone 1.	
Accessibility	Proximity (in metres) to	Primary school	Infant: 850 Junior: 330
		Secondary school	470
		Post Office/ Bank	770
		Retail	400
		Health Facility	570
		Formal public open space	580
		Informal public open space	200
		Bus stop	100
		Railway station	1060
		Age concern	650
		Library	445
	Vehicular access constraint	Low impact: Assumed access onto Lodge Lane, may require parking restrictions and formalisation of pedestrian access.	
	Traffic Assessment	Low impact: Small development, reasonably close to village centre.	
Utilities	Comments	It is assumed all potential housing sites are, or can be, made accessible to local infrastructure, defined as water, surface and foul water drainage, highways and transport, electricity and gas.	
Site Consideration	Constraints	Within SDNP.	
	Proposed Use	Residential.	

	Estimated Capacity	12.
	Mitigation (to offset impact of development for e.g. landscape buffer)	Unable to mitigate due to the site's sensitive location.
	Deliverable/ Developable	No.
	Suitability	<p>Site is flat, bordered to the east by a single detached replacement dwelling under construction, to the west by land in the ownership of the school, and to the north and south by grassland. A public right of way is located close to the northern boundary, beyond which is the built up area of Hassocks.</p> <p>The site is located within the South Downs National Park. Land to the east and southeast is excluded.</p> <p>It is in close proximity to the services and facilities in Keymer and reasonable proximity to those in Hassocks. It is more than 1km from the Stonepound Crossroad AQMA and so would be relatively unlikely to worsen air quality in comparison to if the site were not developed.</p> <p>Due to the high landscape value of the site and its separation from the defined existing built up area, the site is not considered suitable for allocation for residential development.</p>

APPENDIX A.6

(Land to West of Lodge Lane)

Hassocks Neighbourhood Plan Housing Land Availability Assessment

Neighbourhood Plan Site Name	Land to West of Lodge Lane. (Map reference 6)	
Site Address	Land north of The Oaks Southdown Farm Lodge Lane.	
Site Context	Site Area	0.85 hectares.
	Current Land Use	Farmland.
	Previously Developed Land (PDL)/Greenfield	Greenfield.
	Boundary Treatment	Residential to the north. Site 5a/Southdown Farm to the south. Lodge lane to the east and land in the ownership of the school to the west.
	Adjacent Land Use	Grassland.
	Topography	Level.
	Planning History	None.
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	None.
	Arboricultural Designations (e.g. Semi Natural Ancient Woodland)	None.
	Comments	Oak trees on frontage.
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	None

	Conservation Area	No	
	Archaeological Potential	Historic Environment Record notes Neolithic axe and arrowhead find.	
	Comments	Historic Environment Record notes Lodge Farm as an historic farmstead dating to the 19 th Century.	
Landscape/Townscape	Landscape Designation (e.g. Area Outstanding Natural Beauty)/ Policy Designation	South Downs National Park (SDNP).	
	Character	<p>Area B – Lodge Farm Footslopes:</p> <p>The village and Conservation Area of Clayton with its listed historic church and some fine houses and farmsteads are nestled in the south west corner of the area. Given the site is located within the SDNP it is of high landscape value.</p> <p>The farmed landscape supports a large dairy farm, mixed arable and sheep farming. The landscape is more enclosed and intimate between New Way Lane and to the edge of the village with some fine mature oak tree.</p>	
	Sensitivity	<p>Character sensitivity: High, as the open and flat character of the landscape is sensitive to change with some less sensitive areas closer to the urban edge.</p> <p>Visual sensitivity: High, given the wide-open views within much of the area and the expansive views across the area form the Downs.</p>	
	Air Quality Management Area (AQMA)	Low Impact: Most traffic could avoid Stonepound.	
Public Rights of Way	Within site	No.	
	Adjacent	Yes – to the north.	
Flood Risk	Strategic Flood Risk Assessment data	Flood Map for Surface Water- 1 in 30 yr and 1 in 100 yr.	
	Comments	Flood Zone 1.	
Accessibility	Proximity (in metres)	Primary school	<p>Infant: 900</p> <p>Junior: 380</p>

	to	Secondary school	510
		Post Office/ Bank	800
		Retail	420
		Health Facility	600
		Formal public open space	630
		Informal public open space	270
		Bus stop	100
		Railway station	1100
		Age concern	680
		Library	450
	Vehicular access constraint	Low impact: Assumed access onto Lodge Lane, may require parking restrictions and formalisation of pedestrian access.	
	Traffic Assessment	Low impact: Small development, reasonably close to village centre.	
Utilities	Comments	It is assumed all potential housing sites are, or can be, made accessible to local infrastructure, defined as water, surface and foul water drainage, highways and transport, electricity and gas.	
Site Consideration	Constraints	Within SDNP.	
	Proposed Use	Residential.	
	Estimated Capacity	13	
	Mitigation (to offset impact of development for e.g. landscape buffer)	Unable to mitigate due to sites sensitive location.	
	Deliverable/ Developable	No	

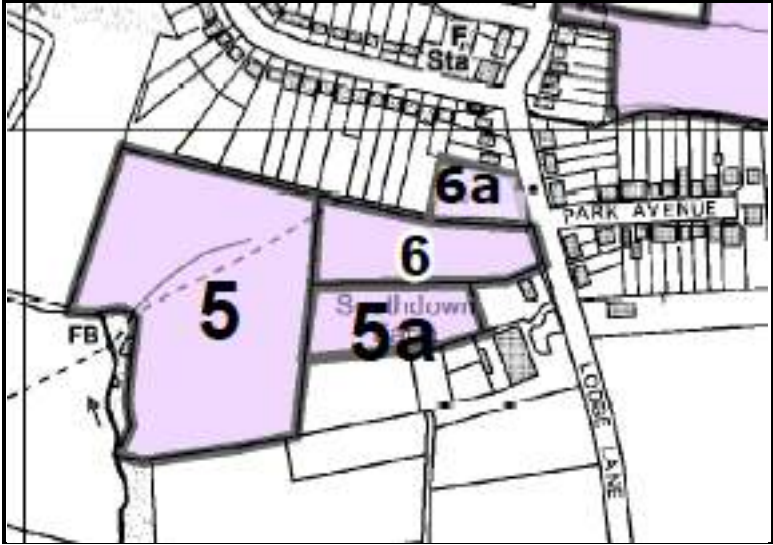
	Suitability	<p>The site is flat, bordered to the east by Lodge Lane, in part to the north by the rear gardens of properties on Dale Avenue, and to the west by land in the ownership of the school. The site is visible from the public right of way that runs along part of the northern boundary, before heading south-west.</p> <p>The site is located within the South Downs National Park. Land to the east and south east is excluded.</p> <p>It is in close proximity to the services and facilities in Keymer and reasonable proximity to those in Hassocks. It is more than 1km from the Stonepound Crossroad AQMA and so would be relatively unlikely to worsen air quality in comparison to if the site were not developed.</p> <p>Due to the high landscape value of the site, it is not considered suitable for allocation for residential development.</p>
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APPENDIX A.7

(Land to the south of 42 Lodge Lane)

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Hassocks Neighbourhood Plan Housing Land Availability Assessment

Neighbourhood Plan Site Name	(Map reference 6a).	
Site Address	Land to the south of 42 Lodge Lane.	
Site Context	Site Area	0.19 hectares.
	Current Land Use	Vacant.
	Previously Developed Land (PDL)/Greenfield	Grassland.
	Boundary Treatment	Residential to the north and west, grassland to the south, and Lodge Lane to the east.
	Adjacent Land Use	Residential to the north and west.
	Topography	Level.
	Planning History	None.
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	None.
	Arboriculture Designations (e.g. Semi Natural Ancient Woodland)	None.
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	None.

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	Conservation Area	No.	
	Archaeological Potential	Historic Environment Record notes Neolithic axe and arrowhead find.	
	Comments	Historic Environment Record notes Lodge Farm as an historic farmstead dating to the 19 th Century.	
Landscape/Townscape	Landscape Designation (e.g. Area Outstanding Natural Beauty)/ Policy Designation	South Downs National Park.	
	Character	<p>Area B – Lodge Farm Footslopes:</p> <p>The village and Conservation Area of Clayton with its listed historic church and some fine houses and farmsteads are nestled in the south west corner of the area. Given the site is located within the SDNP it is of high landscape value.</p> <p>The farmed landscape supports a large dairy farm, mixed arable and sheep farming. The landscape is more enclosed and intimate between New Way Lane and to the edge of the village with some fine mature oak tree.</p>	
	Sensitivity	<p>Character sensitivity: High, as the open and flat character of the landscape is sensitive to change with some less sensitive areas closer to the urban edge.</p> <p>Visual sensitivity: High, given the wide-open views within much of the area and the expansive views across the area from the Downs.</p>	
	Air Quality Management Area (AQMA)	Low Impact: Most traffic could avoid Stonepound.	
Public Rights of Way	Within site/adjacent	No.	
	Adjacent	Yes – to the north and west.	
Flood Risk	Strategic Flood Risk Assessment data	Flood Map for Surface Water- 1 in 30 yr and 1 in 100 yr.	
	Comments	Flood Zone 1.	
Accessibility	Proximity (in metres) to	Primary school	Infant: 900 Junior: 380
		Secondary school	510
		Post Office/ Bank	800

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		Retail	420
		Health Facility	600
		Formal public open space	630
		Informal public open space	270
		Bus stop	100
		Railway station	1100
		Age concern	680
		Library	450
	Vehicular access constraint	Low impact: Assumed access onto Lodge Lane, may require parking restrictions and formalisation of pedestrian access.	
	Traffic Assessment	Low impact: Small development, reasonably close to village centre.	
Utilities	Comments	It is assumed all potential housing sites are, or can be, made accessible to local infrastructure, defined as water, surface and foul water drainage, highways and transport, electricity and gas.	
Site Consideration	Constraints	Within SDNP.	
	Proposed Use	Residential.	
	Estimated Capacity	4.	
	Mitigation (to offset impact of development for e.g. landscape buffer)	Unable to mitigate due to the site's sensitive location.	
	Deliverable/ Developable	No.	
	Suitability	<p>The site is flat, bordered to the east by Lodge Lane, to the north 42 Lodge Lane, to the west by the rear gardens of properties on Dale Avenue, and to the south by grassland. The site is visible from the public right of way that runs along the northern and western boundary.</p> <p>The site is located within the South Downs National Park. Land to the north, east and west is excluded and it abuts the defined</p>	


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		<p>built up area to the north and east.</p> <p>It is in close proximity to the services and facilities in Keymer and reasonable proximity to those in Hassocks. It is more than 1km from the Stonepound Crossroad AQMA and so would be relatively unlikely to worsen air quality in comparison to if the site were not developed.</p> <p>Due to the high landscape value of the site, it is not considered suitable for allocation for residential development.</p>
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APPENDIX A.8

(Pattendens (Streamside))

Hassocks Neighbourhood Plan Housing Land Availability Assessment

Neighbourhood Plan Site Name	Pattendens (Streamside). (Map reference: 7)	
Site Address	Land at Streamside 23 The Crescent Keymer.	
Site Context	Site Area	Total area 3 hectares 1 hectare: Site of Nature Conservation Interest (SNCI) 2 hectares developable.
	Current Land Use	Private residence.
	Previously Developed Land (PDL)/Greenfield	Part Greenfield/ Part PDL.
	Boundary Treatment	Residential to the south and east of the site. Grassland and/ or trees to the north and west.
	Adjacent Land Use	Residential.
	Topography	Level.
	Planning History	11/01703/FUL: (SDNP) Application for the erection of new garage with link and boot room. Extension of existing games room, conversion of existing garage to family room 12/00461/FUL: (SDNP) Application for the erection of new garage with link and boot room. New games room and first floor study. Demolition of poolhouse/mower store and erection of replacement buildings. Erection of entrance walls/gates/fencing.
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	Site of Nature Conservation Interest – Keymer Meadow – species rich grassland.

	Arboricultural Designations (e.g. Semi Natural Ancient Woodland)	None.
	Comments	Identified as local wildlife site.
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	None.
	Conservation Area	No.
	Archaeological Potential	None known
	Comments	
Landscape/Townscape	Landscape Designation (e.g. Area Outstanding Natural Beauty)/ Policy Designation	South Downs National Park (SDNP), Local Gap and Strategic Gap.
	Character	<p>Area A – Oldlands Greensand:</p> <p>This area is within the SDNP and forms part of the countryside gap between Hassocks and Ditchling and is of high character value.</p> <p>Oldlands Mill is a dominant feature on the ridge, which can be seen in wide views from the Downs, and the footpath, which crosses the area from west to east. The fields in the south eastern part of the area are enclosed by tall well treed hedge.</p>
	Sensitivity	<p>Character sensitivity: Moderate to High as historic structure of the landscape is largely intact and some ancient field boundaries remain intact. There has been some loss of this historic structure in the larger fields to the north and intrusion of ribbon development along Ockley Lane.</p> <p>Visual sensitivity: Moderate to High as the area forms the backdrop to Keymer Church and Conservation Area in long views from the Downs. There are key local views across the area from Oldlands, Lodge Hill and Ockley Lane.</p>
	Air Quality Management Area (AQMA)	Medium impact: Considerable amount of traffic could avoid Stonepound.
Public Rights of Way	Within site	Yes – public right of way runs north south through the site close to the western boundary.
	Adjacent	Yes – to the north.

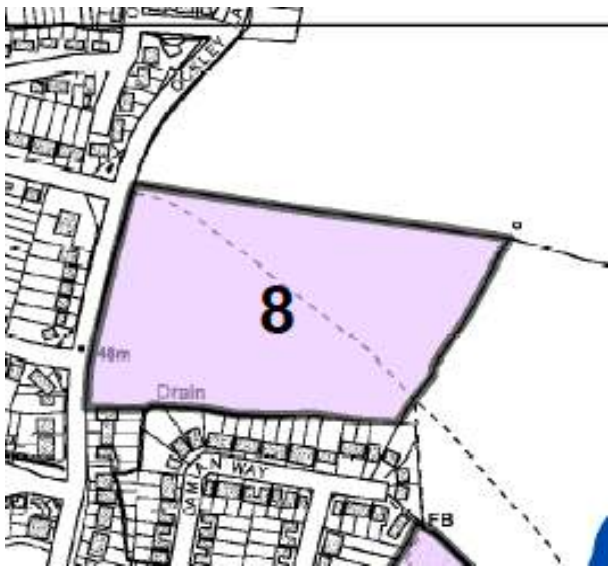
Flood Risk	Strategic Flood Risk Assessment data	Flood Map for Surface Water 1 in 30yr.	
	Comments	Flood Zone 1.	
Accessibility	Proximity (in metres) to	Primary school	Infant: 1000 Junior: 680
		Secondary school	820
		Post Office/ Bank	970
		Retail	320
		Health Facility	870
		Formal public open space	680
		Informal public open space	100
		Bus stop	140
		Railway station	1320
		Age concern	910
		Library	430
	Vehicular access constraint	Low impact: Assumed access via Sliverdale would be provided.	
	Traffic Assessment	Low impact: Moderate sized development, reasonably close to village centre.	
Utilities	Comments	It is assumed all potential housing sites are, or can be, made accessible to local infrastructure, defined as water, surface and foul water drainage, highways and transport, electricity and gas.	
Site Consideration	Constraints	Within SNDP. Within Local Gap and Strategic gap. North part of site is a SNCI	
	Proposed Use	Residential.	
	Estimated Capacity	45.	

	Mitigation (to offset impact of development for e.g. landscape buffer)	Unable to provide adequate mitigation.
	Deliverable/ Developable	No
	Suitability	<p>The site is generally flat comprising a dwelling and its curtilage, with associated wider, non domestic grounds. It is bordered by rear gardens of properties in Silver Dale and Church Mead to the south and west, and agricultural land to the north and east. A public footpath runs north-south through the site, close to the western boundary, outside of the domestic curtilage.</p> <p>It is located within the South Downs National Park and the defined Strategic Gap and Local Gap.</p> <p>Development would intensify built form onto a site that currently comprises a single dwelling and its curtilage and wider land. It would reduce the openness of the Gap between Hassocks and Ditchling. It would undermine the purpose of the gap to prevent coalescence and preserve settlement identity, which would in turn harm the setting of the village.</p> <p>It is in close proximity to the services and facilities in Keymer and reasonable proximity to those in Hassocks. It is more than 1km from the Stonepound Crossroad AQMA and so would be relatively unlikely to worsen air quality in comparison to if the site were not developed.</p> <p>The site is not considered suitable for allocation for residential development.</p>

APPENDIX A.9

(Land to the east of Ockely Lane)

Hassocks Neighbourhood Plan Housing Land Availability Assessment

Neighbourhood Plan Site Name	Land to the east of Ockley Lane. (Map reference:8)	
Site Address	Ockley Lane.	
Site Context	Site Area	5. 5 hectares.
	Current Land Use	Farmland/crops.
	Previously Developed Land (PDL)/Greenfield	Greenfield.
	Boundary Treatment	Site bounded to the north by open grassland, to the south by residential, to the west by Ockley lane and open grassland to the east.
	Adjacent Land Use	Residential.
	Topography	Sloping north to south.
	Planning History	None.
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	None.
	Arboricultural Designations (e.g. Semi Natural Ancient Woodland)	None.
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	None.
	Conservation Area	No

	Archaeological Potential	Historic Environment Record notes a Mesolithic flint site.	
	Comments		
Landscape/Townscape	Landscape Designation (e.g. Area Outstanding Natural Beauty)/ Policy Designation	South Downs National Park (SDNP), Strategic Gap and Local Gap.	
	Character	<p>Area A – Oldlands Greensand:</p> <p>This area is within the SDNP and forms part of the countryside gap between Hassocks and Ditchling and is of high character value.</p> <p>Oldlands Mill is a dominant feature on the ridge, which can be seen in wide views from the Downs, and the footpath, which crosses the area from west to east.</p>	
	Sensitivity	<p>Character sensitivity: Moderate to High as historic structure of the landscape is largely intact and some ancient field boundaries remain intact. There has been some loss of this historic structure in the larger fields to the north and intrusion of ribbon development along Ockley Lane.</p> <p>Visual sensitivity: Moderate to High as the area forms the backdrop to Keymer Church and Conservation Area in long views from the Downs. There are key local views across the area from Oldlands, Lodge Hill and Ockley Lane.</p>	
	Air Quality Management Area (AQMA)	Medium impact: Considerable amount of traffic could avoid Stonepound.	
Public Rights of Way	Within site	Yes – across the site northwest to south-east.	
	Adjacent	Yes – to southeast and public highway to west.	
Flood Risk	Strategic Flood Risk Assessment data	SFRA-Internal Data Source (A).	
	Comments	Flood Zone 1.	
Accessibility	Proximity (in metres) to	Primary school	Infant: 890 Junior: 820
		Secondary school	890
		Post Office/ Bank	840

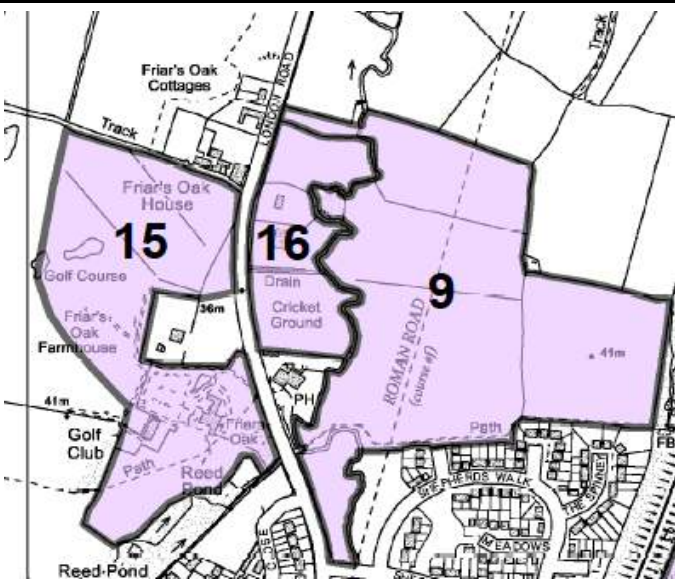
		Retail	550
		Health Facility	900
		Formal public open space	370
		Informal public open space	300
		Bus stop	10
		Railway station	1150
		Age concern	880
		Library	530
	Vehicular access constraint	Low impact: Straightforward access onto Ockley Lane (possible mini-roundabout opposite Grand Avenue).	
	Traffic Assessment	Low impact: Moderate sized development, reasonably close to the village centre.	
Utilities	Comments	It is assumed all potential housing sites are, or can be, made accessible to local infrastructure, defined as water, surface and foul water drainage, highways and transport, electricity and gas.	
Site Consideration	Constraints	SDNP Local gap. Strategic gap.	
	Proposed Use	Residential.	
	Estimated Capacity	50.	
	Mitigation (to offset impact of development for e.g. landscape buffer)	Unable to provide adequate mitigation.	
	Deliverable/ Developable	No.	
	Suitability	<p>The site falls in a generally north-south direction. It currently comprises agricultural land. Ockley Lane borders it to the west, the rear gardens of properties in Damian Way to the south and agricultural land to the north and east. A public right of way crosses the site in a general northwest to south-east direction.</p> <p>It is located within the South Downs National Park and the defined Strategic Gap and Local Gap.</p>	

		<p>Development would introduce built form onto currently open and undeveloped land, and reduce the openness of the Gap between Hassocks and Ditchling. It would undermine the purpose of the gap to prevent coalescence and preserve settlement identity, which would in turn harm the setting of the village.</p> <p>It is in reasonable proximity to the services and facilities in Keymer and Hassocks. It is more than 1km from the Stonepound Crossroad AQMA and so would be relatively unlikely to worsen air quality in comparison to if the site were not developed.</p> <p>The site is not considered suitable for allocation for residential development.</p>
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APPENDIX A.10

(Land to North of Shepherds Walk)

Hassocks Neighbourhood Plan Housing Land Availability Assessment

Neighbourhood Plan Site Name	Land to North of Shepherds Walk. (Map reference: 9)	
Site Address	Shepherds Walk.	
Site Context	Site Area	9.5 hectares.
	Current Land Use	Grassland.
	Previously Developed Land (PDL)/Greenfield	Greenfield.
	Boundary Treatment	Grassland to the north. Residential to the south. Railway line to the east. Herring's Stream/Site 16 to the west.
	Adjacent Land Use	Grassland and residential.
	Topography	Gently undulates. Generally falls to western boundary.
	Planning History	DM/15/0626: Hybrid planning application comprising outline application for access only for residential development of 140 dwellings together with change of use of part of land to form country open space (Undetermined).
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	None.
	Arboricultural Designations (e.g. Semi Natural Ancient Woodland)	None.

	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	None.
	Conservation Area	No.
	Archaeological Potential	Northeast fringe of site is within an Archaeological Notification Area (ANA).
	Comments	ANA is the course of Roman Road.
Landscape/Townscape	Landscape Designation (e.g. Area Outstanding Natural Beauty)/ Policy Designation	Within Strategic Gap.
	Character	<p>Area H – Friars Oak Weald:</p> <p>A gently undulating landscape, which rises eastwards from the valley and flood plain of the Herring Stream. The fast flowing and winding Herring Stream flows in a deep channel for south to north and is a focal point of the area.</p> <p>The high embankment of the London to Brighton railway severs to the area from the similar landscape, which lies to the east of the railway. The fields are small with well-defined hedged field boundaries.</p>
	Sensitivity	<p>Character Sensitivity: Moderate, as the historic landscape structure and natural stream channel with its flood plain would be sensitive to change.</p> <p>Visual sensitivity: Low as there are few long views across the area and intervening tree and tall hedgerows curtail views into the area from public roads. There are limited views into this area due to the low-lying topography and tree cover.</p> <p>The more northern parts of the area are open to views from the downs and the public open space to the north and are of moderate sensitivity in this context.</p>
	Air Quality Management Area (AQMA)	<p>High: Necessary to travel through Stonepound to access village facilities.</p> <p>Partly within AQMA Buffer-1000m.</p>
Public Rights of Way	Within site	Yes – running east west along southern fringes of site.

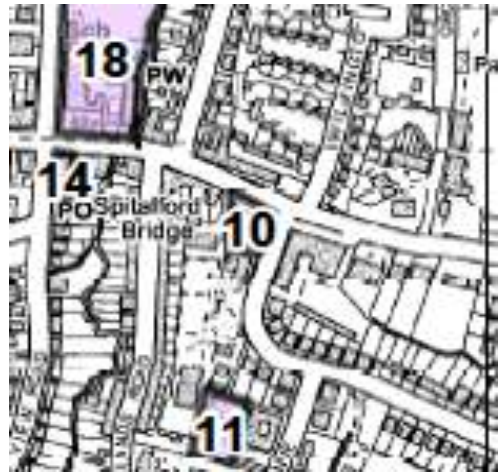
	Adjacent	Yes – to east and west.	
Flood Risk	Strategic Flood Risk Assessment data	Part Flood Zone 2 and 3.	
	Comments	Majority of site within Flood Zone 1.	
Accessibility	Proximity (in metres) to	Primary school	Infant: 930 Junior: 1400
		Secondary school	1300
		Post Office/ Bank	1000
		Retail	800
		Health Facility	1250
		Formal public open space	400
		Informal public open space	100
		Bus stop	30
		Railway station	880
		Age concern	1150
		Library	1370
	Vehicular access constraint	Low impact: access onto London Road.	
	Traffic Assessment	Medium: Large development, distant from facilities.	
Utilities	Comments	It is assumed all potential housing sites are, or can be, made accessible to local infrastructure, defined as water, surface and foul water drainage, highways and transport, electricity and gas.	
Site Consideration	Constraints	Flood risk: Flood Zone 2 & 3. Access.	
	Proposed Use	Residential.	

	Estimated Capacity	140.
	Mitigation (to offset impact of development for e.g. landscape buffer)	Sequential approach to avoid higher flood risk zones and acceptable access to the site. Need to resolve safety issues of pedestrian crossing of railway line.
	Deliverable/ Developable	Potentially – issues of impact on the AQMA, safety of the railway line crossing and flood risk have yet to be resolved.
	Suitability	<p>The site gently undulates with a general low point to the west. It currently comprises agricultural land. It is bordered to the south by the rear gardens of properties in Shepherds Walk, a stream to the east and the railway line to the west. A public right of way crosses the site close to the southern edge.</p> <p>Within the defined Strategic Gap. Development would introduce built form onto currently open and undeveloped land and reduce the openness between Hassocks and Burgess Hill. However, unlike the Local Gaps around the village, the Strategic Gap is larger and more robust, and therefore has greater capacity for development.</p> <p>It is relatively remote from village services and facilities. Pedestrian access to these is most direct via an un-controlled crossing of the railway line. Health and safety implications of the increased use of this route have yet to be resolved.</p> <p>The southeast part of the site would be some 1km from the Stonepound Crossroad AQMA. Development would be likely to increase queuing at the junction, and so worsen air quality in comparison to if the site were not developed.</p> <p>The western part of the site is located within Flood Zone 2 and 3. Satisfactory access to the site that avoids flood risk issues has yet to be demonstrated.</p>

APPENDIX A.11

(National Tyre Centre)

Hassocks Neighbourhood Plan Housing Land Availability Assessment

Neighbourhood Plan Site Name	National Tyre Centre. (Map Reference: 10)	
Site Address	60 Keymer Road.	
Site Context	Site Area	0.14 hectares.
	Current Land Use	Commercial.
	Previously Developed Land (PDL)/Greenfield	PDL.
	Boundary Treatment	Open to Keymer Road and Dale Avenue.
	Adjacent Land Use	Retail/High Street use.
	Topography	Level.
	Planning History	<p>03/02902/FUL: Village market to be held on one Saturday morning per month.</p> <p>00/01153/ADV & KY/041/91/A: Applications for signage.</p> <p>KY/039/91: The provision of new petrol pump equipment, <u>MOT facilities and underground petrol tank.</u></p> <p>KY/040/78: Physical alterations</p>
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	None.
	Arboricultural Designations (e.g. Semi Natural Ancient Woodland)	None.

	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	No.
	Conservation Area	No.
	Archaeological Potential	No.
	Comments	Abuts route roman road.
Landscape/Townscape	Landscape Designation (e.g. Area Outstanding Natural Beauty)/ Policy Designation	None.
	Character	<p>Area 8: Dale: Dale Avenue.</p> <p>Low value as like Mackie Avenue, exemplifies the subtle character of Hassocks. Built in the 1950's with wide verges and low-walled generous four metre front gardens.</p> <p>The roads sweeps down to the east, and has views south east of the Downs. With mature street trees, including cherry, the area has a lush, spacious feel. Lack of garaging results in high levels of on-street parking, undermining the streetscape of Parklands Road, lessening the narrow space.</p>
	Sensitivity	<p>Character sensitivity: Low as the surrounding townscape lacks character and building detracts.</p> <p>Visual sensitivity: Low as there are views from surrounding parts of the village.</p>
	Air Quality Management Area (AQMA)	<p>Low impact: Small amount of traffic.</p> <p>AQMA Buffer- 1000m.</p>
Public Rights of Way	Within site/adjacent	No.
	Adjacent	Yes – public highway to north and east.
Flood Risk	Strategic Flood Risk Assessment data (SFRA)	SFRA-Internal DATA Source (A)
	Comments	Small part of the site could be within Flood Zone 2/3

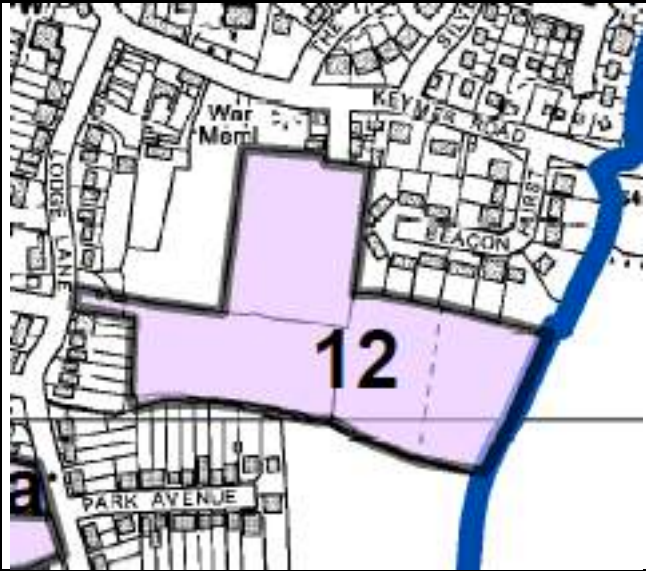
Accessibility	Proximity (in metres) to	Primary school	Infant: 165 Junior: 360
		Secondary school	260
		Post Office/ Bank	75
		Retails	40
		Health Facility	190
		Formal public open space	200
		Informal public open space	400
		Bus stop	40
		Railway station	420
		Age concern	110
		Library	460
	Vehicular access constraint	Low impact: Access onto Dale Avenue.	
	Traffic Assessment	Low impact: Small development, close to all facilities.	
Utilities	Comments	It is assumed all potential housing sites are, or can be, made accessible to local infrastructure, defined as water, surface and foul water drainage, highways and transport, electricity and gas.	
Site Consideration	Constraints	Potential for part of site to be in Flood Zone 2/3.	
	Proposed Use	Residential.	
	Estimated Capacity	15-20 residential units.	
	Mitigation (to offset impact of development for e.g. landscape buffer)	Sensitive to commercial character of Keymer Road.	
	Deliverable/ Developable	Site subject to lease agreement with a break in 5 year.	

	Suitability	<p>Site in business use within commercial centre of Hassocks. Arguably existing use is non-conforming to site surroundings. Boundaries with public highway to north and east, retail to west and houses to south.</p> <p>Site within built-up area and is well located to village services and facilities.</p> <p>Understood existing tenancy has a number of years to run. Opportunity to deliver high quality development that enhances character of streetscene.</p> <p>Considered suitable for allocation for residential development with development set back from Keymer Road.</p>
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APPENDIX A.12

(Land to the east of Lodge Lane)

Hassocks Neighbourhood Plan Housing Land Availability Assessment

Neighbourhood Plan Site Name	Land to the east of Lodge Lane. (Map reference 12)	
Site Address	East of Lodge Lane/rear of Beacon Hurst.	
Site Context	Site Area	4.7 hectares.
	Current Land Use	Grassland.
	Previously Developed Land (PDL)/Greenfield	Greenfield.
	Boundary Treatment	Bounded to the northeast and southwest by residential. Grassland to the southeast.
	Adjacent Land Use	Residential.
	Topography	Falls from north to south.
	Planning History	10/03948/FUL: 4 Bay Oak Frame outbuildings to be erected to allow agricultural land to be used for agricultural purpose.
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	None.
	Arboricultural Designations (e.g. Semi Natural Ancient Woodland)	None.
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	Listed Buildings on Lodge Lane to the northeast.

	Conservation Area	Northern and western part of the site abuts Keymer Conservation Area.	
	Archaeological Potential	None known.	
	Comments		
Landscape/Townscape	Landscape Designation (e.g. Area Outstanding Natural Beauty)/ Policy Designation	Within South Downs National Park (SDNP) and Local Gap.	
	Character	<p>Area B – Lodge Farm Footslopes:</p> <p>The village and Conservation Area of Clayton with its listed historic church and some fine houses and farmsteads are nestled in the south west corner of the area. Given the site is located within the SDNP and local gap it is of high landscape value.</p> <p>The farmed landscape supports a large dairy farm, mixed arable and sheep farming. The landscape is more enclosed and intimate between New Way Lane and to the edge of the village with some fine mature oak tree.</p>	
	Sensitivity	<p>Character sensitivity: High, as the open and flat character of the landscape is sensitive to change with some less sensitive areas closer to the urban edge.</p> <p>Visual sensitivity: High, given the wide-open views within much of the area and the expansive views across the area from the downs.</p>	
	Air Quality Management Area (AQMA)	Medium impact. Considerable amount of traffic could avoid Stonepound.	
Public Rights of Way	Within site	No.	
	Adjacent	No.	
Flood Risk	Strategic Flood Risk Assessment data	None.	
	Comments	Flood Zone 1.	
Accessibility	Proximity (in metres) to	Primary school	Infant: 920 Junior: 410
		Secondary school	560

		Post Office/ Bank	840
		Retail	320
		Health Facility	645
		Formal public open space	600
		Informal public open space	100
		Bus stop	90
		Railway station	1150
		Age concern	720
		Library	410
	Vehicular access constraint	Medium impact: Access onto Lodge Lane.	
	Traffic Assessment	Medium impact: Substantial development, reasonably close to village facilities.	
Utilities	Comments	It is assumed all potential housing sites are, or can be, made accessible to local infrastructure, defined as water, surface and foul water drainage, highways and transport, electricity and gas.	
Site Consideration	Constraints	Within SDNP and Local Gap.	
	Proposed Use	Residential.	
	Estimated Capacity	88.	
	Mitigation (to offset impact of development for e.g. landscape buffer)	Unable to mitigate due to sites sensitive location.	
	Deliverable/ Developable	No.	
	Suitability	The site falls north to south. It borders a mix of adjoining land uses, including rear gardens of properties in Beacon Hurst, Keymer Road, Lodge Lane and Park Avenue, as well as a Burial Ground and grassland. It has reasonable visual containment, with some limited views into the site from public vantage	

		<p>points, in particular from the north.</p> <p>It is located within the South Downs National Park and the defined Local Gap.</p> <p>Development would introduce built form onto currently open and undeveloped land, and reduce the openness of the Gap between Hassocks and Ditchling. It would undermine the purpose of the gap to prevent coalescence and preserve settlement identity, which would in turn harm the setting of the village.</p> <p>The site borders the defined Conservation Area to the east and north. Development would be likely to harm the setting of this heritage asset, particularly in views from Keymer Road.</p> <p>It is in close proximity to the services and facilities in Keymer and reasonable proximity to those in Hassocks. It is more than 1km from the Stonepound Crossroad AQMA and so would be relatively unlikely to worsen air quality in comparison to if the site were not developed.</p> <p>The site is not considered suitable for allocation for residential development.</p>
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APPENDIX A.13

(Land to the North of Clayton Mills)

**Hassocks Neighbourhood Plan
Housing Land Availability Assessment**

Neighbourhood Plan Site Name	Land to the North of Clayton Mills. (Map Reference: 13)
Site Address	Land West of Mackie Avenue.

Site Context	Site Area	8.07 hectares.
	Current Land Use	Open space.
	Previously Developed Land (PDL)/Greenfield	Greenfield.
	Boundary Treatment	Open space with a large tract of woodland running along the western boundary. The eastern boundary abuts the rear gardens of properties along Mackie Avenue whilst the southern boundary is mostly undefined apart from adjoining a track in the southwest corner. The northern boundary is undefined.
	Adjacent Land Use	Residential to south and east. Open grassland to the north. Train line to the west.
	Topography	Level with artificial bunds.
	Planning History	<p>The site, together with land to the south, has a complex history of an initial reserve allocation for housing in the Mid Sussex Local Plan 2004; a subsequent grant of planning permission on appeal for housing development; and a subsequent modified allocation for housing through the Small Scale Housing Allocations DPD in 2008.</p> <p>Through this, the site was required to be laid out as informal open space. A recent Breach of Condition Notice requires the completion of the informal open space and associated landscape buffer along its southern boundary.</p>

Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	None.
	Arboricultural Designations (e.g. Semi Natural Ancient Woodland)	None.
	Comments	Site required to be laid out as informal open space and landscape buffer.
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	None.
	Conservation Area	No.
	Archaeological Potential	Land to north within Archaeological Notification Areas.
	Comments	Historic Environment Record notes excavations have revealed archaeological remains dating from Bronze Age and Roman periods.
Landscape/Townscape	Landscape Designation (e.g. Area Outstanding Natural Beauty)/ Policy Designation	None.
	Character	<p>Area I- Ockley Weald:</p> <p>A gentle clay vale bowl, includes the newly created open spaces which have been retained as a buffer between the new development at Clayton Mills and the countryside.</p> <p>The open rural character and sweep of landscape up to the ridge is a particular feature.</p>
	Sensitivity	<p>Character sensitivity: Moderate as relatively unspoilt countryside. The fields and open space, which are not actively managed farmland close to, the urban edge are of low character sensitivity.</p> <p>Visual sensitivity: Moderate as local views from the residential areas and footpaths.</p>
	Air Quality Management Area (AQMA)	Medium impact: Considerable amount of traffic could avoid Stonepound.
Public Rights Of Way	Within site	Yes – running north south.
	Adjacent	Yes – to south, north and west.

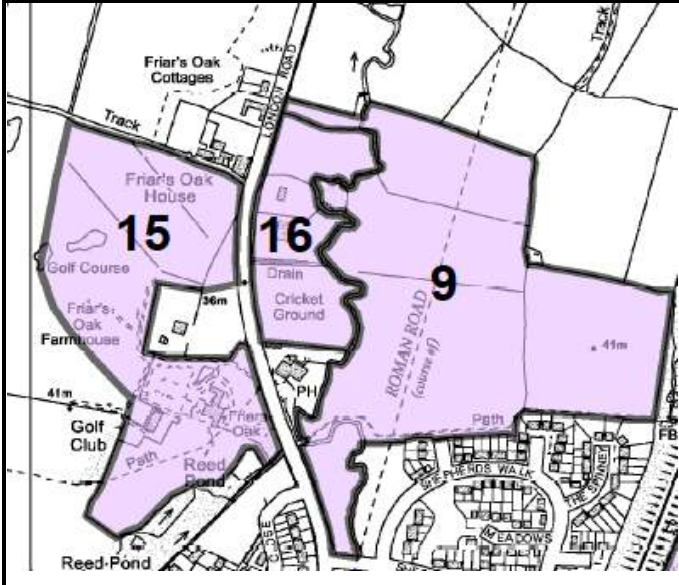
Flood Risk	Strategic Flood Risk Assessment (SFRA) data	SFRA- External Data Source.	
	Comments	Flood Zone 1.	
Accessibility	Proximity (in metres) to	Primary school	Infant: 750 Junior: 1050
		Secondary school	1050
		Post Office/ Bank	800
		Retail	840
		Health Facility	990
		Formal public open space	500
		Informal public open space	280
		Bus stop	370
		Railway station	950
		Age concern	920
		Library	900
	Vehicular access constraint	Medium impact. Assumed access to Ockley Lane via mini roundabout.	
	Traffic Assessment	High impact. Large development, distant from facilities.	
Utilities	Comments	It is assumed all potential housing sites are, or can be, made accessible to local infrastructure, defined as water, surface and foul water drainage, highways and transport, electricity and gas.	
Site Consideration	Constraints	Site forming informal open space as part of recent residential development to the south.	
	Proposed Use	Residential.	

	Estimated Capacity	150.
	Mitigation (to offset impact of development for e.g. landscape buffer)	<p>Need to consider compensatory/ retention of informal open.</p> <p>Need to protect residential amenity of adjacent residential properties.</p> <p>Would require landscape buffer to north.</p> <p>Potential for development in combination with land to the north (Site 4).</p>
	Deliverable/ Developable	Potentially - in isolation, or in combination with land to the north (Site 4).
	Suitability	<p>Site flat, but with artificial bunds around perimeter. To the south, it borders the recent residential development of Clayton Mills, to the east by rear gardens of properties on Mackie Avenue, to the west by the railway line and to the north by agricultural land. A public right of way runs through the site north south.</p> <p>Development of the site would need to deliver a robust landscape screen along the northern boundary to mitigate visual impact to the north. It would also need to consider the impact of the loss (in part or whole) of the informal open space intended to serve the local community as part of the recent residential development to the south.</p> <p>It is relatively remote from village services and facilities as well as the railway station. It is more than 1km from the Stonepound Crossroad AQMA and so would be relatively unlikely to worsen air quality in comparison to if the site were not developed.</p> <p>The site is immediately to the south of Site 4. There is the potential for the two sites to be developed in combination. Consideration would need to be given to the appropriate layout and mix of land use.</p>

APPENDIX A.14

(Hassocks Golf Club)

Hassocks Neighbourhood Plan Housing Land Availability Assessment

Neighbourhood Plan Site Name	Hassocks Golf Club. (Map Reference: 15)	
Site Address	London Road.	
Site Context	Site Area	5.1 hectares.
	Current Land Use	Golf club.
	Previously Developed Land (PDL)/Greenfield	PDL.
	Boundary Treatment	London Road A273 to the east. Golf course to the north and south and west. South-east of the site abuts ancient woodland.
	Adjacent Land Use	Golf.
	Topography	Manicured golf course.
	Planning History	DM/15/1596: Screening opinion for development at Hassocks Golf Club Various applications in relation to golf course, including - CN/021/94: New Golf Club House Car Park and green keepers equipment store.
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	None.
	Arboricultural Designations (e.g. Semi Natural Ancient Woodland)	Ancient woodland bounds the site to the southeast.

	Comments	Site bordered by hedgerows and ditches with some wet areas and wooded parts.
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	North of the site there are listed buildings at Hammonds Mill and Friars Oak House.
	Conservation Area	No.
	Archaeological Potential	Archaeological Notification Area.
	Comments	The Historic Environment Record notes a previous archaeological watching brief identified evidence of prehistoric, Romano-British, Anglo-Saxon, medieval and post-medieval activity.
Landscape/Townscape	Landscape Designation (e.g. Area Outstanding Natural Beauty)/Policy Designation	Strategic Gap.
	Character	<p>Area G - Clayton Priory Weald:</p> <p>The distinct north south track is lined by ancient trees and coppice and is evidently an ancient track or drove road.</p> <p>The listed Clayton Priory and associated parkland overlook the area from the north and this large house is a prominent landmark in views from the Downs. There are notable farmstead settlements and listed buildings at Hammonds Mill and Friars Oak House.</p> <p>The Herring Stream (Mill Race) flows across the north of the area from east to west. There are several large ponds which support wild and domestic waterfowl. The block plantation of tall conifers of mixed species is a distinctive feature on the site of Mill Nursery.</p> <p>Small proportion of the site also lies within Area F –Ham Fields Greensand ridge: The northern part of the area is the designed parkland landscape of Belmont and Hurst Wickham on the west and the golf course to the east.</p>
	Sensitivity	<p>Area G - Clayton Priory Weald</p> <p>Character Sensitivity: Moderate as the landscape has been subject to change in more recent years and modern interventions. The parkland landscape to the north of Herring Stream and associated with Clayton Priory is historic designed landscape and is of high sensitivity.</p> <p>Visual Sensitivity: Low/Moderate from the public rights</p>

		<p>of way and the golf course.</p> <p>Area F –Ham Fields Greensand ridge:</p> <p>Character Sensitivity: Moderate to high sensitivity as much of the historic field structure and unimproved grassland is intact.</p> <p>Visual sensitivity: Moderate, as there are views across much of the area from public footpaths and houses on London Road.</p>	
	Air Quality Management Area (AQMA)	<p>High impact, necessary to travel through Stonepound to access village.</p> <p>AQMA Buffer-1000m.</p>	
Public Rights of Way	Within site	Yes – running north-east to south-west before turning east-west.	
	Adjacent	Yes – running both north-south as well as east-west.	
Flood Risk	Strategic Flood Risk Assessment data	Flood Map for Surface Water 1 in 30yr and 1 in 100yr.	
	Comments	Flood Zone 1.	
Accessibility	Proximity (in metres) to	Primary school	Infant: 900 Junior: 1400
		Secondary school	1300
		Post Office/ Bank	1000
		Retail	690
		Health Facility	1300
		Formal public open space	350
		Informal public open space	0
		Bus stop	30
		Railway station	900
		Age concern	1150

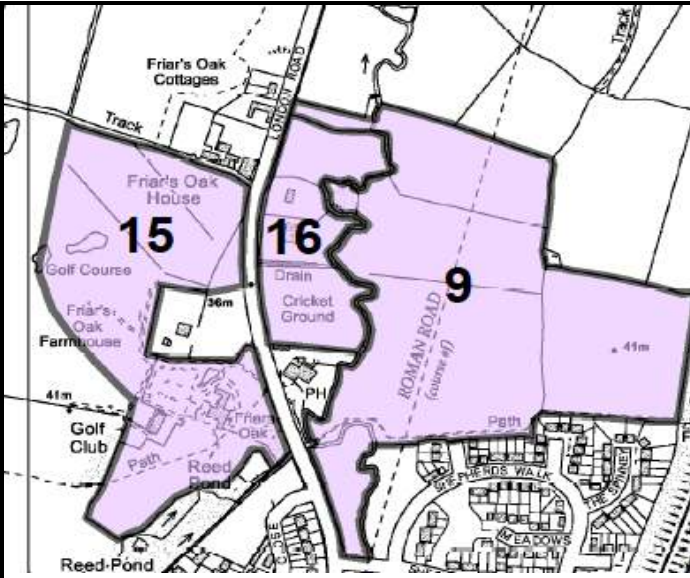
		Library	1400
	Vehicular access constraint	Low impact: Straight forward access onto London Road.	
	Traffic Assessment	High impact. Large development, distant from facilities.	
Utilities	Comments	It is assumed all potential housing sites are, or can be, made accessible to local infrastructure, defined as water, surface and foul water drainage, highways and transport, electricity and gas.	
Site Consideration	Constraints	Site within the Strategic Gap and abuts the Local Gap. Proximity to ancient woodland to the southeast.	
	Proposed Use	Residential.	
	Estimated Capacity	125-130.	
	Mitigation (to offset impact of development for e.g. landscape buffer)	Landscape to all boundaries to minimise visual impact; consider layout to minimise extent of development to the north, south and west.	
	Deliverable/Developable	Potentially.	
	Suitability	<p>The site undulates, reflecting its manicured golf course form. This includes the clubhouse and parking areas associated with this use. It is surrounded on 3 sides by the course and to the east by the public highway.</p> <p>A public right of way runs through the site and connects with the wider network, providing visibility of the course from a number of vantage points.</p> <p>Within the defined Strategic and the Local Gap bordering it to the south. Development would introduce additional built form onto this manicured landscape, which is predominantly green and reduce the openness between Hassocks and Burgess Hill. However, unlike the Local Gaps around the village, the Strategic Gap is larger and more robust, and therefore has greater capacity for development. Whilst not within the Local Gap, the site would potentially impact on the setting and purpose of this area to prevent coalescence and preserve settlement identity, which would in turn harm the setting of the village.</p> <p>It is relatively remote from village services and facilities. The south part of the site would be within 1km of the Stonepound Crossroad AQMA. Development would be likely to increase queuing at the junction, and so worsen air quality in comparison to if the site were not developed. This might be mitigated in part by the traffic</p>	

		<p>associated with the existing use.</p> <p>Consideration would need to be given to the extent of the developable area and landscape mitigation.</p>
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APPENDIX A.15

(Land North of Friars Oak)

Hassocks Neighbourhood Plan Housing Land Availability Assessment

Neighbourhood Plan Site Name	Land North of Friars Oak. (Map reference: 16)	
Site Address	North of Friars Oak.	
Site Context	Site Area	2.4 hectares.
	Current Land Use	Grassland, with some residential properties. (Cricket ground marked on map).
	Previously Developed Land (PDL)/Greenfield	Some PDL/ predominantly Greenfield.
	Boundary Treatment	Bound to the west by London Road and Herrings Stream. Site 9 to the east. Public House to south. Grassland to north.
	Adjacent Land Use	Grassland.
	Topography	Level, land rises from flood plain.
	Planning History	None.
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	None.
	Arboricultural Designations (e.g. Semi Natural Ancient Woodland)	None.
	Comments	Wet meadows and mature trees on site.
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	Listed building to the East of the site at Friars Oak House.

	Conservation Area	No.	
	Archaeological Potential	Within Archaeological Notification Area (ANA).	
	Comments		
Landscape/Townscape	Landscape Designation (e.g. Area Outstanding Natural Beauty)/Policy Designation	Within Strategic Gap.	
	Character	<p>Area H – Friars Oak Weald:</p> <p>A gently undulating landscape, which rises eastwards from the valley and flood plain of the Herring Stream. The fast flowing and winding Herring Stream flows in a deep channel for south to north and is a focal point of the area.</p> <p>The high embankment of the London to Brighton railway severs to the area from the similar landscape, which lies to the east of the railway. The fields are small with well defined hedged field boundaries.</p>	
	Sensitivity	<p>Character Sensitivity: Moderate, as the historic landscape structure and natural stream channel with its flood plain would be sensitive to change.</p> <p>Visual sensitivity: Low as there are few long views across the area and intervening tree and tall hedgerows curtail views into the area from public roads. There are limited views into this area due to the low-lying topography and tree cover.</p> <p>The more northern parts of the area are open to views from the downs and the public open space to the north and are of moderate sensitivity in this context.</p>	
	Air Quality Management Area (AQMA)	Medium impact: Small amount of traffic, though necessary to travel through Stonepound to access village facilities.	
Public Rights of Way	Within site	No.	
	Adjacent	Yes – to west and south.	
Flood Risk	Strategic Flood Risk Assessment data	Flood Zone 2 and 3.	
	Comments	Small parts of the site are within Flood Zone 1.	
Accessibility	Proximity (in metres) to	Primary school	Infant: 1000 Junior: 1500

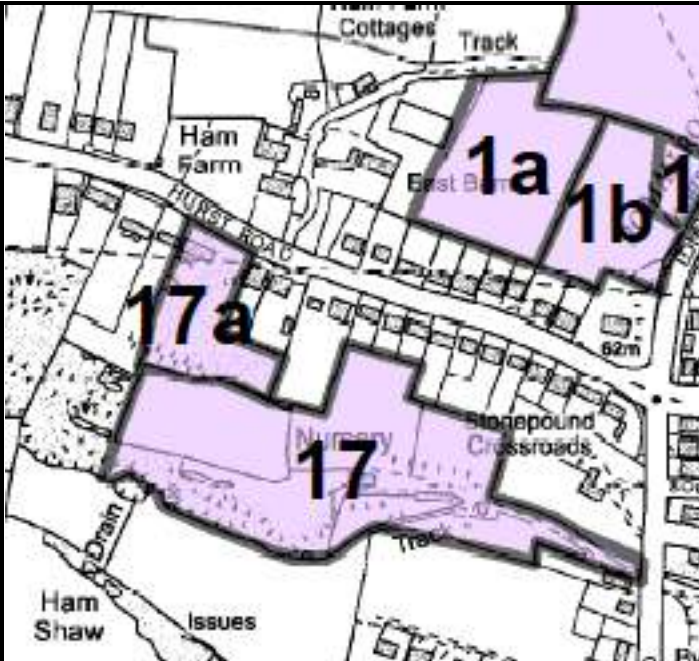
		Secondary school	1450
		Post Office/ Bank	1100
		Retail	820
		Health Facility	1350
		Formal public open space	380
		Informal public open space	100
		Bus stop	80
		Railway station	970
		Age concern	1270
		Library	1500
	Vehicular access constraint	Low impact: Straightforward access onto London Road.	
	Traffic Assessment	Low impact: Small development, distant from facilities.	
Utilities	Comments	It is assumed all potential housing sites are, or can be, made accessible to local infrastructure, defined as water, surface and foul water drainage, highways and transport, electricity and gas.	
Site Consideration	Constraints	Flood Risk Zone 2 & 3.	
	Proposed Use	Residential.	
	Estimated Capacity	22.	
	Mitigation (to offset impact of development for e.g. landscape buffer)	Given the majority of the site is within Flood Zone 2 and 3 a sequential approach on site could allow for development outside the higher risk areas. However this will significantly reduce the developable area.	
	Deliverable/ Developable	No – the extent of flood risk would prohibit satisfactory layout and the site does not relate well to the existing built-up area.	

	Suitability	<p>The site falls to the watercourse to the east. Predominantly undeveloped land with some ribbon housing fronting London Road. A public house is located to the south</p> <p>Within the defined Strategic Gap. Development would introduce built form onto land that is predominantly undeveloped and reduce the openness between Hassocks and Burgess Hill. However, unlike the Local Gaps around the village, the Strategic Gap is larger and more robust, and therefore has greater capacity for development.</p> <p>The site is separated from the existing built-up area and is relatively remote from village services and facilities.</p> <p>The site is more than 1km from the Stonepound Crossroad AQMA. Development would be likely to increase queuing at the junction, and so worsen air quality in comparison to if the site were not developed.</p> <p>The eastern part of the site is located within Flood Zone 2 and 3. This significantly limits the likely developable area of the site.</p> <p>The site is not considered suitable for allocation for residential development.</p>
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APPENDIX A.16

(Russells Nursery)

Hassocks Neighbourhood Plan Housing Land Availability Assessment

Neighbourhood Plan Site Name	Russells Nursery. (Map Reference: 17)	
Site Address	Brighton Road.	
Site Context	Site Area	0.8 hectare.
	Current Land Use	Site partially occupied by nursery/ partially grassland.
	Previously Developed Land (PDL)/Greenfield	Mix of PDL/Greenfield.
	Boundary Treatment	Site bounded to the north by residential properties and by open grassland/ residential to the south. Brighton road to the west and woodland to the east.
	Adjacent Land Use	Residential.
	Topography	Sloping north to greens and ridge.
	Planning History	None. Planning permission has recently been granted on land to the south (Land at Sandy Lane, Brighton Road) for the construction of 3 dwellings (14/04215/FUL).
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	None.
	Arboricultural Designations (e.g. Semi Natural Ancient Woodland)	Priority Habitat Inventory Deciduous Woodland borders the site to the east and runs through the site.

	Comments	
Heritage Assets	Listed Buildings Scheduled Ancient Monument	None.
	Conservation Area	No.
	Archaeological Potential	Site within Archaeological Notification Areas.
	Comments	Historic Environment Record notes a range of finds in the local area, including: Neolithic clay spoon; Mesolithic flint work; Mound and burials; - Saxon cemetery; - Iron Age chariot linch pin; and possible Roman Road.
Landscape/Townscape	Landscape Designation (e.g. Area Outstanding Natural Beauty)/ Policy Designation	Site within Local Gap.
	Character	<p>Area E- West Wooded Footslopes;</p> <p>The area is of medium landscape value as it is within the local gap but outside the South Downs National Park. The area is well served by public footpaths, which provide opportunities to get access between villages and into the woodlands. Lag Wood has permissive access and is locally valued for the shallow and accessible woodland stream. Butchers Wood also has public access as Woodland Trust. The intimate pastoral character of the area to the west of London road is unspoilt and tranquil. Urban fringe influences are more evident between the road and the railway, however the heavily wooded landscape tends to mask this in local views.</p>
	Sensitivity	<p>Character sensitivity: Low/Medium where the area has been developed as a nursery and medium in the undeveloped fields and woodlands.</p> <p>Visual sensitivity: Medium as the area is visible from the Downs.</p>
	Air Quality Management Area (AQMA)	<p>High impact due to the close proximity to Stonepound Crossroads.</p> <p>AWMA Buffer- 250 m and 500m.</p>
Public Rights of Way	Within site/adjacent	No.

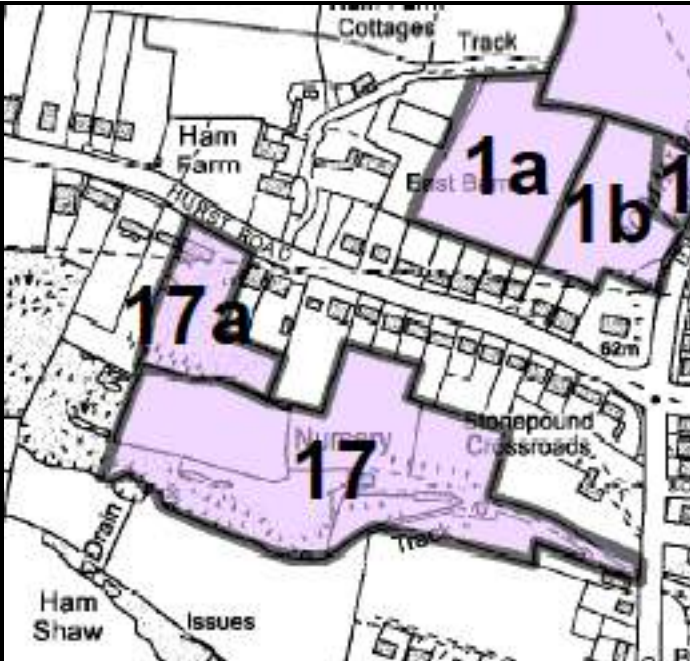
	Adjacent	No.	
Flood Risk	Strategic Flood Risk Assessment data	Parts of the site within Flood Map for Surface Water- 1 in 30yr, 1 in 100yr and 1 in 1000yr.	
	Comments	Flood Zone 1.	
Accessibility	Proximity (in metres) to	Primary school	Infant: 915 Junior: 1300
		Secondary school	1100
		Post Office/ Bank	980
		Retail	400
		Health Facility	1050
		Formal public open space	650
		Informal public open space	400
		Bus stop	20
		Railway station	640
		Age concern	1000
		Library	1500
	Vehicular access constraint	High impact due to proximity to Stonepound crossroads.	
	Traffic Assessment	Medium impact. Small development, reasonably close to facilities.	
Utilities	Comments	It is assumed all potential housing sites are, or can be, made accessible to local infrastructure, defined as water, surface and foul water drainage, highways and transport, electricity and gas.	
Site Consideration	Constraints	Close proximity to the AQMA. Local Gap.	

	Proposed Use	Residential.
	Estimated Capacity	30.
	Mitigation (to offset impact of development for e.g. landscape buffer)	Unable to provide adequate mitigation
	Deliverable/Developable	No.
	Suitability	<p>The site falls from the rear gardens of properties on Hurst Road to the north in a southerly direction with a more dispersed line of housing to the south. The site is set back from Brighton Road to the east and is relatively visually contained.</p> <p>It is within the defined Local Gap. Development would introduce additional built form onto the site, and reduce the openness of the Gap between Hassocks and Hurstpierpoint. It would undermine the purpose of the gap to prevent coalescence and preserve settlement identity, which would in turn harm the setting of the village.</p> <p>The site is adjacent to the South Downs National Park along part of its southern boundary.</p> <p>Reasonable access to village services and facilities as well as non-car modes of transport.</p> <p>Close to Stonepound Crossroad AQMA. Development would be likely to increase queuing at the junction, and so worsen air quality in comparison to if the site were not developed.</p> <p>The site is not considered suitable for allocation for residential development.</p>

APPENDIX A.17

(Sliver Trees)

Hassocks Neighbourhood Plan Housing Land Availability Assessment

Neighbourhood Plan Site Name	Sliver Trees. (Map Reference: 17a)	
Site Address	South of Hurst Road.	
Site Context	Site Area	0.21 Hectares.
	Current Land Use	Residential.
	Previously Developed Land (PDL)/Greenfield	Mix of PDL/ Greenfield.
	Boundary Treatment	Part adjoins Hurst Road to the north; domestic properties to the east; site 17 bounds the site to the south.; and Priority Habitat Inventory- Deciduous Woodland to the west.
	Adjacent Land Use	Residential.
	Topography	Land slopes from Hurst Road to the south.
	Planning History	14/00522/FUL: Proposed two-storey dwelling. Application Refused in June 2014 and a subsequent appeal dismissed in March 2015.
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	None.
	Arboricultural Designations (e.g. Semi Natural Ancient Woodland)	Priority Habitat Inventory- Deciduous Woodland adjacent and within site. TPO placed on site that covers a number of trees ref TP/14/0022.

	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	None
	Conservation Area	No
	Archaeological Potential	Site within Archaeological Notification Areas
	Comments	Historic Environment Record notes a range of finds in the local area, including: Neolithic clay spoon; Mesolithic flint work; Mound and burials; - Saxon cemetery; - Iron Age chariot linch pin; and possible Roman Road.
Landscape/Townscape	Landscape Designation (e.g. Area Outstanding Natural Beauty)/ Policy Designation	Local Gap.
	Character	<p>Area E- West Wooded Footslopes:</p> <p>The area is of medium landscape value as it is within the local gap but outside the South Downs National Park. The area is well served by public footpaths, which provide opportunities to get access between villages and into the woodlands. Lag Wood has permissive access and is locally valued for the shallow and accessible woodland stream. Butchers Wood also has public access as Woodland Trust. The intimate pastoral character of the area to the west of London road is unspoilt and tranquil. Urban fringe influences are more evident between the road and the railway, however the heavily wooded landscape tends to mask this in local views.</p>
	Sensitivity	<p>Character sensitivity: Low/Medium where the area has been developed as a nursery and medium in the undeveloped fields and woodlands.</p> <p>Visual sensitivity: Medium as the area is visible from the Downs.</p>
	Air Quality Management Area (AQMA)	<p>High impact due to the close proximity to Stonepound Crossroads.</p> <p>AQMA Buffer- 500m.</p>
Public Rights of Way	Within site	No.
	Adjacent	No.

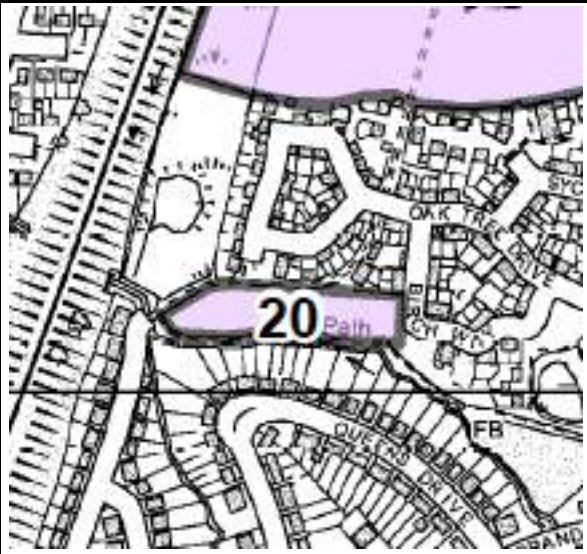
Flood Risk	Strategic Flood Risk Assessment data	None.	
	Comments	Flood Zone 1.	
Accessibility	Proximity (in metres) to	Primary school	Infant: 965 Junior: 1350
		Secondary school	1150
		Post Office/ Bank	1030
		Retail	450
		Health Facility	1100
		Formal public open space	700
		Informal public open space	450
		Bus stop	70
		Railway station	690
		Age concern	1050
		Library	1550
	Vehicular access constraint	High impact due to proximity to Stonepound crossroads.	
	Traffic Assessment	Medium impact. Small development, reasonably close to facilities.	
Utilities	Comments	It is assumed all potential housing sites are, or can be, made accessible to local infrastructure, defined as water, surface and foul water drainage, highways and transport, electricity and gas.	
Site Consideration	Constraints	Close proximity to the AQMA. Local Gap.	
	Proposed Use	Residential.	
	Estimated Capacity	15.	

	Mitigation (to offset impact of development for e.g. landscape buffer)	Unable to provide adequate mitigation.
	Deliverable/ Developable	No.
	Suitability	<p>The site falls from Hurst Road to the north in a southerly direction. Ribbon development that fronts Hurst Road adjoins the site to the east and west, and Site 17 to the south. As a result of the fall in ground levels, the site is relatively visually contained.</p> <p>It is within the defined Local Gap. Development would introduce additional built form onto the site, and reduce the openness of the Gap between Hassocks and Hurstpierpoint. It would undermine the purpose of the gap to prevent coalescence and preserve settlement identity, which would in turn harm the setting of the village.</p> <p>Reasonable access to village services and facilities as well as non-car modes of transport.</p> <p>Close to Stonepound Crossroad AQMA. Development would be likely to increase queuing at the junction, and so worsen air quality in comparison to if the site were not developed.</p> <p>The site is not considered suitable for allocation for residential development.</p>

APPENDIX A.18

(Undeveloped land south of Clayton Mills)

Hassocks Neighbourhood Plan Housing Land Availability Assessment

Neighbourhood Plan Site Name	Undeveloped land south of Clayton Mills. (Map reference 20)	
Site Address	Southside of Clayton Mills and north of Queens Drive.	
Site Context	Site Area	0.5 hectares.
	Current Land Use	Grassland.
	Previously Developed Land (PDL)/Greenfield	Greenfield.
	Boundary Treatment	Bounded to the north and east by residential; trees/hedgerows to the south and west.
	Adjacent Land Use	Residential.
	Topography	Site slopes towards stream.
	Planning History	04/02313- Planning permission identified this parcel of land to be offered for community health facilities.
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	None.
	Arboricultural Designations (e.g. Semi Natural Ancient Woodland)	None.
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	None.
	Conservation Area	No.

	Archaeological Potential	See below.	
	Comments	Historic Environment Record notes excavations have revealed archaeological remains dating from Bronze Age and Roman periods.	
Landscape/Townscape	Landscape Designation (e.g. Area Outstanding Natural Beauty)/ Policy Designation	None.	
	Character	Area 9 Clayton Mills: Cohesive estate on a flattish area, which has been built with details and materials which give it local character. Red roof tiles stand out in views of Hassocks from the South Downs National Park.	
	Sensitivity	Visual sensitivity: Medium as views from the footpath and adjacent open space Character sensitivity; Medium as a green space surrounded by development and the streamside path.	
	Air Quality Management Area (AQMA)	High impact due to proximity to Stonepound. Partially within AQMA Buffer-1000m.	
Public Rights of Way	Within site	Yes - along southern boundary.	
	Adjacent	Yes – along northern boundary.	
Flood Risk	Strategic Flood Risk Assessment data	Flood Zone 2/3.	
	Comments		
Accessibility	Proximity (in metres) to	Primary school	Infant: 500 Junior: 900
		Secondary school	850
		Post Office/ Bank	550
		Retail	615
		Health Facility	760
		Formal public open space	300

		Informal public open space	300
		Bus stop	250
		Railway station	650
		Age concern	690
		Library	800
	Vehicular access constraint	High impact due to proximity to Stonepound.	
	Traffic Assessment	Low impact, small development, reasonably close to facilities.	
Utilities	Comments	It is assumed all potential housing sites are, or can be, made accessible to local infrastructure, defined as water, surface and foul water drainage, highways and transport, electricity and gas.	
Site Consideration	Constraints	Flood Zone 2/3.	
	Proposed Use	Residential.	
	Estimated Capacity	11.	
	Mitigation (to offset impact of development for e.g. landscape buffer)	Some 50% of the site is within Flood Zone 2 and 3. A sequential approach on site could allow for development outside the higher risk areas. However this will significantly reduce the developable area.	
	Deliverable/ Developable	Potentially – but the extent of flood risk would prohibit layout.	
	Suitability	<p>The site is laid to grass and is generally flat, but falls to the watercourse to the south. It is a relatively narrow strip of land that is located between the rear gardens of properties in Queens Drive and recent housing in Clayton Mills. To the east it abuts the public highway of Birch Way. The site is crossed and bordered by public footpaths.</p> <p>There is a tree and hedgeline along the southern boundary and this visually contains the site from wider views.</p>	

		<p>It is acknowledged that the site was reserved for provision of medical centre in conjunction with the development of Clayton Mills. However, this did not proceed.</p> <p>Approximately 50% of the site is affected by flood risk and this impacts on the developable area and the potential layout of development. Consideration would need to be given to ensure flood risk could be managed on site and would not increase flood risk elsewhere.</p>
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