



# HASSOCKS PARISH COUNCIL

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## HASSOCKS NEIGHBOURHOOD PLAN 3RD CONSULTATION EVENT

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PLEASE LEAVE THIS DOCUMENT BEHIND  
ON FRIDAY NIGHT

## 1. INTRODUCTION

Welcome to this our third consultation event in preparing your Neighbourhood Plan. In this booklet you will find:

- the results of the January event;
- new information about the sites we considered at that event; including
- information about what is being offered on the sites, in addition to any development.

We want you to consider the new information and the order of preference of potential sites resulting from the January event. Please indicate your order of preference taking into account the new information we have provided.

When we have determined the overall order of preference from this event it will be presented to the Parish Councillors who will be tasked with deciding on the site allocations which will go forward into the draft Neighbourhood Plan. In making those allocations Councillors will need to take account of the:

- revised order of preference;
- housing need which has been assessed;
- the constraints which affect the various sites and the wider settlement;
- requirements of the National Planning Policy Framework; and
- National Planning Policy Guidance.

We have already explained that no development is not an option, and have assessed a need in the order of 250-400 dwellings, the District Council would like us to come forward with an allocation in the order of 600 dwellings. Whatever the final range of dwellings put forward in the Neighbourhood Plan, given the very limited scope for potential infill development in the Parish, there will inevitably be a need for some greenfield development.

We all need to be aware that development of this scale will have an impact on our community, with both positive and negative effects. You need to consider which developments will together meet our need, minimise negative impacts, provide the greatest benefits and provide balance to development around the village.

The consultation event will start with an introduction explaining the purpose of this event and where we are in the Neighbourhood Plan process. We will then break to tables for you to consider the new information in this booklet. There is a response paper for you to record your preference order; it would be great if you could complete this today and hand it in when you leave. If you would like to take it away with you that is not a problem but please make sure your response is received by the Parish Office, or complete the survey online no later than 17 July 2015.

If you have any questions or need any help please do not hesitate to ask a Parish Councillor or member of the Neighbourhood Plan Working Group. Detailed information about the assessments can be found on the Parish Council website.

## 2. PREFERENCE ORDER

The table below shows the list of sites considered in the January Consultation. There are several new sites (5a, 17a, 1a, 1b, 1c, 4a) representing part of, or in addition to, the original sites 5, 17, 1 and 4.

The sites are listed in the order of preference for housing development that was indicated in the January Consultation and this is the order the information appears in this booklet. There are nine (in the case of site 1 part of the site) sites, considered in January, that we have now found are not available for development or the freeholder (according to the Land Registry) has not declared that the site is available. These are shown at the bottom of the list.

Site	Site name	Available	Preference order (from January results)
10	National Tyre Centre	YES	3
17	Russells Nursery	YES	5
17a	Silver Trees	YES	
13	Land to north of Clayton Mills	YES	6
4	Land north of Clayton Mills & Mackie Avenue	YES	7
20	Undeveloped land south of Clayton Mills	YES	8
12	Land east of Lodge Lane / rear of Beacon Hurst	YES	9
15	Hassocks Golf Club	YES	10
7	Pattendens (Streamside)	YES	11
6	Land to west of Lodge Lane	YES	13
16	Land north of Friar's Oak	YES	14
9	Land to north of Shepherds Walk	YES	15
5a	Land at Southdown Farm	YES	16
1b	Land Opposite Stanford Avenue	YES	17
1c	Land Opposite Stanford Avenue	YES	17
2	Land at the Ham	YES	18
8	Land to the east Ockley Lane	YES	19
3	Station Goods Yard	NO	1
11	Telephone Exchange	NO	2
14	Hassocks Post Delivery Office	NO	4
4a	Land north of Mackie Avenue	NO	7
19	Tates Garden Centre	NO	12
5	Land at Southdown Farm	NO	16
1a	Land Opposite Stanford Avenue	NO	17
18	Infant School	NO	20

### **3. METHODOLOGIES**

#### **Traffic Assessment of Potential Housing Sites**

A simplified assessment of the traffic impacts of individual development sites has been undertaken, taking account of:

- the proposed number of dwellings on the site (more dwellings implies more traffic);
- the proximity of the site to village facilities/railway station (closer developments imply less vehicular traffic);
- the ease of vehicular access to/from the site (easier access implies lower traffic impact);
- the location of the site in relation to the Air Quality Management Area at Stonepound crossroads (takes account of the possibility of avoiding routing through Stonepound).

It is important to recognise that, for consistency, the sites have been assessed independently of each other, and of other potential development, based on the current location and availability of facilities.

The traffic impacts for each site have then been used to infer the level of impact (low, medium or high) for each site, as shown on the assessment sheets, for each of the following:

- Overall traffic impact;
- Ease of vehicular access;
- Traffic impact on the Air Quality Management Area at Stonepound crossroads.

## **Environmental Assessment of Potential Housing Sites**

**The environmental sensitivity assessment has been carried out by a team of 5 local residents including three qualified landscape architects.**

The detailed Hassocks Parish Landscape and Townscape Assessments are available on the Parish council website. The landscape, townscape and visual assessments have been carried out in accordance with national guidance. These have been informed by the published *Mid Sussex District Council Landscape Character Assessment 2005 and the Hassocks Village Design Statement 2008*. The Landscape Character Assessment of Mid Sussex has been prepared to help protect and enhance the distinctive character of the District, to manage change and inform other strategic documents and can be found on the following link:

<http://www.midsussex.gov.uk/media/LCA01-titlecontentsforeword.pdf>

The key reference document for the biodiversity assessment and report is the *Desktop Biodiversity Report, Land at Hassocks Parish, ES/14/700*, Sussex Biodiversity Record Centre, 5<sup>th</sup> December 2014. The full report is available on the Hassocks Parish Council Neighbourhood Plan website.

This has been combined with the authors' wealth of local knowledge and lifetime interest in the natural history of the area.

The cultural heritage assessment and information reproduced in the Hassocks Neighbourhood Plan Cultural Heritage paper has been informed by a comprehensive Historic Environment Record report (202209-153, 4.12.14.) produced by West Sussex County Council on behalf of Hassocks Parish Council. Both documents are available on Hassocks Parish Council Neighbourhood Plan website.

The assessment also includes a series of 'strategic views' to and from the village from public rights of way or other accessible land. These have been identified as key views which we will seek to protect. The impact of any future development will be assessed in the context of these views.

### **Housing densities**

The potential housing density for the sites is based on the character of the adjacent residential development and the potential impact on the local area. The numbers per hectare have been worked out assuming:

High density = over 30 units per hectare (ha.) – Sites in the built up area could be higher than 30.

Medium density = 20-30 units per ha.

Low density = less than 20 units per ha. Therefore 20 as absolute maximum, but probably less.

The 'Potential number of dwellings' figure shown on the site assessment sheets has been calculated from the suggested densities above and site areas. The housing numbers which are being put forward by proponents of individual sites are used where these are known.

Note it is assumed that 25% of the area of green field sites will be set aside as green infrastructure to buffer the development, conserve and link existing features such as trees hedges, streams, ponds and flood zones. The amount of green space required may increase depending on Mid Sussex DC open space requirements and site constraints such as trees, hedges, footpaths and flood plain.

#### **4. SITE ASSESSMENT SHEETS**

Site name:	National Tyre Centre		Map reference:	10	
Location:	60 Keymer Road, Hassocks		Order of preference <sup>1</sup> :	3	
Area:	0.7 ha (High density)		Potential number of dwellings:	21	
Townscape value:	Low- this is a key village centre site providing opportunity to enhance the village centre.				
Amenity value:	Low- there is an opportunity to provide a focal point.				
Biodiversity value:	Low- there could be an opportunity to enhance biodiversity within the village square.				
Cultural heritage value:	Low- underground archaeology will have been disturbed by development.				
Visual sensitivity:	Low- there are views from surrounding parts of the village.				
Character sensitivity:	Low- the surrounding townscape lacks character and building detracts.				
Impact on traffic:	Low impact. Small development, close to all facilities.				
Ease of vehicular access:	Low impact. Access onto Dale Avenue.				
Impact on Stonepound AQMA:	Low impact. Small amount of traffic.				
Other potential factors:					
Proponents site highlights:					
Available: YES	Achievable: YES	Deliverable (1-5 years) ✓	Developable (6-10 years)	Developable (11 years +)	
Quantitative & Qualitative results from January 2015 consultation event					
	FOR		AGAINST		
Total	318		112		
	Code <sup>2</sup>	No of responses	Code <sup>2</sup>	No of responses	
1 <sup>st</sup>	31	69	31	30	
2 <sup>nd</sup>	25	67	6	27	
3 <sup>rd</sup>	29	58	30	18	
Distance to Amenities (metres)					
Infant school:	165	Doctor / Health Centre:	190	Post office / bank:	75
Junior school:	360	Public transport (rail):	420	Food retail:	40
Secondary school:	260	Public transport (bus):	40	Age concern:	110
Library:	460	Formal public open space:	200	Informal public open space:	400

<sup>1</sup> Indicated by the results of the January 2015 consultation event

<sup>2</sup> Refer to Coding table for definition of code

<b>Site name:</b>	Russells Nursery	<b>Map reference:</b>	17
<b>Location:</b>	Brighton Road	<b>Order of preference<sup>3</sup>:</b>	5
<b>Area:</b>	2 ha (Low density)	<b>Potential number of dwellings:</b>	30
<b>Landscape value:</b>	Low		
<b>Amenity value:</b>	Low- there is no public access.		
<b>Biodiversity value:</b>	Low/Medium- in the mature trees, scrub and unimproved grassland.		
<b>Cultural heritage value:</b>	High- Archaeological Notification Area (ANA). (ANA is an area which has previously been excavated and proved to have interest).		
<b>Visual sensitivity:</b>	Medium- the area is visible from the downs.		
<b>Character sensitivity:</b>	Low/Medium- low where the area has previously been developed as a nursery and medium in the undeveloped fields and woodlands.		
<b>Impact on traffic:</b>	Medium impact. Small development, reasonably close to facilities.		
<b>Ease of vehicular access:</b>	High impact. Due to proximity to Stonepound.		
<b>Impact on Stonepound AQMA:</b>	High impac. Due to proximity to Stonepound.		
<b>Other potential factors:</b>			
<b>Proponents site highlights:</b>			
<b>Available: YES</b>	<b>Achievable: YES</b>	Deliverable (1-5 years) ✓	Developable (6-10 years)
			Developable (11 years +)
<b>Quantitative &amp; Qualitative results from January 2015 consultation event</b>			
	<b>FOR</b>		<b>AGAINST</b>
<b>Total</b>	137		182
	<b>Code<sup>4</sup></b>	<b>No of responses</b>	<b>Code<sup>4</sup></b>
<b>1<sup>st</sup></b>	29	36	6
<b>2<sup>nd</sup></b>	25	26	26
<b>3<sup>rd</sup></b>	5	17	10
			21
<b>Distance to Amenities (metres)</b>			
Infant school:	915	Doctor / Health Centre:	1050
Junior school:	1300	Public transport (rail):	640
Secondary school:	1100	Public transport (bus):	20
Library:	1500	Formal public open space:	650
		Post office / bank:	980
		Food retail:	400
		Age concern:	1000
		Informal public open space:	450

<sup>3</sup> Indicated by the results of the January 2015 consultation event

<sup>4</sup> Refer to Coding table for definition of code



<b>Site name:</b>	Silver Trees	<b>Map reference:</b>	17a		
<b>Location:</b>	South of Hurst Road	<b>Order of preference<sup>5</sup>:</b>	5		
<b>Area:</b>	1 ha (Low density)	<b>Potential number of dwellings:</b>	15		
<b>Landscape value:</b>	Low				
<b>Amenity value:</b>	Low- there is no public access.				
<b>Biodiversity value:</b>	Low/Medium- in the mature trees and unimproved grassland.				
<b>Cultural heritage value:</b>	High- Archaeological Notification Area (ANA). (ANA is an area which has previously been excavated and proved to have interest).				
<b>Visual sensitivity:</b>	Medium- the area is visible from the downs.				
<b>Character sensitivity:</b>	Low/Medium- some of the historic character is intact in the field and much of the area is garden.				
<b>Impact on traffic:</b>	Medium impact. Small development, reasonably close to facilities.				
<b>Ease of vehicular access:</b>	High impact. Due to proximity to Stonepound.				
<b>Impact on Stonepound AQMA:</b>	High impact. Due to proximity to Stonepound.				
<b>Other potential factors:</b>					
<b>Proponents site highlights:</b>					
<b>Available: YES</b>	<b>Achievable: YES</b>	Deliverable (1-5 years) ✓	Developable (6-10 years)	Developable (11 years +)	
<b>Quantitative &amp; Qualitative results from January 2015 consultation event</b>					
	<b>FOR</b>		<b>AGAINST</b>		
<b>Total</b>					
	<b>Code<sup>6</sup></b>	<b>No of responses</b>	<b>Code<sup>6</sup></b>	<b>No of responses</b>	
<b>1<sup>st</sup></b>					
<b>2<sup>nd</sup></b>					
<b>3<sup>rd</sup></b>					
<b>Distance to Amenities (metres)</b>					
Infant school:		Doctor / Health Centre:		Post office / bank:	
Junior school:		Public transport (rail):		Food retail:	
Secondary school:		Public transport (bus):		Age concern:	
Library:		Formal public open space:		Informal public open space:	

<sup>5</sup> Indicated by the results of the January 2015 consultation event

<sup>6</sup> Refer to Coding table for definition of code

<b>Site name:</b>	Land to North of Clayton Mills	<b>Map reference:</b>	13
<b>Location:</b>	running from the railway track to the rear gardens of Mackie Avenue	<b>Order of preference<sup>7</sup>:</b>	6
<b>Area:</b>	8.07 ha (medium density)	<b>Potential number of dwellings:</b>	150
<b>Landscape value:</b>	Low/Medium- part of the area is in the local gap.		
<b>Amenity value:</b>	Hgh- a footpath crosses the area and part is public open space serving Clayton Mills development.		
<b>Biodiversity value:</b>	Medium- much of the area is grassland and scrub, woodland in the east and ponds.		
<b>Cultural heritage value:</b>	High- Archaeological Notification Area (ANA). (ANA is an area which has previously been excavated and proved to have interest).		
<b>Visual sensitivity:</b>	Medium- local views from the open space and footpath, long views from the ridge to the north.		
<b>Character sensitivity:</b>	Medium- some historic landscape features in ponds, hedges and woodland.		
<b>Impact on traffic:</b>	High impact. Large development, distant from facilities.		
<b>Ease of vehicular access:</b>	Medium impact. Assumed access to Ockley Lane via mini-roundabout.		
<b>Impact on Stonepound AQMA:</b>	Medium impact. Considerable amount of traffic could avoid Stonepound.		
<b>Other potential factors:</b>			
<b>Proponents site highlights:</b>			
<b>Available: YES</b>	<b>Achievable: YES</b>	Deliverable (1-5 years) ✓	Developable (6-10 years)
			Developable (11 years +)
<b>Quantitative &amp; Qualitative results from January 2015 consultation event</b>			
	<b>FOR</b>		<b>AGAINST</b>
<b>Total</b>	157		246
	<b>Code<sup>8</sup></b>	<b>No of responses</b>	<b>Code<sup>8</sup></b>
<b>1<sup>st</sup></b>	29	78	2
<b>2<sup>nd</sup></b>	3	20	10
<b>3<sup>rd</sup></b>	20	9	5
			36
<b>Distance to Amenities (metres)</b>			
Infant school:	750	Doctor / Health Centre:	990
Junior school:	1050	Public transport (rail):	950
Secondary school:	1050	Public transport (bus):	370
Library:	900	Formal public open space:	500
		Post office / bank:	800
		Food retail:	840
		Age concern:	920
		Informal public open space:	280

<sup>7</sup> Indicated by the results of the January 2015 consultation event

<sup>8</sup> Refer to Coding table for definition of code

<b>Site name:</b>	Land north of Clayton Mills & Mackie Avenue	<b>Map reference:</b>		4	
<b>Location:</b>	North of Clayton Mills & Mackie Avenue	<b>Order of preference<sup>9</sup>:</b>		7	
<b>Area:</b>	2.5 ha (Low density)	<b>Potential number of dwellings:</b>		37	
<b>Landscape value:</b>	Medium- some historic landscape features and is part of local gap.				
<b>Amenity value:</b>	High- the area is used informally by local residents and dog walkers and is adjacent to a well-used footpath.				
<b>Biodiversity value:</b>	Medium- as unimproved grassland with scrub, wet meadows, a spring, and mature trees.				
<b>Cultural heritage value:</b>	Not known- may have underground potential due to nearby ANA and would require appropriate assessment e.g. trial trenches or geographics.				
<b>Visual sensitivity:</b>	Medium- from the higher ground to the north, but north slope therefore not visible from the downs.				
<b>Character sensitivity:</b>	Medium- as countryside.				
<b>Impact on traffic:</b>	Medium impact. Small to moderate sized development, but distant from facilities.				
<b>Ease of vehicular access:</b>	Medium impact. Assumed access to Ockley Lane via a mini-roundabout.				
<b>Impact on Stonepound AQMA:</b>	Medium impact. Considerable amount of traffic could avoid Stonepound.				
<b>Other potential factors:</b>					
<b>Proponents site highlights:</b>					
<b>Available: YES</b>	<b>Achievable: YES</b>	Deliverable (1-5 years)    ✓	Developable (6-10 years)	Developable (11 years +)	
<b>Quantitative &amp; Qualitative results from January 2015 consultation event</b>					
	<b>FOR</b>		<b>AGAINST</b>		
<b>Total</b>	176		278		
	<b>Code<sup>10</sup></b>	<b>No of responses</b>	<b>Code<sup>10</sup></b>	<b>No of responses</b>	
<b>1<sup>st</sup></b>	29	74	2	76	
<b>2<sup>nd</sup></b>	10	22	5	34	
<b>3<sup>rd</sup></b>	3	16	10	33	
<b>Distance to Amenities (metres)</b>					
Infant school:	1000	Doctor / Health Centre:	1150	Post office / bank:	1000
Junior school:	1150	Public transport (rail):	1200	Food retail:	1000
Secondary school:	1200	Public transport (bus):	270	Age concern:	1100
Library:	950	Formal public open space:	575	Informal public open space:	500

<sup>9</sup> Indicated by the results of the January 2015 consultation event

<sup>10</sup> Refer to Coding table for definition of code

Site name:	Undeveloped land south of Clayton Mills	Map reference:			20
Location:	Southside of Clayton Mills	Order of preference <sup>11</sup> :			8
Area:	0.5 ha (High density)	Potential number of dwellings:			11
Landscape value:	Low				
Amenity value:	High- the adjacent stream side footpath and mature trees are important green infrastructure.				
Biodiversity value:	Medium- due to the stream, trees scrub and grassland.				
Cultural heritage value:	Not known- may have underground potential due to lack of ground disturbance and would require assessment.				
Visual sensitivity:	Medium- views from the footpath and adjacent open space.				
Character sensitivity:	Medium- as a green space surrounded by developmnt and the streamside path.				
Impact on traffic:	Low impact. Small development, reasonably close to facilities.				
Ease of vehicular access:	High impact. Due to proximity to Stonepound.				
Impact on Stonepound AQMA:	High impact. Due to proximity to Stonepound.				
Other potential factors:					
Proponents site highlights:					
Available: YES	Achievable: YES	Deliverable (1-5 years) ✓	Developable (6-10 years)	Developable (11 years +)	
Quantitative & Qualitative results from January 2015 consultation event					
	FOR		AGAINST		
Total	111		196		
	Code <sup>12</sup>	No of responses	Code <sup>12</sup>	No of responses	
1 <sup>st</sup>	29	55	4	75	
2 <sup>nd</sup>	3	14	23	43	
3 <sup>rd</sup>	22	10	5	12	
Distance to Amenities (metres)					
Infant school:	500	Doctor / Health Centre:	760	Post office / bank:	550
Junior school:	900	Public transport (rail):	650	Food retail:	615
Secondary school:	850	Public transport (bus):	250	Age concern:	690
Library:	800	Formal public open space:	300	Informal public open space:	300

<sup>11</sup> Indicated by the results of the January 2015 consultation event

<sup>12</sup> Refer to Coding table for definition of code

<b>Site name:</b>	Land to east of Lodge Lane	<b>Map reference:</b>	12
<b>Location:</b>	East of Lodge Lane/ rear of Beacon Hurst	<b>Order of preference<sup>13</sup>:</b>	9
<b>Area:</b>	4.7 ha (medium density)	<b>Potential number of dwellings:</b>	88
<b>Landscape value:</b>	High- the area is in the South Downs National Park.		
<b>Amenity value:</b>	Medium- the area is not accessed by public footpaths.		
<b>Biodiversity value:</b>	Medium		
<b>Cultural heritage value:</b>	Not known and may have underground potential due to lack of ground disturbance and would require appropriate assessment.		
<b>Visual sensitivity:</b>	Medium/High- the area is visible from the downs, views are broken up by tree cover. Views into area from Keymer Church and Conservation area.		
<b>Character sensitivity:</b>	Medium/High- the pastoral rural landscape has historic features in hedges, fieldscapes, mature trees and winterbourne stream.		
<b>Impact on traffic:</b>	Medium impact. Substantial development, reasonably close to village facilities.		
<b>Ease of vehicular access:</b>	Medium impact. Access onto Lodge Lane.		
<b>Impact on Stonepound AQMA:</b>	Medium impact. Considerable amount of traffic could avoid Stonepound.		
<b>Other potential factors:</b>			
<b>Proponents site highlights:</b>			
<b>Available: YES</b>	<b>Achievable: YES</b>	Deliverable (1-5 years) ✓	Developable (6-10 years)
			Developable (11 years +)
<b>Quantitative &amp; Qualitative results from January 2015 consultation event</b>			
	<b>FOR</b>		<b>AGAINST</b>
<b>Total</b>	115		343
	<b>Code<sup>14</sup></b>	<b>No of responses</b>	<b>Code<sup>14</sup></b>
<b>1<sup>st</sup></b>	29	41	1
<b>2<sup>nd</sup></b>	3	17	4
<b>3<sup>rd</sup></b>	6	11	5
<b>Distance to Amenities (metres)</b>			
Infant school:	920	Doctor / Health Centre:	645
Junior school:	410	Public transport (rail):	1150
Secondary school:	560	Public transport (bus):	90
Library:	410	Formal public open space:	600
		Post office / bank:	840
		Food retail:	320
		Age concern:	720
		Informal public open space:	100

<sup>13</sup> Indicated by the results of the January 2015 consultation event

<sup>14</sup> Refer to Coding table for definition of code

<b>Site name:</b>	Hassocks Golf Club	<b>Map reference:</b>	15
<b>Location:</b>	London Road	<b>Order of preference<sup>15</sup>:</b>	10
<b>Area:</b>	9 ha (Medium density)	<b>Potential number of dwellings:</b>	209
<b>Landscape value:</b>	Medium- the area is in the local gap.		
<b>Amenity value:</b>	High- several footpaths run across the area and it is a golf recreational site.		
<b>Biodiversity value:</b>	Medium/High- hedges,ponds,ancient woodland areas and mature trees.		
<b>Cultural heritage value:</b>	High- Archaeological Notification Area(ANA). (ANA is an area which has previously been excavated and proved to have interest).		
<b>Visual sensitivity:</b>	Medium- local views from public footpaths and users of golf course.		
<b>Character sensitivity:</b>	Medium- from local footpaths and long distance views from the downs.		
<b>Impact on traffic:</b>	High impact. Large development, distant from facilities.		
<b>Ease of vehicular access:</b>	Low impact. Straightforward access onto London Road.		
<b>Impact on Stonepound AQMA:</b>	High impact. Necessary to travel through Stonepound to access village.		
<b>Other potential factors:</b>	Preservation of jobs, redesigned golf course and multi-functional clubhouse.		
<b>Proponents site highlights:</b>	Post development freehold title will be gifted to Parish Council and leased back to proponent giving Council future control, 2 hectares adjacent to Belmont Recreation ground to be gifted to WSCC for a 2 form entry school (5-11 year olds) with access from Pavilion Close, provision for areas of public open space and allotments		
<b>Available: YES</b>	<b>Achievable: YES</b>	Deliverable (1-5 years)✓	Developable (6-10 years) Developable (11 years +)
<b>Quantitative &amp; Qualitative results from January 2015 consultation event</b>			
	<b>FOR</b>		<b>AGAINST</b>
<b>Total</b>	89		471
	<b>Code<sup>16</sup></b>	<b>No of responses</b>	<b>Code<sup>16</sup></b> <b>No of responses</b>
<b>1<sup>st</sup></b>	29	38	2 120
<b>2<sup>nd</sup></b>	6	14	6 68
<b>3<sup>rd</sup></b>	10	11	4 41
<b>Distance to Amenities (metres)</b>			
Infant school:	900	Doctor / Health Centre:	1300 Post office / bank: 1000
Junior school:	1400	Public transport (rail):	900 Food retail: 690
Secondary school:	1300	Public transport (bus):	30 Age concern: 1150
Library:	1400	Formal public open space:	350 Informal public open space: 0

<sup>15</sup> Indicated by the results of the January 2015 consultation event

<sup>16</sup> Refer to Coding table for definition of code

Site name:	Pattendens (Streamside)		Map reference:	7	
Location:	The Crescent, Keymer		Order of preference <sup>17</sup> :	11	
Area:	3. ha (1 ha SNCI) 2 ha developable (Low to Medium density)		Potential number of dwellings:	45	
Landscape value:	High- South Downs National Park				
Amenity value:	High- due to footpath crossing area.				
Biodiversity value:	High- Site of Nature Conservation interest, wet meadows, mature trees and stream.				
Cultural heritage value:	Not known- may have underground potential due to lack of ground disturbance and would require appropriate assessment.				
Visual sensitivity:	Low- Medium for views from public footpath. No views from downs but in SDNP.				
Character sensitivity:	Low/ Medium- some historic landscape features in meadows and trees. SDNP				
Impact on traffic:	Low impact. Moderate sized development, reasonably close to village centre.				
Ease of vehicular access:	Low impact. Assumed access via Silverdale would be provided.				
Impact on Stonepound AQMA:	Medium impact. Considerable amount of traffic could avoid Stonepound.				
Other potential factors:					
Proponents site highlights:					
Available: YES	Achievable: YES	Deliverable (1-5 years) ✓	Developable (6-10 years)	Developable (11 years +)	
Quantitative & Qualitative results from January 2015 consultation event					
	FOR		AGAINST		
Total	111		319		
	Code <sup>18</sup>	No of responses	Code <sup>18</sup>	No of responses	
1 <sup>st</sup>	29	45	1	101	
2 <sup>nd</sup>	5	10	4	67	
3 <sup>rd</sup>	20	8	5	36	
Distance to Amenities (metres)					
Infant school:	1000	Doctor / Health Centre:	870	Post office / bank:	970
Junior school:	680	Public transport (rail):	1320	Food retail:	320
Secondary school:	820	Public transport (bus):	140	Age concern:	910
Library:	430	Formal public open space:	680	Informal public open space:	100

<sup>17</sup> Indicated by the results of the January 2015 consultation event

<sup>18</sup> Refer to Coding table for definition of code

<b>Site name:</b>	Land to West of Lodge Lane	<b>Map reference:</b>	6
<b>Location:</b>	Lodge Lane	<b>Order of preference<sup>19</sup>:</b>	13
<b>Area:</b>	0.85 ha (Low density)	<b>Potential number of dwellings:</b>	13
<b>Landscape value:</b>	High- South Downs National Park		
<b>Amenity value:</b>	High- due to footpath crossing the area		
<b>Biodiversity value:</b>	Medium- meadow area and mature trees		
<b>Cultural heritage value:</b>	Not known- may have underground potential due to lack of ground disturbance and would require appropriate assessment.		
<b>Visual sensitivity:</b>	Medium/High- close to built up edge, views across the area from the downs, local footpaths and houses.		
<b>Character sensitivity:</b>	Medium/High- close to built up edge, countryside with strong landscape structure. SDNP		
<b>Impact on traffic:</b>	Low impact. Small development, reasonably close to village centre.		
<b>Ease of vehicular access:</b>	Low impact. Assumed access onto Lodge Lane, may require parking restrictions and formalisation of pedestrian access.		
<b>Impact on Stonepound AQMA:</b>	Low impact. Most traffic could avoid Stonepound.		
<b>Other potential factors:</b>			
<b>Proponents site highlights:</b>			
<b>Available: YES</b>	<b>Achievable: YES</b>	Deliverable (1-5 years) ✓	Developable (6-10 years)
			Developable (11 years +)
<b>Quantitative &amp; Qualitative results from January 2015 consultation event</b>			
	<b>FOR</b>		<b>AGAINST</b>
<b>Total</b>	109		347
	<b>Code<sup>20</sup></b>	<b>No of responses</b>	<b>Code<sup>20</sup></b>
<b>1<sup>st</sup></b>	29	32	1
<b>2<sup>nd</sup></b>	20	10	5
<b>3<sup>rd</sup></b>	32	8	6
<b>Distance to Amenities (metres)</b>			
Infant school:	900	Doctor / Health Centre:	600
Junior school:	380	Public transport (rail):	1100
Secondary school:	510	Public transport (bus):	100
Library:	450	Formal public open space:	630
		Post office / bank:	800
		Food retail:	420
		Age concern:	680
		Informal public open space:	270

<sup>19</sup> Indicated by the results of the January 2015 consultation event

<sup>20</sup> Refer to Coding table for definition of code



<b>Site name:</b>	Land North of Friars Oak	<b>Map reference:</b>	16
<b>Location:</b>	North of Friars Oak	<b>Order of preference<sup>21</sup>:</b>	14
<b>Area:</b>	2.4 ha (Medium density)	<b>Potential number of dwellings:</b>	22
<b>Landscape value:</b>	Medium- local gap.		
<b>Amenity value:</b>	Low- no public access.		
<b>Biodiversity value:</b>	Medium/High- stream and wet meadows and mature trees.		
<b>Cultural heritage value:</b>	High- Archaeological Notification Area(ANA). (ANA is an area which has previously been excavated and proved to have interest.		
<b>Visual sensitivity:</b>	Low- there are limited views into the area.		
<b>Character sensitivity:</b>	Medium- much of the historic landscape is intact with characteristic features associated with the stream.		
<b>Impact on traffic:</b>	Low impact. Small development, distant from facilities.		
<b>Ease of vehicular access:</b>	Low impact. Straightforward access onto London Road.		
<b>Impact on Stonepound AQMA:</b>	Medium impact. Small amount of traffic, though necessary to travel through Stonepound to access village facilities.		
<b>Other potential factors:</b>			
<b>Proponents site highlights:</b>			
<b>Available: YES</b>	<b>Achievable: YES</b>	Deliverable (1-5 years) ✓	Developable (6-10 years)
			Developable (11 years +)
<b>Quantitative &amp; Qualitative results from January 2015 consultation event</b>			
	<b>FOR</b>		<b>AGAINST</b>
<b>Total</b>	74		441
	<b>Code<sup>22</sup></b>	<b>No of responses</b>	<b>Code<sup>22</sup></b>
<b>1<sup>st</sup></b>	29	26	2
<b>2<sup>nd</sup></b>	10	12	4
<b>3<sup>rd</sup></b>	6	9	6
			60
<b>Distance to Amenities (metres)</b>			
Infant school:	1000	Doctor / Health Centre:	1350
Junior school:	1500	Public transport (rail):	970
Secondary school:	1450	Public transport (bus):	80
Library:	1500	Formal public open space:	380
		Post office / bank:	1100
		Food retail:	820
		Age concern:	1270
		Informal public open space:	100

<sup>21</sup> Indicated by the results of the January 2015 consultation event

<sup>22</sup> Refer to Coding table for definition of code

<b>Site name:</b>	Land to north of Shepherds Walk	<b>Map reference:</b>		9	
<b>Location:</b>	Shepherds Walk	<b>Order of preference<sup>23</sup>:</b>		15	
<b>Area:</b>	9.5 ha (Medium density)	<b>Potential number of dwellings:</b>		140	
<b>Landscape value:</b>	Medium- the area has much historic landscape structure intact and is in a local gap.				
<b>Amenity value:</b>	High- informal access and paths.				
<b>Biodiversity value:</b>	Medium- unimproved meadows, hedgerows and mature oak trees.				
<b>Cultural heritage value:</b>	High- Archaeological Notification Area (ANA). ( ANA is an area which has previously been excavated and proved to have interest).				
<b>Visual sensitivity:</b>	Low/Medium- there are views across the area from residential properties, a footpath and from the higher ground to the north.				
<b>Character sensitivity:</b>	High- much of the historic landscape structure in the field patterns and ancient trees and hedgerows.				
<b>Impact on traffic:</b>	Medium impact. Large development, distant from facilities.				
<b>Ease of vehicular access:</b>	Low impact. Straightforward access onto London Road.				
<b>Impact on Stonepound AQMA:</b>	High impact. Necessary to travel through Stonepound to access village facilities.				
<b>Other potential factors:</b>	Local residents have petitioned that this site should be declared Local Green Space				
<b>Proponents site highlights:</b>	Northern part of the site to be gifted to Parish Council for public open space together with maintenance fund or for the provision of a school				
<b>Available: YES</b>	<b>Achievable: YES</b>	Deliverable (1-5 years)    ✓	Developable (6-10 years)	Developable (11 years +)	
<b>Quantitative &amp; Qualitative results from January 2015 consultation event</b>					
	<b>FOR</b>		<b>AGAINST</b>		
<b>Total</b>	119		644		
	<b>Code<sup>24</sup></b>	<b>No of responses</b>	<b>Code<sup>24</sup></b>	<b>No of responses</b>	
<b>1<sup>st</sup></b>	29	39	4	147	
<b>2<sup>nd</sup></b>	10	16	2	130	
<b>3<sup>rd</sup></b>	6	13	5	86	
<b>Distance to Amenities (metres)</b>					
Infant school:	930	Doctor / Health Centre:	1250	Post office / bank:	1000
Junior school:	1400	Public transport (rail):	880	Food retail:	800
Secondary school:	1300	Public transport (bus):	30	Age concern:	1150
Library:	1370	Formal public open space:	400	Informal public open space:	100

<sup>23</sup> Indicated by the results of the January 2015 consultation event

<sup>24</sup> Refer to Coding table for definition of code

<b>Site name:</b>	Land at Southdowns Farm	<b>Map reference:</b>	5a
<b>Location:</b>	Lodge Lane	<b>Order of preference<sup>25</sup>:</b>	16
<b>Area:</b>	0.8 ha Low density	<b>Potential number of dwellings:</b>	12
<b>Landscape value:</b>	High - Southdowns National Park		
<b>Amenity value:</b>	High - due to footpaths crossing the area and in particular the playing field for the school which has open access.		
<b>Biodiversity value:</b>	Medium - hedgerows and adjacent ancient woodlands and stream.		
<b>Cultural heritage value:</b>	Not known - may have underground potential due to lack of ground disturbance and would require appropriate assessment.		
<b>Visual sensitivity:</b>	High - wide views across the area from the downs, local footpaths and houses.		
<b>Character sensitivity:</b>	High - countryside with strong landscape structure. SDNP		
<b>Impact on traffic:</b>	Low impact. Small development, reasonably close to village centre.		
<b>Ease of vehicular access:</b>	Low impact. Assumed access onto Lodge Lane, may require parking restrictions and formalisation of pedestrian access.		
<b>Impact on Stonepound AQMA:</b>	Low impact. Most traffic could avoid Stonepound.		
<b>Other potential factors:</b>			
<b>Proponents site highlights:</b>			
<b>Available: YES</b>	<b>Achievable: YES</b>	Deliverable (1-5 years) ✓	Developable (6-10 years)
			Developable (11 years +)
<b>Quantitative &amp; Qualitative results from January 2015 consultation event</b>			
	<b>FOR</b>		<b>AGAINST</b>
<b>Total</b>	80		453
	<b>Code<sup>26</sup></b>	<b>No of responses</b>	<b>Code<sup>26</sup></b>
<b>1<sup>st</sup></b>	29	22	1
<b>2<sup>nd</sup></b>	6	16	5
<b>3<sup>rd</sup></b>	11	9	23
			35
<b>Distance to Amenities (metres)</b>			
Infant school:	850	Doctor / Health Centre:	570
Junior school:	330	Public transport (rail):	1060
Secondary school:	470	Public transport (bus):	100
Library:	445	Formal public open space:	580
		Post office / bank:	770
		Food retail:	400
		Age concern:	650
		Informal public open space:	200

<sup>25</sup> Indicated by the results of the January 2015 consultation event

<sup>26</sup> Refer to Coding table for definition of code

Site name:	Land Opposite Stanford Avenue		Map reference:	1b	
Location:	west of London Road, Hassocks		Order of preference <sup>27</sup> :	17	
Area:	2 ha ( Low density)		Potential number of dwellings	30	
Landscape value:	Medium- the areas much of the historic landscape structure intact and is in a local gap.				
Amenity value:	Medium- footpaths pass close to the area.				
Biodiversity value:	Medium/low- unimproved meadow but few other features.				
Cultural heritage value:	High- Archaeological Notification Area (ANA). (ANA is an area which has previously been excavated and proved to have interest).				
Visual sensitivity:	Medium/Low as views in are restricted due to vegetation and land slopes north away from the downs.				
Character sensitivity:	Medium- green field, however the area lacks strong landscape structure and characteristic features.				
Impact on traffic:	Medium impact. Small development. close to village facilities, but close to Stonepound.				
Ease of vehicular access:	High impact. Access to London Road, but very close to Stonepound.				
Impact on Stonepound AQMA:	Medium impact. Small site, low levels of traffic generated, but very close to Stonepound.				
Other potential factors:					
Proponents site highlights:					
Available:	Achievable:	Deliverable (1-5 years)	Developable (6-10 years)	Developable (11 years +)	
Quantitative & Qualitative results from January 2015 consultation event					
	FOR		AGAINST		
Total	98		541		
	Code <sup>28</sup>	No of responses	Code <sup>28</sup>	No of responses	
1 <sup>st</sup>	29	31	6	173	
2 <sup>nd</sup>	6	10	26	123	
3 <sup>rd</sup>	11	6	2	92	
Distance to Amenities (metres)					
Infant school:	820	Doctor / Health Centre:	1000	Post office / bank:	895
Junior school:	1250	Public transport (rail):	549	Food retail:	190
Secondary school:	1100	Public transport (bus):	10	Age concern:	960
Library:	1400	Formal public open space:	100	Informal public open space:	420

<sup>27</sup> Indicated by the results of the January 2015 consultation event

<sup>28</sup> Refer to Coding table for definition of code

<b>Site name:</b>	Land Opposite Stanford Avenue	<b>Map reference:</b>			1c
<b>Location:</b>	west of London Road, Hassocks	<b>Order of preference<sup>29</sup>:</b>			17
<b>Area:</b>	2 ha ( Low density)	<b>Potential number of dwellings</b>			30
<b>Landscape value:</b>	Medium- the areas much of the historic landscape structure intact and is in a local gap.				
<b>Amenity value:</b>	Medium- footpaths pass close to the area.				
<b>Biodiversity value:</b>	Medium/low- unimproved meadow but few other features.				
<b>Cultural heritage value:</b>	High- Archaeological Notification Area (ANA). (ANA is an area which has previously been excavated and proved to have interest).				
<b>Visual sensitivity:</b>	Medium/Low as views in are restricted due to vegetation and land slopes north away from the downs.				
<b>Character sensitivity:</b>	Medium- green field, however the area lacks strong landscape structure and characteristic features.				
<b>Impact on traffic:</b>	Medium impact. Small development. close to village facilities, but close to Stonepound.				
<b>Ease of vehicular access:</b>	High impact. Access to London Road, but very close to Stonepound.				
<b>Impact on Stonepound AQMA:</b>	Medium impact. Small site, low levels of traffic generated, but very close to Stonepound.				
<b>Other potential factors:</b>					
<b>Proponents site highlights:</b>					
<b>Available:</b>	<b>Achievable:</b>	Deliverable (1-5 years)	Developable (6-10 years)	Developable (11 years +)	
<b>Quantitative &amp; Qualitative results from January 2015 consultation event</b>					
	<b>FOR</b>		<b>AGAINST</b>		
<b>Total</b>	98		541		
	<b>Code<sup>30</sup></b>	<b>No of responses</b>	<b>Code<sup>30</sup></b>	<b>No of responses</b>	
<b>1<sup>st</sup></b>	29	31	6	173	
<b>2<sup>nd</sup></b>	6	10	26	123	
<b>3<sup>rd</sup></b>	11	6	2	92	
<b>Distance to Amenities (metres)</b>					
Infant school:	820	Doctor / Health Centre:	1000	Post office / bank:	895
Junior school:	1250	Public transport (rail):	549	Food retail:	190
Secondary school:	1100	Public transport (bus):	10	Age concern:	960
Library:	1400	Formal public open space:	100	Informal public open space:	420

<sup>29</sup> Indicated by the results of the January 2015 consultation event

<sup>30</sup> Refer to Coding table for definition of code

<b>Site name:</b>	Land at the Ham	<b>Map reference:</b>			2
<b>Location:</b>	West of London Road	<b>Order of preference<sup>31</sup>:</b>			18
<b>Area:</b>	5.4 ha.(Med (Near to London road) to low (further in) across site)	<b>Potential number of dwellings:</b>			97
<b>Landscape value:</b>	Medium - the area has much of the historic landscape structure intact and is in a local gap.				
<b>Amenity value:</b>	Medium - informal access and well used footpaths.				
<b>Biodiversity value:</b>	High - in the unimproved meadows, hedgerows and mature oak trees.				
<b>Cultural heritage value:</b>	High - Archaeological Notification Area (ANA). (ANA is an area which has previously been excavated and proved to have interest).				
<b>Visual sensitivity:</b>	Medium - there are views across the area from residential properties, several footpaths and the golf course. Distant views from the Downs.				
<b>Character sensitivity:</b>	High - much of the historic landscape structure is intact in the field patterns and ancient trees and hedgerows.				
<b>Impact on traffic:</b>	High impact. Substantial development,close to village facilities, but close to Stonepound.				
<b>Ease of vehicular access:</b>	High impact. Access to London Road, but very close to Stonepound.				
<b>Impact on Stonepound AQMA:</b>	High impact. Substantial development very close to Stonepound.				
<b>Other potential factors:</b>					
<b>Proponents site highlights:</b>					
<b>Available: YES</b>	<b>Achievable: YES</b>	Deliverable (1-5 years)    ✓	Developable (6-10 years)	Developable (11 years +)	
<b>Quantitative &amp; Qualitative results from January 2015 consultation event</b>					
	<b>FOR</b>		<b>AGAINST</b>		
<b>Total</b>	86		545		
	<b>Code<sup>32</sup></b>	<b>No of responses</b>	<b>Code<sup>32</sup></b>	<b>No of responses</b>	
<b>1<sup>st</sup></b>	29	31	6	173	
<b>2<sup>nd</sup></b>	6	10	26	123	
<b>3<sup>rd</sup></b>	11	6	2	92	
<b>Distance to Amenities (metres)</b>					
Infant school:	770	Doctor / Health Centre:	1,000	Post office / bank:	860
Junior school:	1,250	Public transport (rail):	510	Food retail:	80
Secondary school:	1,100	Public transport (bus):	150	Age concern:	940
Library:	1,400	Formal public open space:	300	Informal public open space:	200

<sup>31</sup> Indicated by the results of the January 2015 consultation event

<sup>32</sup> Refer to Coding table for definition of code

Site name:	Land to the east of Ockley Lane	Map reference:		8	
Location:	Ockley Lane (North of Churchmead)	Order of preference <sup>33</sup> :		19	
Area:	5.5ha	Potential number of dwellings:		50	
Landscape value:	High- South Downs National Park				
Amenity value:	High- due to main footpath to Ditchling crossing the area and informal access around field.				
Biodiversity value:	Medium- mature trees, wet grassland and stream.				
Cultural heritage value:	Not known and may have underground potential due to lack of ground disturbance and would require appropriate assessment.				
Visual sensitivity:	High- from the South Downs, footpaths across the field,on Lodge Hill and Oldlands area and Ockley Lane.				
Character sensitivity:	High- setting for Oldlands Mill, Lodge Hill and Keymer Conservation Area.				
Impact on traffic:	Low impact. Moderate sized development, reasonably close to the village centre.				
Ease of vehicular access:	Low impact. Straightforward access onto Ockley Lane (possible mini-roundabout opposite Grand Avenue).				
Impact on Stonepound AQMA:	Medium impact. Considerable amount of traffic could avoid Stonepound.				
Other potential factors:					
Proponents site highlights:	Proponent states that 2 hectares will be gifted to WSCC for a 2 form entry school (5-11 year olds) which will be built by the proponent.				
Available: YES	Achievable: YES	Deliverable (1-5 years)    ✓	Developable (6-10 years)	Developable (11 years +)	
Quantitative & Qualitative results from January 2015 consultation event					
	FOR		AGAINST		
Total	53		524		
	Code <sup>34</sup>	No of responses	Code <sup>34</sup>	No of responses	
1 <sup>st</sup>	29	14	1	130	
2 <sup>nd</sup>	6	10	5	121	
3 <sup>rd</sup>	1 & 3	5	23	73	
Distance to Amenities (metres)					
Infant school:	890	Doctor / Health Centre:	900	Post office / bank:	840
Junior school:	820	Public transport (rail):	1150	Food retail:	550
Secondary school:	890	Public transport (bus):	10	Age concern:	880
Library:	530	Formal public open space:	370	Informal public open space:	300

<sup>33</sup> Indicated by the results of the January 2015 consultation event

<sup>34</sup> Refer to Coding table for definition of code