

## HASSOCKS PARISH COUNCIL

To: All Members of the Neighbourhood Plan Working Group (Bill Hatton, Ian Weir, Frances Gaudencio, Nick Owens, Emma Wood, Mark Higgins, Judith Foot, Victoria Standfast , Virginia Pullen and David Withycombe)  
Dowsett Mayhew Consultants: Dale Mayhew and Laura Bourke, with copies to all other Councillors for information.

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A meeting of the NEIGHBOURHOOD PLAN WORKING GROUP will be held on Thursday 25<sup>th</sup> April 2019 at 7.30pm in the Parish Centre, Adastra Park, Hassocks.

### AGENDA

#### 1. APOLOGIES FOR ABSENCE

#### 2. DISCLOSURE OF INTERESTS

To deal with any disclosure by Members of any disclosable pecuniary interests and interests other than pecuniary interests, as defined under Hassocks Parish Council's Code of Conduct and the Localism Act 2011, in relation to matters on the agenda.

#### 3. MINUTES

- 3.1 To accept Minutes of the Meeting held 14<sup>th</sup> March 2019.

#### 4. REPORTS

- 4.1 To consider the following revised papers:-

- a) Policy 1 Local Gaps ( Appendix 1)
- b) Policy 2 Local Green Space Designation (Appendix 2)
- c) To further consider the responses from Stakeholders/Developers/Agents/Landowners and statutory Local Government consultees which were initially considered on 14<sup>th</sup> March 2019 (Appendix 3)
- d) Housing paper (papers to follow)

#### 5. DATE OF NEXT MEETING

23rd May 2019

#### Exclusion of the Public and Press:

*In view of the confidential nature of the business to be discussed members of the public or press present, if any, will be asked to withdraw from the meeting in the public interest*



# Revised Hassocks Neighbourhood Plan

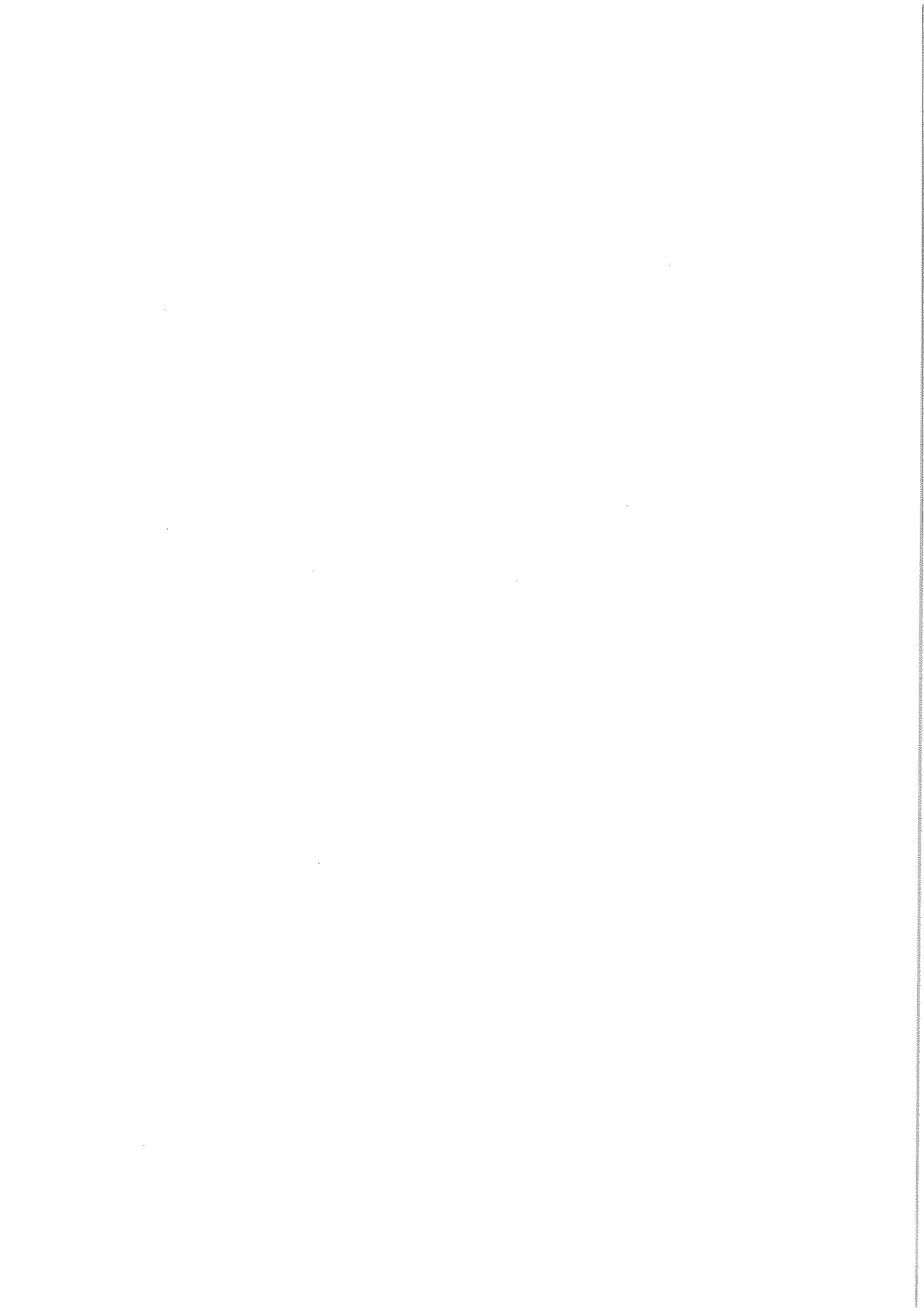
## Review of Local Gaps Policy 1



Regulation 14 Consultation Response

April 2019





## Introduction

This report has been prepared in response to representations submitted as part of the Regulation 14 Consultation in relation to Policy 1 – Local Gaps in the Hassocks Neighbourhood Plan (HNP). A paper entitled Review of Policy 1 Burgess Hill Gap and Policy 2 Ditchling Gap and Hurstpierpoint Gap (dated October 2018) was submitted by Hassocks Parish Council in support of the Regulation 14 HNP Consultation. The 2018 paper presented the justification for retention of a Local Gap policy in the January 2019 Regulation 14 HNP.

The MSDC Local Plan (March 2018) does not include specific Gap policies but does include reference to Gaps and Neighbourhood Plans under Policy DP13. Policy 13 states:

### Policy DP13: Preventing Coalescence

*Local Gaps can be identified in Neighbourhood Plans or a Site Allocations Development Plan Document...where there is robust evidence that development within the Gap would individually or cumulatively result in coalescence and the loss of the separate identity and amenity of nearby settlements. Evidence must demonstrate that existing local and national policies cannot provide the necessary protection".*

The October 2018 paper reviewed Policies 1 and 2 of the previous Regulation 16 HNP (June 2016) against the requirements of Policy DP13 specifically to assess whether there was still an assessed need for a Gap Policy(s) in the updated HNP. The conclusions to the 2018 paper were that there remained a case for designation of Local Gaps and this policy was taken forward as Policy 1 of the Regulation 14 HNP.

The response to the Regulation 14 HNP from MSDC (by email dated 18<sup>th</sup> February 2019) included the following statement with regard to Policy 1:

*In order for this policy designation to be robust and have credibility in its application, the Council recommends that further assessment is carried out or conclusions provided to identify the areas of land that are entirely necessary to preserve the integrity of the Local Gap and maintain the separate identity of settlements. This can then be used to support where the Local Gap Boundary should be drawn.*

A number of written responses were also submitted by agents and land owners with regard to Policy 1. This paper provides a more detailed assessment of the Local Gap policy by reference to 8 sub character areas as shown on Figure 1. The assessment and conclusions to the October 2018 paper underpin this more detailed assessment. This paper concludes that the case for inclusion of a Local Gap policy remains robust. This paper provides a more detailed assessment to determine whether all land shown on the Regulation 14 HNP Proposals Map should remain as part of Policy 1 Local Gap.

This review does identify some land parcels proposed for removal from the area covered by Policy 1 Local Gap. The reasons for these recommendations are described in the sections below and the parcels of land are shown on Figure 2 at the end of this report.



Figure 1: Local Gaps Policy Review Sub Character Areas

### Area 1: Land east of Stonepound Crossroads

This part of the Local Gap includes the existing development along Hurst Road and the fields located between Hurst Road and the development at Ham Fields (Saxon Mills). The October 2018 review concluded that the gap between Hassocks and Hurstpierpoint was of particular sensitivity due to the grant of permission for development at Ham Fields. There has also been infill development on Hurst Road.

The fields west of London Road and south of Ham Fields provide a break in development and allow views to the wider countryside. Breaks in development are considered of particular importance in maintaining the rural character of a settlement like Hassocks, in particular in the context of the growth of the settlement (see view below).



View of the Gap from London Road, just north of Ham Fields

No changes to the area covered by Policy 1 are proposed in Area 1 for the following reasons:

- The Local Gap between Hassocks and Hurstpierpoint is already much reduced
- There has been infill development on Hurst Road which impinges on the Gap
- The few breaks allowing outward views to countryside are assessed as being of particular importance to maintaining the rural character of Hassocks

## **Area 2: Land to the west of London Road and the Golf Club**

Much of this land lies within the reduced Local Gap between Hassocks and Hurstpierpoint. The case for retention of the majority of this land remains as set out in the October 2018 paper. This more detailed assessment has identified two areas of land included in the original Gap policy which it is concluded are not essential to the integrity of the gap and could, therefore, be removed from the area covered by Local Gap Policy 1, without affecting the purpose of the policy. These are shown on Figure 1.

Land in Area 2 proposed for removal from Policy 1 Local Gap:

- Belmont Recreation Ground – protected as Open Space
- Hassocks Golf Clubhouse and car park



Belmont Recreation Ground



Hassocks Golf Clubhouse and car park

### Area 3: Land to the north of Hassocks Golf Club and west of London Road

The proposed area of the Local Gap extends north from the approved development site at the Golf Club. All of this area retains a strong rural character and forms an important function in the perception of the separation between the settlements of Hassocks and Burgess Hill. For these reasons all land shown on the Proposals Map is recommended to be retained within the Gap.

### Area 4: Land north of Friars Oak Fields and east of London Road

The email response from MSDC references the recent Appeal Decision relating to land at Friar's Oak Fields:

*the recent appeal decision at Friars Oak (appeal reference - APP/D3830/V/17/3166992) as not necessary to preserve settlement identity and prevent coalescence.*

Further representations have been received by Sigma Planning Services on behalf of the developer Rydon Homes.

The Inspector's decision at the Appeal was concerned with whether the gap would still function if the land at Friar's Oak Fields were to be developed and, therefore, would no longer form part of the Gap. In reality similar arguments could be presented in relation to many areas of land on the settlement edge. This is not the same point as an assessment as to whether the land currently contributes to the perception of the Gap between the settlements. Friar's Oak Fields does form an important element to the settlement edge and, therefore, the identity of the existing settlement of Hassocks. It is currently an area of open countryside on the settlement edge and in this respect contributes to the prevention of the coalescence of the existing settlements. This review, therefore recommends that the land north of Friar's Oak Fields, and the other land within Area 4 north of the settlement edge, should be retained within the Local Gap Policy 1.

There is, however, a small parcel of land within the existing residential area included within the Gap. This area is proposed for removal from Policy 1 as it lies within the existing residential area/



Land at Friars Oak Fields proposed for retention within the Local Gap Policy 1

### **Area 5: Land north of Clayton Mills**

The site allocation on land north of Clayton Mills and east of Ockley Lane has markedly reduced the extend of the Local Gap in this location. The retention of the remaining areas of land within the Local Gap to prevent coalescence is therefore of heightened importance. Two small areas of land, currently shown as within the gap, are largely landlocked as a consequence of the site allocation. These are land within the residential curtilage of Woodside and the two small fields to the west of Ockley Manor. For these reasons it is recommended that these two areas of land are removed from the Local Gap Policy 1 as shown on Figure 1.

Land in Area 5 proposed for removal from Policy 1 Local Gap:

- Land at Woodside
- Two fields to the west of Ockley Manor



Fields to the west of Ockley Manor

#### **Area 6: Land east of Ockley Lane and north of Oldlands Mill**

All of this area retains a strong rural character and forms an important function in the perception of the separation between the settlements. It is, therefore, recommended that all land with Area 6 is retained with Local Gap Policy 1.



Open countryside within Area 6

#### Area 7: Land east of Ockley Lane and south of Oldlands Mill

The October 2018 assessment concluded that this land was essential to the perception of the separate identity of the settlements of Hassocks and Ditchling. The vast majority of the land is seen in important views from land around Oldlands Mill and when travelling between the two settlements on local rights of way and Keymer Road.

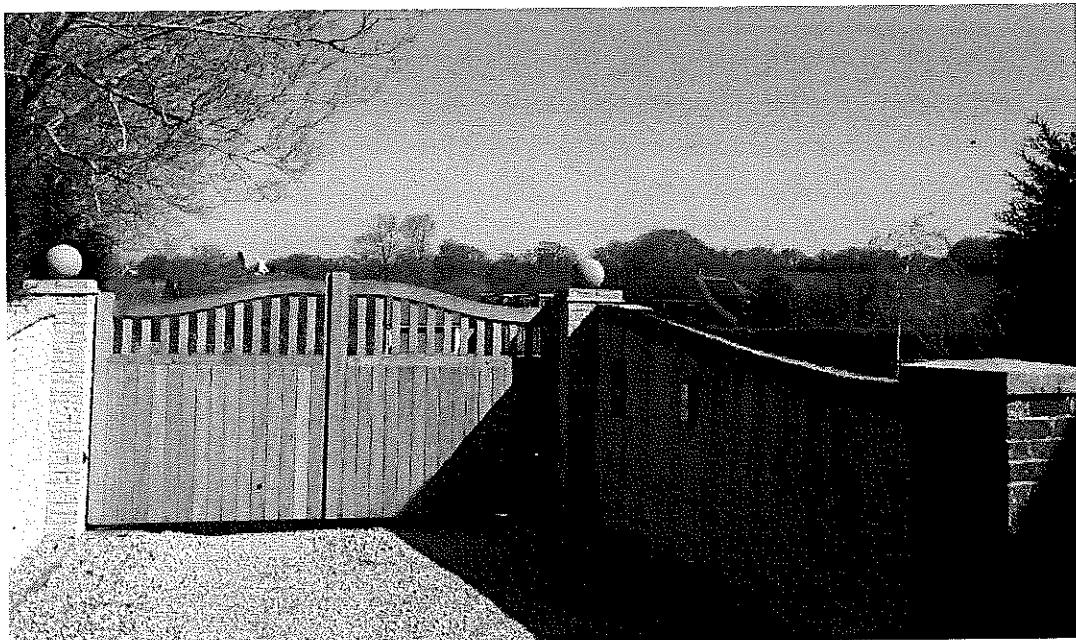


View across the Hassocks/Ditchling Gap

This assessment concludes that the vast majority of this land remains important to the prevention of coalescence and the protection of the separate identity of the villages of Hassocks and Ditchling. The one exception is the small parcel of land at Streamside which is predominantly domestic curtilage and is enclosed by high fencing and hedging. This area of land does not contribute to any significant degree to settlement identity and prevention of coalescence and it is recommended that this be removed from the area covered by Local Gap Policy 1.

Land in Area 7 proposed for removal from Policy 1 Local Gap:

- Land at Streamside



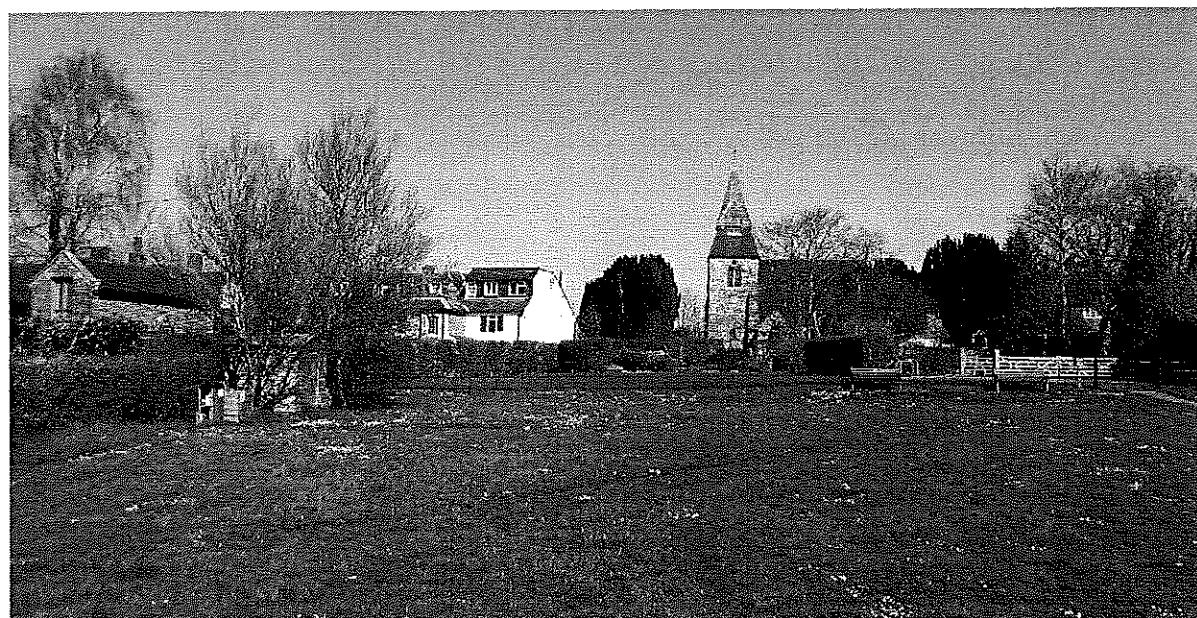
Land at streamside

#### **Area 8: Land south of Ockley Lane and east of Lodge Lane**

This area of land comprises areas of grazing land and a graveyard. As identified in the October 2018 assessment this land is considered of particular importance in providing the setting to the Keymer Conservation Area, which includes Keymer Church and a number of listed properties. It provides an important break between existing development with outward views from Keymer Road and the Church over open land to the South Downs (see below). Breaks in development such as this, providing views to countryside are important to the perception of Hassocks as a rural settlement. The land is therefore assessed as being of particular important to the retention of settlement identity, in particular with regard to the setting to the Keymer Conservation Area. For these reasons it is recommended that all land within Area 8 is retained in the Local Gap Policy 1.



View across Area 8 from Ockley Lane



View to Keymer Church from the graveyard within Area 8



**Figure 2: Land proposed for removal from Policy 1: Local Gaps**

# Revised Hassocks Neighbourhood Plan

## Local Green Space Policy 2 Review



Regulation 14 Consultation Response  
April 2019





## Introduction

This report has been prepared in response to representations submitted as part of the Consultation in relation to Policy 2 – Local Green Spaces of the Regulation 14 Hassocks Neighbourhood Plan (HNP) (January 2019). A paper entitled Local Green Space Policy Review (dated October 2018) was submitted by Hassocks Parish Council in support of the Regulation 14 Consultation. This paper proposed the creation of eight Local Green Spaces (LGS).

Local Green Spaces can be designated as part of the Neighbourhood Plan provided they meet criteria described in Paragraph 100 of the revised National Planning Policy Framework (NPPF), which are set out below:

- *'where the green space is in reasonably close proximity to the community it serves;*
- *where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- *where the green area concerned is local in character and is not an extensive tract of land.'*

The response from Mid Sussex District Council (by email dated 18<sup>th</sup> February 2019) states:

*The Council notes that land proposed for designation as LGS1, LGS2 and LGS4 comprise fields of pasture and are part of the wider countryside adjacent to the built up area boundary, all in private ownership. Public footpaths run across or close to the sites; however there is no statutory public access to the proposed LGS areas. The sites appear to be used unofficially, mostly by local dog walkers. The Council notes that LGS 1, 2 and 4 cover fairly large areas of countryside surrounding Hassocks.*

*The Council has considered the supporting Local Green Space Policy Review Background Paper and does not judge that this sufficiently demonstrates why LGS 1, 2 and 4 are particularly special over and above other areas of countryside in the vicinity, nor does it judge that they are the type of green space the Government had in mind that should be protected when introducing this designation. These particular LGS designations are therefore not in general conformity with the Government's policies in the NPPF nor the advice set out in the NPPG and they should be removed.*

Written representations have also been received on behalf of the land owners in relation to:

- LGS 1: Land north of Shepherd's Walk
- LGS 2: Land at the Ham
- LGS 4: Land to the east of Ockley Lane
- LGS 5: Land at south of Downlands

No representations have been received in relation to the proposed Local Green Spaces at LGS3, LGS6, LGS7 and LGS8. The case for designation of these four sites is therefore as set out in the October 2018 paper.

This report provides the following:

- Further assessment of LGS1, LGS2, LGS4 and LGS5 in the light of developments since October 2018
- A response to representations made on behalf the respective landowners
- Recommendations for the retention or removal of land as LGS

The locations of the proposed LGS sites are shown on Hassocks Neighbourhood Plan Proposals Map (Figure 1). This plan has been amended to also shows those areas proposed for removal from Policy 2 – Local Green Spaces following this April 2019 review

### **LGS1: Land to the north of Shepherd's Walk**

There is no change to the reasons set out in the October 2018 paper for the designation of LGS1. The responses below should, therefore, be read in association with the October 2018 Paper. In addition to the comments set out in the MSDC response, the principal representations received in relation to LGS1 were from Sigma Planning Services on behalf of Rydon Homes Ltd (February 2019).

There is an application for residential development on the location of LGS1, subject to appeal following refusal by MSDC. Representations were also received from Griffith Smith LLP on behalf of the land owner, but these largely focus on the intended residential development and access and do not address the LGS NPPF criteria.

At paragraph 2.28 Sigma state *It is Rydon's view that the impetus for the designation of the land as LGS stems largely from local opposition to the housing proposal.* The case for designation of LGS1 has been informed by the assessment undertaken and set out in the October 2018 report. That assessment focused purely on the merits of the site and whether it meets the criteria set out in the NPPF. In excess of 20 written representations in support of the designation of LGS1 were received from local residents, more than for any other LGS.

Sigma Planning Services also raise a number of points relating to whether LGS1 meets the NPPF criteria.

The land adjoins the northern edge of Hassocks and there is access to the land via a footpath. Sigma state that the site is *not enjoyed by most of the community of Hassocks.* As stated in the earlier paper this is a popular walking route around the village. Access to the majority of the land covered by the proposed LGS has been unchallenged (albeit unauthorised) and there are informal paths across the land.

In relation to landscape character and views, heritage and wildlife significance, Sigma refer to the reports prepared in support of the planning application. The value of the land at LGS1 is very much local and the significance of the land against these attributes is also local. The criteria in the NPPF states that the land should *hold(s) a particular local significance.* There is no requirement for the land to be of county or national significance.

Sigma also note that open space will be provided in association with the proposed development. From the illustrative site layout it is evident that much of this open land is associated with flood alleviation and the Sustainable Urban Drainage System (SuDS). This land would be of a very different character to the semi natural character of the existing land north of Shepherd's Walk.

The conclusion to this more detailed assessment of LGS 1 remains that the proposed LGS1:

- is located in close proximity to the community;
- does not represent an extensive tract of land;
- is valued by the local community;
- is of local significance.

This report therefore concludes that there remains a strong case for designation of LGS1 under Policy 2 of the Neighbourhood Plan.



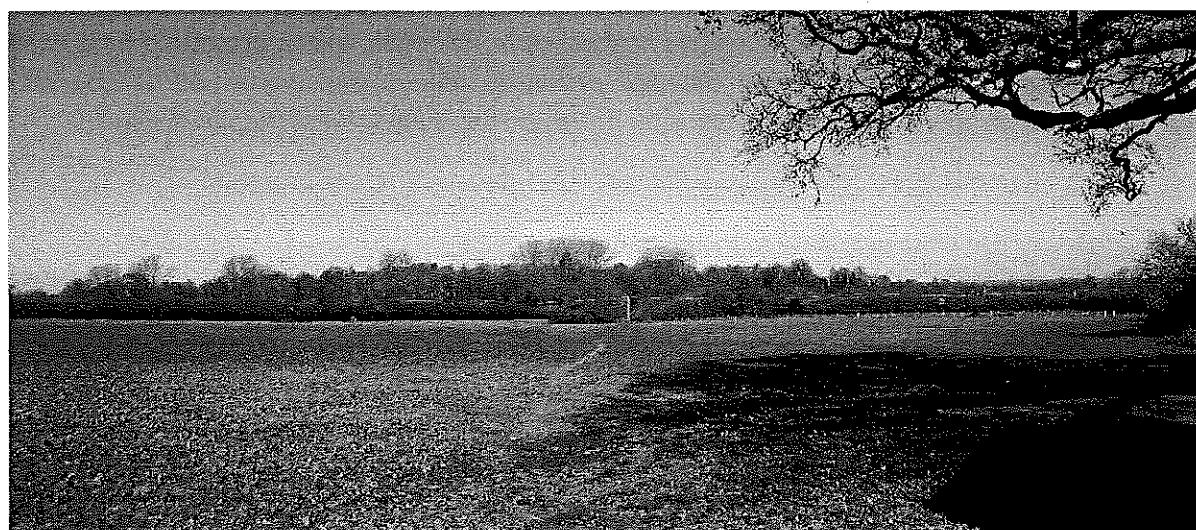
View over LGS 1 demonstrating the proximity of the land to the settlement edge

#### **LGS2: Land at The Ham**

A representation was received from the land owner opposing the LGS designation (letter dated 12<sup>th</sup> February 2019). Since the proposed designation of LGS2 in October 2018, an application for the disposal of soil associated with the residential development on the neighbouring land (Ham Fields/Saxon Mills) on the land has been approved by MSDC. The Parish supported the application in order to prevent high levels of lorry movements which would have been generated had the material been transported off site.

It is therefore concluded that the case for the designation of LGS2 can no longer be supported. In particular the arguments relating to existing landscape character and views, heritage and wildlife significance would be difficult to sustain in the light of the planning approval for soil disposal.

For these reasons it is recommended that LGS2 be withdrawn from Policy 2 of the HNP.



General view over LGS 2

#### LGS4: Land to the east of Ockley Lane

There is no change to the reasons set out in the October 2018 paper for the designation of LGS4. The responses below should, therefore, be read in association with the October 2018 Paper. In addition to the comments set out in the MSDC response, representations were received in relation to LGS4, principally from:

- Agri-Matters on behalf of landowner of western field (Letter dated 15<sup>th</sup> February 2019)
- Batcheller Monkhouse on behalf of landowner of eastern field (undated Letter by email)

The written representations on behalf of the landowners challenge the judgements as to whether the land at LGS4 meets the criteria for designation as an LGS, but do not introduce any particular new evidence which contradicts the basis for the proposed designation set out in the October 2018. A number of points are made in relation to access. The current access to the land via public rights of way and the fact that any 'open access' is at the discretion of the land owner are identified and discussed in the October 2018 report. In the assessment of local significance, particular attention is drawn to the views to and from the LGS and the contribution to the natural beauty of land which lies within the South Downs National Park.

One aspect that is raised on behalf of both landowners is whether:

- the land lies *in close proximity to the local community it serves*
- the site represents *an extensive tract of land*

LGS4 is the largest of the proposed LGS sites in the Regulation 14 Plan. The land comprises two fields. It is accepted that two fields could be assessed as an extensive tract of land, although there is no clear definition of this criteria, for instance in terms of an area.

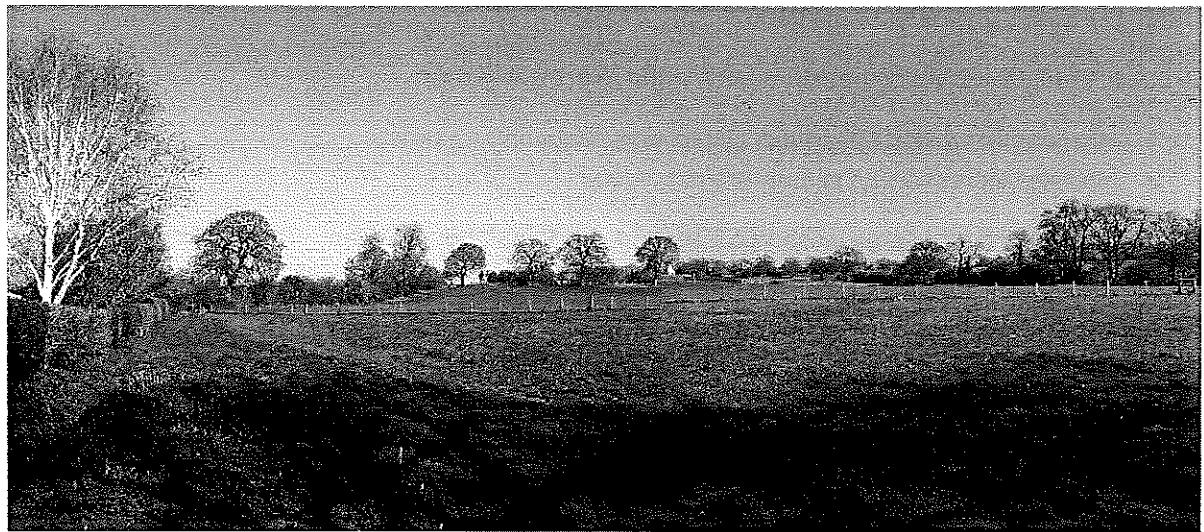
The western field is bordered to the west and south by residential development. The land is accessed via the public right of way and as evident in the photograph below there are regularly used informal paths around the field. This field is, therefore, assessed as being in close proximity to the community it serves.

The eastern field does not border the settlement edge and could, therefore be assessed as not being in close proximity to the local community. It only meets this criteria if considered in association with the western field. It is accepted that there could be an argument that the two fields represent an extensive tract of land.

For these reasons, it is recommended that the area covered by LGS4 is reduced to the western field only.



View over the western field to LGS4 demonstrating the proximity of the land to the settlement edge



View over the eastern field proposed for removal from LGS4

### LGS5: Land at South of Downlands

A representation was received in relation to this LGS which refers to the land forming part of Downsbrook Community College. The representation requests that the designation of the land as an LGS should be 'reconsidered'. The representation does not specifically challenge the criteria based assessment prepared by the Parish in October 2018 but states that *there may be a future requirement to increase the capacity of the school to accommodate additional children.*

The Parish recognise the increasing pressures on our local schools as a consequence of a growing school role. The land at LGS5 is fairly remote from the main built school campus. It is also identified by WSCC as the Downlands Community Field in signage on the land. It is considered unlikely that the land would provide a suitable location for built development, but could be required to provide more accessible grounds and sports pitches in the event that the school does need to expand and so would remain as open land. The land also lies within the South Downs National Park and benefits from the protection afforded by this designation.

For these reasons it is recommended that LGS5 be withdrawn from Policy 2 of the HNP.



Downlands Community Fields (LGS5)



**Figure 1: Regulation 14 HNP Proposals map showing proposed LGS for removal.**

### **Policy 1: Local Green Spaces**

The Neighbourhood Plan designates the following locations as Local Green Spaces (as shown on the Proposals Map);

- Land to the north of Shepherds Walk (LGS1)
- Land to the south of Clayton Mills (LGS3)
- Land to the east of Ockley Lane (LGS4) – area reduced to western field only
- Land to the west of the railway line (LGS6)
- Land at Pheasant field (LGS7)
- Land at Clayton Mills (LGS 8)

### Sites withdrawn from Policy

- Land at the Ham (LGS2)
- Land at south of Downlands (LGS5)



	Stakeholders/General	Summary of Comments
Ref No:		
1	Request aim 5 of HNP is strengthened to mention 'multi-functional' crossing.	Improving railway crossing featured in planning apps for development of land at Friars Oak and 500 houses land north of Mackie Ave . Based on these applications it seems that a bridge with steps is only possibility being considered. It seems MSDC is only considering in light of individual applications and not a long-term view. Note a bridge will be difficult to cross due to height necessary to clear railway on high embankment. Options such as bridge with ramps, pedestrian tunnel or use of existing tunnel to north have not been considered. Believe this to be relevant especially with proposal for new school.  Request HPC push MSDC to take comprehensive approach dealing with this matter as only dealing with issue of railway crossing within context of individual planning applications rather than whats best for Hassocks as a whole.
2	Support	<ul style="list-style-type: none"> <li>• Regrettable 2 x major housing sites imposed (Ham Fields, Oakley Lane) but HNP does reflect no need to allocate any more land for development.</li> <li>• Welcome the associated community improvements set out forming part of developer's obligations.</li> <li>• Must ensure infrastructure is enhanced to sustain increased population.</li> <li>• Pleased Plan updated on provision of Local Green Space. Agree with the 9 sites identified, only concern most appear to be dependent on goodwill of landowner and question who is responsible for maintaining these.</li> <li>• Not sure HNP addresses issue of parking (not sure if it should address this?) And that commuter parking is a blight on community. Think HNP could identify longer term solutions that would meet the increasing demand for parking in the area.</li> </ul>
3	Support HNP. Thanks to HPC.	
4	Support HNP	Believes Hassocks has now reached saturation point and agrees there should be no further residential development in this period.
5		Congratulate Team for diligent services in what has been a long and difficult process.  Fully appreciate dedication.  Support the reports.

	Identified 3 points, which need clarification in the supporting LGS document, page 3.
<b>Point 1 - Site and Location</b>	Believes there is an anomaly with wording.
<b>Site and Location</b>  (Original wording) This is an area comprising two fields to the north of Shepherds Walk and an adjoining area of public open space to the west of Shepherds Walk. The open space is an informal area adjacent to the Herring Stream. Local residents put forward a written case for designation of the fields as a LGS in 2014. (Suggested amendment) This is an area of two fields to the north of Shepherds Walk with the Herring stream located to the west. Local residents put forward a written case for designation of the fields as local green space in November 2014.	<b>Point 2 - Public Access</b> - no reference to well-used stile that allows access from green to Shepherd Walk to footpath in fields. Believe description needs to be more explicit and include reference to stile.
<b>Public Access</b>  (Original wording) A public footpath crosses the area from west to east and the fields have been used by local residents as informal access for many years. It is recognised that apart from the public right of way across the area the current open access is at the discretion of the landowner. (Suggested amendment) There are three access points to the fields which have been used by local residents as informal access for many years. A public footpath crosses the area from west to east. There is access to this footpath from the south via a stile. It is recognised that apart from the public right of way across the area the current open access is at the discretion of the landowner.	<b>Point 3 - Criteria for Designation as LGS</b> - they consider the area to be in close proximity to local community due to direct access from south via stile on the green.
<b>Reasonable Proximity to a local Community</b>  (Original wording) The land lies on the northern edge of Hassocks and adjoins an area of housing to the south. There is access to the land via a footpath. It is, therefore, considered to be in reasonable proximity to a local community. (Suggested amendment) The land lies on the northern edge of Hassocks, immediately adjoining an area of housing to the south. There is access to the land via a west to east public footpath. An adjoining area of public open space (the green) to the south of the fields and within the Shepherds Walk estate, allows direct access to the fields via a stile. It is, therefore, considered to be in close proximity to a local community.	
6	Support.  Pleased Friar Oak Fields are shown as LGS.
7	Believes gap between Hassocks and Burgess Hill is shrinking daily and wishes for no more building.
8	Support.  Notes: the Plan has accommodated and satisfied housing need; proposed designation of Friars Oak; development are underway in Parish.  Thanks to everyone involved.
9	Support.  Especially inclusion of Friars Oak Fields as LGS.  Believes the sites already designated for development ensure there's no need to allocate further land for development in plan period.  Believes Amenity Plan will safeguard aspects of Hassocks' identity and character and help prevent coalescence.
10	Support.  Especially Friars Oak as green space.

11	Support. Especially Friars Oak as green space.
12	Support. Especially Friars Oak as green space.
13	Concerned about level of development in Hassocks without thought to strain on local roads - pollution levels rising which is only going to get worse over time.  Particularly supports naming of Friars Oak Fields as LGS.
14	Support.  Strikes good balance between the present day and future needs for housing in Hassocks and yet protects the village and its wildlife from over-development.
15	Support. Believes there is merit in proceeding with revised HNP.  Pleased plan recognises development sites already identified in Hassocks meaning housing obligations have been fulfilled without the need for anymore land to be allocated for development.  Pleased LGS1 is included as local green space. Informal recreation space, important habitat and is unsuitable for development due to flood risk around Herring Stream. Hope being designated as LGS in NP will protect the fields from development.
16	Support.  Support LGS allocations /LGS at Friars Oak, particularly important to them.
17	Sites designated for development ensure HPC has fully met their housing requirement without the need to allocate any more land in plan period.  Crucial to ensure Friars Oak Fields is not developed.
18	Support.  Particularly allocation of Friar Oaks Field as LGS and plans for all weather accessible paths around the village.
19	Support.  Particularly support allocation of Friar Oaks Field as LGS.  Believes stated objectives meet increased needs for housing with Hassocks contributing substantial number whilst preserving the surrounding green spaces and character of the village.

		Support.	
		Believes Hassocks has been generous in surrender of several major sites for housing development.	
20		Vital to keep remaining green space in particular Friars Oak Fields - this area of 3 x fields important to keep as buffer between Hassocks and Burgess Hill.	
		Support.	
	21		
		Support.	
	22	Pleased to see Friars Oak Field as designated LGS.  Hoping Plan will go through providing Hassocks residents confidence they won't automatically be swamped with more houses.	
		Representation in relation to the proposed building plans for the land behind Friars Oak Pub. Consider already agreed to the houses requested and don't want anymore as Hassocks will no longer be a village.	
	23	Proposed land is boggy and unsuitable for building and the area is in local green space. - No more house building.	
		Support. Thanks to Parish Council. Approval for Plan.	
	24		
		Support. Especially in regard to Friars Oak fields as LGS.	
	25		
		Support. Commend PC for the amount of effort and consideration put into the revised HNP.	
		Particularly keen that Friars Oak Fields development should not go ahead even though developer has put in another appeal	
	26	Considers it seems District Plan would not now support it as its a green field site - also not needed because Hassocks taking generous fair share of housing requirement. On flat map may look like gap between new housing on golf course site to west of London Road and 500 houses to North of Clayton Mills, but physically there is no connection across Clayton Mills because of high tree-lined railway embankment which effectively isolates two sides of the village.  Endorse idea to improve bus services to the village.	
		Glad to see provision for new primary school and putting it amongst 500 new homes is where it needs to be to prevent unnecessary traffic movement and to create a sense of community.	
		Support.	
	27	Pleased that Friars Oak Fields is proposed as open space and this would be an enormous benefit to the community.  Thanks to PC.	

	Husband and wife support HNP, particularly Friars Oak Fields as LGS.	
28	<p><b>New Development - Parking Provisions</b>            Concerned no policy or consideration of compliance has been considered for parking for new homes, and considers the submission document in this area weak and susceptible to abuse (example: development at Clayton Mills) and is aware of other Parish Councils who have made their Neighbourhood Plan Policy to include binding parking requirements for new developments (included example of Turners Hill PC Neighbourhood Plan provision for parking wording).</p> <p>Would also like consideration to be made to future parking protection i.e. where additional habitable rooms/spaces are provided - a development of 30 houses with 50% loft conversion rate will generate 15 extra bedrooms without no further parking provision. Queries how does Hassocks NHP provide for such events?</p> <p><b>Development Design</b>            Disappointing no specific reference made to new development design as part of submission document - this should be considered to cover all new development, particular reference to land to north of Clayton Mills and Mackie Avenue in light of public objection.</p> <p>Believes consideration should be made at this stage to determine some basic design criteria reflecting the character of the village and includes some suggestions in his response road and footpaths, frontage.</p> <p><b>Housing Numbers</b>            Considers it interesting the aspirational housing numbers over plan period and appears to keep the requirement at zero, all of the housing numbers will be met. Considers it would be beneficial for community and District Council to see how the delivery of the housing numbers suggested is achieved. Advises evidence of the delivery profile being tested as part of the NHP would be beneficial to ensure plan doesn't come under unwarranted pressure for non-delivery in future years.</p> <p><b>Summary</b>            They don't wish their comments to appear to be obstructive in respect of their own home, but believe there are significant flaws in the proposals made, particularly as they are policy non-compliant. They are open to work with Hassocks Parish Council NPwG to discuss their concerns and under their own ownership and enter into more detailed discussion over the other village wide proposals they have suggested.</p>	
29		
30	Support  Thanks to PC.	
31	Support  Particularly wish to see Friars Oak and Ham Fields green space allocations come to fruition as adopted green space.  Proposal to manage traffic better to create east-west cycleway strongly supported.	
32	Support  Particularly inclusion of Friars Oak Fields as LGS.	
33	Note that the identified development sites ensure the housing obligations are fulfilled without the need for further land to be allocated for development.  Pleased Friars Oak Fields is included as LGS - its a cherished and much used habitat and local wildlife haven that the local community has fought to protect from developers. Hope this designation will afford Friars Oak Fields the protection from developers it needs.	

34	Support. Thanks to PC.  Urge documentation to be submitted as soon as possible to the village can be protected from further speculative developer interference.  Pleased LGS1 - Friars Oak Fields remains in the NHP as this was applied for by local people at the start of the process and it is a valued natural area for many Hassocks residents.		
35	Husband and Wife support the HNP.  Particularly Friars Oak Fields as LGS. Feel strongly Friars Oak Fields needs to be kept as LGS.  Hassocks had more than fair share of new houses and village cannot take anymore as schools/doctors over subscribed.  Pollution levels at Stone Pound extremely high and new houses will only push this higher. Village needs to stay as it is and the HNP should be adhered to.  Do not want or need any new houses being built on Friars Oak Fields and wish for it to remain as LGS for benefit of village and wildlife/fauna and flora.		
36	Support.  Particularly Friars Oak Fields as LGS. Feel losing too much of their countryside and wildlife but understands there was no choice but hopes this will be it for good for a few years and our wildlife can return and settle.		
37	Support the HNP. Do not see any reason why it should be changed.		
38	Support the HNP  Pleased the region will meet its requirement for additional housing whilst maintaining important green spaces and strategic gaps.  Pleased Friars Oak Fields has been given the protection it deserves. This area is a flood zone that protects other properties and is an area of importance for flora and fauna in the area. Protecting this area from development will protect the integrity of Herring Stream.  Believes its important to construct new housing but also important to protect our countryside from type of development driven by profit. Believes as a country need to pay more attention to utilise more brownfield sites and properties that have fallen into disuse.		
39	Support HNP  Understands it is the only sustainable, democratic way forward for the village. Particularly support preserving Friar Oaks Fields as green open space for village.		
40	Support  Pleased it meets its requirement for additional housing and also protects important green spaces.  Pleased Friar Oak Fields has been designated as a green space - an area not only a flood zone protecting other properties but an area of importance for flora and fauna in the area. Protecting this area from development will also protect the integrity of the Herring Stream. It's important to construct new housing but also protect the countryside from type of development driven by profit.		

Support - Plan takes into account new housing but identifies where this would be best placed in way reflects best interests of the village.

Agents/Landowners Comments on LGS	
Ref No.	Summary of Comments
42	<p>Comments made on behalf of the owner of LGS1 (Friar Oaks), strongly objects to green space designation - see further representations submitted by Rydon who have contractual obligation to promote land for residential development.</p> <p>Representations seek to present an assessment of the site showing it does not satisfy the criteria for LGS designation.</p> <ul style="list-style-type: none"> <li>Land privately owned, used for agricultural purposes until 2006. Land left unmanaged as grass land. Actively promoted for residential development.</li> <li>Limited public access to the land by means of public footpath that runs along southern boundary. With/without designation as LGS there would be no change to ability of residents using PROW. All other claimed access to land is unauthorised without landowners consent.</li> </ul> <p>Friars Oak Fields - subject of pending appeal for 130 units. Evident client's intention to seek planning for residential use. If site not released for housing following appeal, intention is to continue to promote land through emerging Site Allocation Development Plan document and Local Plan Review . During this time land will be used for horse pasture. Landowner will erect fence along public footpath to stop dogs mixing with livestock.</p> <p>Site recognised as lying within sustainable location with good accessibility and transport connections without restrictive policy designations. Reasonable to conclude the land is capable of accommodating new development to meet current and future need..</p> <p>Do not propose to make land available for use by public in future - will strongly resist attempts to appropriate it for such a use.</p> <p>Believe plenty of other open areas of land to be enjoyed Rydon proposals include dedication of land alongside Herring Stream for recreational use. In better interests of the Parish Council and residents to support that scheme if they think there is need for new recreational area in this location.</p>
43	<p>Landowner LGS2 (West of London Road, Hassocks), objects to designation - will prejudice them from obtaining planning permission for following:</p> <ul style="list-style-type: none"> <li>Erection of stables to house horses kept in the field;</li> <li>Erection of agricultural barns - to shelter animals in the field;</li> <li>Erection of agricultural barns for dry storage for machinery used for agricultural purposes of field;</li> <li>Erection of barn for dry storage of materials and feeding stuff; and</li> <li>Reduce value of the field.</li> </ul>

<p><b>Landowner of LGS4 (western most parcel).</b></p> <p>Made representations to original NHP in 2015/2016. Summary of what has happened in planning policy terms provided.</p> <p><b>1) Recap and update on the development proposals for Site 8 (LGS4 previously called Site 8):</b></p> <ul style="list-style-type: none"> <li>Original proposals for the site were: mixed development of 50-60 homes with range of affordability - build density 20-30dph;</li> <li>Purpose built, 2 year intake primary school fully funded by developer as part of development scheme;</li> <li>Subject to dialogue with PC school development could incorporate proviso of multi-use community facilities - note this has been identified as a requirement within Neighbour Considerations the proposals are in line with discussions that took place at meeting between landowner, development partner and PC on 15/04/2015. Record of the meeting previously supplied.</li> </ul> <p><b>2) Requirement and Deliverability of additional primary/secondary school places</b></p> <p>Requirement for additional schools places in Hassocks is understood and documented. Strategic allocation makes provisions for school , however not clear from the Plan if it would provide sufficient capacity over the life of the plan. Queries the deliverability of schools at Clayton Mills.</p> <p>Considers in the absence of well-defined and economically viable plan for the delivery of the immediate requirement for additional primary and secondary school places as well as the inevitable requirement for increased secondary school places on the back of the increased primary school places, considers its premature to preclude the site from further consideration for future development due to allocation as LGS.</p> <p><b>Planning Policy and delivery of school places:</b> Representation includes letter of 22 September 2015 referred to relevant policy regarding schools' provision and is included for ease of reference.</p> <p><b>3) Object to allocation of LGS4 as LGS</b></p> <p>Opposed to allocation and ask that this is not taken forward to the next stage of HNP.</p> <p>Concerned requirements for allocation of site as LGS set out in NPPF haven't been met and NHP does not meet these concerns.</p> <p><b>Local Green Space</b></p> <p>Challenge assertion recorded in Working Group document site meets criteria in Para 77 of NPPF which is required for allocation as an LGS. Respond to arguments presented in Working Group document with following:</p> <p><b>Recreational Value</b> - single official footpath across field - footpath is statutory right of way protected under legislation and is not merit in itself for designating as LGS (ref para 18 NPPG). Other informal paths and circular walks described in NPPG in relation to LGS are not authorised right of way or recognised by landowner. Make reference to "open access" at discretion of landlord. Landowner asserts there is no "open access" formerly granted across this land.</p> <p><b>Historic Significance/RoW</b> - Developer confirmed mixed development of homes and primary school proposed can easily incorporate the official RoW running through the site and maintain historic link between villages of Keymer and Ditchling. Archaeological surveys would be carried out to check for presence of archaeological/historic interest - specifically to route Roman Road that runs south of site. With this information proposed scheme would be moved forward with regard to mitigation measure in place to protect/enhance them.</p> <p><b>Richness of Wildlife</b> - Site comprising western most parcel of LGS4 is cropped by landowner as part of arable rotation - routinely tilled, fertilised, sprayed and harvested. Land is bordered to west by road beyond lie residential developments AdastrA Avenue, Grand Avenue and Oldlands Ave &amp; pub with Darmian Way development to south. Footpath running across field heavily used by dog walkers - given land use and proximity to existing development and regular pedestrian/dog access - feel its hard to argue parcel is rich in wildlife. Mature oak and ash trees on field boundaries - no plants as part of development proposals to disturb these.</p> <p><b>National Park Designation</b> - Land lies within National Park Boundary challenge whether there is any additional local benefit to be gained by LGS designation of the site (ref para 15). Definition of extensive tract of land is not precise, Area of LGS4 as proposed extends to 25 acres. Assert this is substantial area in context of LGS designation.</p> <p><b>4) Relationship between emerging Hassocks NHP and SDNP LP</b></p> <p>Site falls within SDNP. Planning issues in relation to site will be determined with reference to emerging SDNP LP. Hassocks NP needs to accord with MSDC LP now finalised and adopted and SDNP LP.</p> <p>Concerned extent of LGS designations within draft plan and lack of flexibility in terms of future planning that this represents.</p> <p><b>Summary</b></p> <p>Concerned plan as drafted doesn't provide sufficient flexibility to allow for development beyond plan period so doesn't meet the basic conditions required of NHP.</p>	44
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	<p><b>Landowner LGs4 (eastern parcels)</b></p> <p>Refer to their representations of 09/09/2015 and 08/02/2016 and 25/08/2016 to Planning Policy and Economic Development Department of MSDC and would like these considered to addition to latest response of 14/02/2019.</p> <p>Raised in letter of 25/08/2016 that there had been no consultation on this matter - disappointed that apart from letter to their clients on 04/01/2019 re statutory public consultation period will close 18/02/2019</p> <p>Greater concern is NPWG response in paper of 2016, NPWG set out in detail a response "to Individual objections and representations against each site" - and that a representation has been made by Agri-Matters representing the western landowners but Batcheller Monkhouse's objection/comments of 08/02/2016 is not mentioned and has been ignored - denying clients a voice in the process.</p> <p>In response to the requirements of the NPPF, paras 99/100, representations access the site is physically close to the community. Unclear of meaning of "it serves. Considers the land "serves" no other community function but is an important grassland field for agricultural business.</p> <p>Do not accept that informal parish have been used unchallenged for over 20 years (as stated in the Response Paper).</p> <p>No attempt by Working Group to demonstrate the land is special.</p> <p>Field has no special beauty over above other areas.</p> <p>Historic Significance - have challenged there is anything of historical interest associated with the land - NPWG referred to Roman Road but acknowledges it passes just to south of this area - so not at this site. Assume reference to archaeological mitigation strategy refers to land to the west so believe comment is not relevant to their client's land. NPWG mention public footpath may be historic link to Ditchling - they advise this is unlikely as there were far more convenient routes in historic times.</p> <p>Recreational Value - believe no reason to support contention the land is demonstrably special. NPWG cited there are "valued views" - they do not consider this is a recreational value and the views are no better than others in the Parish.</p> <p>Richness of Wildlife/Tranquility - Response says the objection does not challenge this - they advise their objections most certainly did challenge this and repeat heavy use of public right of way by walkers/dogs precludes tranquility and wildlife. Believe NPWG have failed to identify any wildlife of "particular local significance".</p> <p>Local in character and not extensive tract of land - unclear what "local in character" means in practice. Believe client's land is typical of farmland in the area and suggest that undermines any claim it's "demonstrably special". No guidance on what constitutes "extensive tract" - notes this site is one of the larger sites being proposed. Believe taking all LGS sites together they constitute large tract which appear to be designed as "green belt" around Hassocks - they submit this is not the purpose LGS designation was intended.</p> <p>Failure of NPWG to properly consult landowner and not complied with its own Consultation Statement. Previous concerns have not been addressed and have been ignored.</p> <p>NPWG not demonstrated client's land is "demonstrably special to local community". Believe this is a high bar suggesting some characteristic that makes it distinct when compared with other land in Parish. Query what the designation will achieve for the community. Public has right to use footpath and no more and advises this won't change.</p> <p>Land is in SDNP - NPWG suggested designation is needed beyond that as it "would service a different purpose providing accessible green space for local community" - they believe this is fundamentally wrong. Public Footpath is protected in any event - beyond that any access to "green space" is at discretion of landowner.</p> <p>Representations note para 6.17 states "HPC wishes to support further windfall development... outside of built-up area boundary". Representations advise its difficult to see where even small windfall sites might be found is the Plan is adopted.</p>
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	<p><b>LGS4 Landowner (follow up comment below also)</b> - Can't consider proposed allocation of LGS of their land as the documents referred to are not up to date on Hassocks PC website. Latest information appears to date back over 4 years.</p> <p>Questioning why their land has been included as proposed LGS when original documents did not include it.</p> <p>Believe any designation on their land will be resisted and will be instructed DMH Stallard to present them although they believe there is case law which does not allow designation of LGS without both landowner consent and overriding importance - and advise neither is appropriate in this instance.</p> <p>They have no desire to seek development on land at their family home - but propose to submit plans in 2019 to amend design of the house and its surroundings and therefore unlikely they will allow LGS designation at this time.</p>	
46	<p><b>Local Gap</b> - Surprised their land (within their private residential curtilage) is in an area defined as a local gap. Clear their home doesn't meet criteria for the land to be included.</p> <p>Their land and home is next to built up area of Keymer with their boundary the extent of the Parish. "This easterly boundary is the closest point to Ditchling and it is considered the boundary of the Local Gap should extend from the rear of the properties in Silverdale to follow the Parish Boundary around our home including the area of LGS identified as LG4 as noted in the Local Green Space Policy Review document."</p> <p>No supporting evidence for Local Gap to have such an unjustified, oblique inclusion and is in contradiction with wording under 4.9 setting out MSDC's policy namely: 'robust evidence that development within the gap would individually or cumulatively result in coalescence and the loss of separate identity and amenity of nearby settlements'</p> <p>Believes the photographic evidence on Page 21 of Local Gap submission documents strengthens this view as it's clear the gap as seen from the evidence doesn't include the land in their ownership and only really includes land identified as LGS4 - believes there is no evidence in PC submission documents which demonstrably supports the inclusion.</p> <p>Believes plan referred to in document under 4.10 as 'underpinning the HNP' is in conflict with the plan submission.</p> <p>As information in plan submission and associated supporting submission document doesn't conform to MSDP Policy 13, request the boundary to be adjusted in line with Hassocks Parish boundary whilst including LGS4 or request in line with text noted in 4.9 'robust evidence' is provided which concludes the land is in line with policy requirements.</p>	
47	<p><b>Local Green Spaces</b></p> <p>Representations consider Hassocks NHP Reg 14 Pre-Submission Jan 2019 document and Background Paper, Revised Hassocks NHP - Local Green Space Policy Review Oct 2018 have conflicting maps representing LGS4. It is not clear whether conflicting plans undermines the validity of the consultation. The consultant appointed by HPC not been able to confirm which plan is correct.</p> <p>Text in Revised Hassocks NHP LGS Policy Review relates to plan submitted as part of June 2016 submission (referenced LGSS in that submission), representations agree with the Statements made in relation to this submission in the LGS Policy review and criteria which has been deemed to be met.</p> <p>No justification or evidence to support additional inclusion of land to East of Church Mead (as included on the Hassocks NHP Reg 14 Pre-Sub Jan 2019 document) has been provided and so it's not agreed the extension of LGS4 on conflicting plan should be included.</p> <p>The land is within private residential curtilage and is highly unlikely that this land will ever be delivered. Protection being sought by its classification is unclear.</p> <p>No evidence has been provided to demonstrate the extension of the LGS4 in this area meets any criteria set out in the policy for designation of LGS's.</p> <p>If it's Council's proposal to arbitrarily include additional parcels of land as LGS it needs to be demonstrated by assessment the submission consultation is valid - this specific element should be reconsulted if unsound.</p> <p>In other docs (Revised Hassocks NHP Review of Policy 1: Burgess Hill Gap and Policy 2: Ditchling and Hurstpierpoint Gap) a specific section has been allocated to demonstrate 'changes since 2016' - there is no evidence to identify changes for this LGS.</p> <p>Consider it should be recognised that their home and land is constrained from a future development perspective and there would be little to no prospect of pursuing development.</p>	

48	<p>LGSS5 : WSCC have concerns over this designation as it is part of a school Playing field at Downsbrook Community College.</p> <p>School field is an operational school playing field under ownership of WSCC. There is existing public access and right of way. Field is integral and functional part of the school.</p> <p>WSCC has statutory obligation to ensure every child in West Sussex can access a mainstream school in the county. If there are future requirements to create additional spaces at any schools in the planning area this would be in accordance with statutory obligations and a LGS designation would serve to compromise the Council's ability to meet this need.</p> <p>Therefore WSCC have concerns that the school fields are included as LGS - namely they are already protected due to their status and there may be future requirement to increase capacity of the school to accommodate additional children.</p> <p><b>Suggested Amendment - To reconsider the school field being included in the proposed list of designated areas of LGS.</b></p>
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	Statutory / Local Government Consultees
Ref No.	Summary of Comments
Gatwick Airport Ltd	<p>Parish is around 24km South of Gatwick Airport, therefore it is outside of our 'physical' 15km safeguarding area. At this distance only need to be consulted if there were any wind turbines proposed.</p> <p>49</p>
Highways England	<p>MSDC Plan requires Hassocks delivers min of 882 dwellings over plan period 2014-2031. Plan allocates strategic site within Hassocks Neighbourhood area, north of Clayton Mills for 500 dwellings. They note total of existing commitments and completions in Hassocks, including the strategic site, meets requirement of 882 dwellings with no intention to allocate further housing. On this basis, they have no concerns on the Hassocks Neighbourhood Development Plan.</p> <p>50</p> <p>Wish to be consulted if any additional 'windfall' housing sites are proposed as the cumulative effect of further development could impact the strategic road network.</p>
Historic England	<p>In general content that the Plan has few potential impacts for historic environment or Heritage Assets.</p> <p>Note with concern in response to previous Presubmission version of the Neighbourhood Plan that development of the site at Land to the North of Clayton Mills and Mackie Avenue, would potentially affect the identified Archaeological Notification Area DWS8608, which lies in the north of this area and represents a dispersed multi-period landscape of Prehistoric and Roman period occupation and settlement.</p> <p>Note Draft policy 16 refers to the need to protect a nearby Heritage Asset. If this refers to the archaeological notification area, suggest more robust wording is used to draw potential developer's attention to potential for presence of archaeological remains of importance and their need to provide an informed response to their presence through the design of development.</p> <p>Similar wording has been used in the adopted Haywards Heath Neighbourhood Plan and several other examples and HE endorse this approach.</p> <p>51</p> <p>Note the potential impact to the Parish's Heritage Assets is not noted in the Sustainability Appraisal which appears to have been prepared without reference to the County Historic Environment Record. Consider this problematic and suggests an incomplete and unreliable assessment.</p>

<p><b>MSDC</b></p> <p>Welcome, the preparation of a new NP for Hassocks that takes into account the revised housing requirement for Hassocks Village, makes reference to Clayton Mills Strategic Housing allocation as well as acknowledging the planning permissions that have recently been granted.</p> <p>For Hassocks NP to be successful at Examination, it will need to meet Basic Conditions. MSDC provided informal comments on draft Reg 14 NP in Nov 2018 and they are pleased to see many of their comments have been taken into account in the Plan - in particular those relating to Local Gap Policy criteria as well as allowing for 'windfall' development up to 10 dwellings to come forward outside the settlement boundary.</p> <p>There are still some outstanding issues needing to be addressed for the NP to meet Basic Conditions test and be successful at Examination. These are:</p>	<p><b>Hassocks Neighbourhood Plan Proposals Map – Policy 1 – Local Gaps</b></p> <p>MSDC notes that the Local Gap boundary designation is, essentially, contiguous with the settlement boundary and includes some land that is surrounded by development or has been identified in the recent appeal decision at Friars Oak as not necessary to preserve settlement identity and prevent coalescence.</p> <p>MSDC consider the Background Paper 'Review of Policy 1 Burgess Hill Gap and Policy 2 Ditchling Gap and Hurstpierpoint Gap' provides general assessment of the character and sensitivity of the landscape that is proposed to be included in the Local Gap, the detail of where the boundary should be drawn in light of this work has not been clearly justified, i.e. Background Paper explains some land is well contained and views are enclosed.</p> <p>In order for this policy designation to be robust and have credibility in its application, MSDC recommends that further assessment is carried out or conclusions provided to identify the areas of land that are entirely necessary to preserve the integrity of the Local Gap and maintain the separate identity of settlements. MSDC consider this can then be used to support where the Local Gap Boundary should be drawn.</p> <p><b>Local Green Space (LGS) designation: LGS 1, LGS 2, and LGS 4</b></p> <p>MSDC notes that land proposed for designation as LGS1, LGS2 and LGS4 comprise fields of pasture and are part of the wider countryside adjacent to the built up area boundary, all in private ownership. Public footpaths run across or close to the sites; however there is no statutory public access to the proposed LGS areas. The sites appear to be used unofficially, mostly by local dog walkers. MSDC notes that LGS 1, 2 and 4 cover fairly large areas of countryside surrounding Hassocks.</p> <p>MSDC confirm they have considered the supporting Local Green Space Policy Review Background Paper and do not judge that this sufficiently demonstrates why LGS 1, 2 and 4 are particularly special over and above other areas of countryside in the vicinity, nor does it judge that they are the type of green space the Government had in mind that should be protected when introducing this designation.</p> <p>MSDC consider these particular LGS designations are therefore not in general conformity with the Government's policies in the NPPF nor the advice set out in the NPPG and they should be removed.</p> <p><b>Policy 7 – Development in Conservation Areas</b></p> <p>MSDC previously provided advice that in order to make this policy more locally distinctive, MSDC confirm this advice has been taken on board. However as a result of the way the policy is drafted, MSDC consider the could be read that development is encouraged in these areas. MSDC therefore suggest that the policy is redrafted to identify the special features of the conservation area first and then follow this with a sentence that says "any development in the conservation area must conserve and enhance these features."</p> <p><b>Policy 15 – Hassocks Golf Club</b></p> <p>MSDC advise the residential application is predicated on the relocation of some of the golf facilities. MSDC note that criterion 1 states that the proposal should not extend into land in the Local Gap. MSDC recommend for clarity, that this criterion specifically refers to the residential development not extending into the Gap.</p> <p><b>Policy 17 – Land west of London Road (Saxon Mills)</b></p> <p>Planning permission for this site has been granted and development has already commenced. MSDC consider Policy 18 is not required as it has no statutory planning control over this site. MSDC consider the identification of this area should also be deleted from the Proposals Map.</p>
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<p><b>Policy 18 – Affordable Housing</b></p> <p>MSDC acknowledge the policy has been revised to take into account the Mid Sussex Housing Allocation Scheme. MSDC consider there are inconsistencies as the local connection criteria on the Council's Allocation Scheme only relate to first lettings and also they do not apply to strategic allocations.</p> <p>MSDC recommend the following changes to the policy:</p> <p>The second paragraph should be amended to say:</p> <p><i>"When allocating the first letting or a home within a new development of general needs housing, priority will be given to bids from applicants who have a Local Connection to the parish of Hassocks. In order to establish a local connection, the applicant(s) must meet one of the following criteria:</i></p> <p>After the fourth criterion, the following sentence should be added:</p> <p><i>"Larger new developments containing 250 homes or more in total are intended to meet the housing needs of the whole District and are therefore exempt from the local connection criteria above."</i></p>	<p>Natural England</p> <p><b>Policy 3: Green Infrastructure</b></p> <p>Support the inclusion of a policy on green infrastructure.</p> <p><b>Policies 15/16/17: Housing</b></p> <p>Housing allocations allocated in the MSDP- no further comments to make</p> <p><b>Sustainability Appraisal</b></p> <p>NE Commented on the SA Scoping Report -note their comments on 'Stage A3 – Identify Sustainability Issues and Problems', have been acknowledged, but unclear how the comments will be implemented into the HNP.</p> <p>Please see the majority of comments on 'Stage A4 - Developing the sustainability appraisal framework' have been incorporated into the objectives.</p>
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<b>SDNPA</b> Clarify the South Downs National Park Authority (SDNPA) is the Local Planning Authority for those areas of Hassocks in the SDNP.  <b>Foreword</b> Plans to make reference to the emerging South Downs Local Plan being used for decisions to determine planning applications.	<b>Suggest amending the first paragraph to state:</b> "... following the refusal of Mid Sussex District Council (MSDC), the Local Planning Authority for those areas of Hassocks Parish outside the South Downs National Park, to allow the..."  <b>Page 2</b>  Amend paragraph 1.2 by adding the following to the end of the paragraph: "South Downs National Park Authority is the Local Planning Authority for those areas of the Parish within the South Downs National Park as shown on Figure 2."	<b>Page 4</b> amend paragraph 1.10 to reflect the updated status of the South Downs Local Plan. From the fourth sentence suggest deleting the remainder of the paragraph and update with the following:  "However the SDNPA submitted the South Downs Local Plan to the Secretary of State for examination in April 2018. The Planning Inspector conducted the examination including public hearings on the South Downs Local Plan in November and December 2018. The consultation on the main modifications will run for 8 weeks between 1/2/19 and 28/3/19. It is anticipated the South Downs Local Plan will be adopted in summer 2019."
	<b>Policy 1: Local Gap</b>  Suggest the policy is reworded to cover Local Gaps within the South Downs National Park. Happy to discuss a possible wording for Policy 1 with the Parish Council if that would be helpful.	<b>Point 2)</b> of the Policy refers to the Mid Sussex Local Plan which does not apply in the South Downs National Park. Therefore only part 1) can apply to development within the Local Gaps in the South Downs National Park as shown on the Proposals Map. In itself part 1) would restrict development to agriculture or other uses which have to be located in the countryside.
	 Suggest the policy is reworded to allow for the possibility for other forms of development in the Local Gaps within the South Downs National Park, other than those defined by part 1). Any such development would need to comply with Policy 6 of the Neighbourhood Plan along with Policy SD25: Development Strategy of the emerging South Downs Local Plan.	 <b>Policy 6: Development Proposals Affecting the South Downs National Park</b>  Support for the policy, particularly second part of policy.
	<b>Chapter 8: Transport</b>  Overall support the strategic objectives	<b>Aim 5</b> - in principle support objectives, some terms could be clarified i.e "repair and upgrade" of PRoW - this is sometimes interpreted as upgrade to bridleway and would therefore be useful to clarify what is meant.
		<b>Point 5 - route linking Hassocks to Clayton.</b> If the aspiration, where states non-car routes, is for shared use paths open to cyclists and equestrians, it would be helpful to say this explicitly. The route will eventually allow connection to South Downs Way National Trail and link to Hassocks could be promoted as a benefit to tourism.
		 Suggest clarifying term "all weather" - PRoW in countryside not generally tarmac and any upgrade to sealed surface may be classed as development. Method used in SDNP is a year round permeable, self binding limestone dust surface which sits well in rural surroundings.
		 Public Transport Section - s. SDNPA would welcome promotion of the railway station in this section as a gateway, providing connectivity into the South Downs National Park for public transport users.

<p><b>Southern Water</b></p> <p><b>Policy 2: Local Green Spaces</b></p> <p>Unable to support the current wording of this policy as it could create a barrier to statutory utility providers such as Southern Water, from delivering its essential infrastructure required to serve existing and planned development.</p> <p>Recommend policy is updated to read:</p> <p><i>Development proposals which conflict with the purpose of this designation will be resisted in these areas, except in very special circumstances, for example where it is essential to meet specific necessary utility infrastructure needs and no feasible alternative site is available.</i></p> <p style="text-align: right;">55</p>	<p><b>WSCC</b></p> <p><b>Policy 10: Protection Of Open Space</b></p> <p>WSCC wish to highlight the aspiration to provide education facilities west of the railway to cater for potential future growth in Hassocks and Hurstpierpoint. Request Policy 10 make reference to education uses in point 5, which supports Policy 13 and Aim 2 of the plan.</p> <p><b>Policy 13: Education Provision</b></p> <p>WSCC welcome the support of Hassocks Parish for the provision of a primary school site as part of the Land North of Clayton Mills development. Land is also being requested for an Early Years facility and Special Educational Needs and Disability (SEND) unit on the site which would be incorporated into the primary school building. Recommends the provision of these services alongside the primary school could be incorporated into the supporting text for this policy and also into the policy itself.</p> <p><b>Policy 15: Hassocks Golf Course</b></p> <p>Understood proposed allocation already benefits from a current planning permission. Recommends policy could further recognise the existing public bridleways around the golf course and the value these could have to achieve the Plan's ambition through their improvement – safe and convenient links into Hurstpierpoint and towards Burgess Hill could be realised.</p> <p><b>Policy 16: Land to the north of Clayton Mills and Mackie Avenue</b></p> <p>Policy supports protection of existing PROW but does not explicitly seek to enhance/ expand local PROW. Considers there are opportunities to deliver safe connections to Burgess Hill, into Hassocks Village, to link to existing bridleways east of Ockley Lane, and to provide a bridleway connection through to the Friar's Oak development west of the railway.</p> <p style="text-align: right;">56</p>
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**Policy 17: Land west of London Road**

Understood proposed allocation already benefits from a current planning permission. This policy seeks to maximise opportunities to use alternative means of transport to private vehicles. Considers improving the surface of the public footpath through the site and to Belmont Lane could deliver a safe and convenient, year-round useable route. Considers if the existing footpath was upgraded for cycling then potentially more people would use it as an alternative to vehicle use.

**Aim 5: Non-car route ways**

Recognises there are often 'missing links' in the parish PROW network and that use could be encouraged through improved repair and upgrade. Acknowledges to achieve this, requires various parties to work together. Considers it could be helpful if HPC participated to secure the necessary funding; WSSCC PROW service can provide guidance on the legal mechanisms and standards for new paths.

**Aim 7: Traffic and Accessibility**

Concern over the mention of specific junction and/or safety improvements in this Aim. It is suggested that the Aim is changed to be less specific; to support safety improvements within the Parish.

**Community Infrastructure Levy**

Under section 5 'Community Infrastructure' the plan refers to CIL payments from development. It should be noted that no mechanism currently exists for prioritising infrastructure needs across different public services and allocating funds to priority projects.

The County Council is working with MSDC and other LPA's to develop a robust mechanism and establish appropriate governance arrangements to oversee the prioritisation of infrastructure across different services. This will be important to secure delivery of priority projects and the County Council would welcome the Council's support for establishing appropriate decision-making arrangements.

Ref No.	Developers/Agents	Summary of Comments
Evison & Company		<p>Representations on behalf of the owner of land at London Road, Hassocks. The land is contiguous with the Built-Up Area Boundary.</p> <p>The PCC is in discussions with the adjoining landowner to the south, who submitted a planning application for 25 dwellings on the joint site in 2018. The PCC has no objection in principle to joint development of the land but, having charitable status which carries certain legal and regulatory restrictions on the disposal of property, it must make its representations independently, while supporting those of the adjoining landowner.</p> <p><b>Policy 1: Local Gap</b></p> <p>The boundary has been drawn too widely by including the land between the Barratts site and the rear of houses at Stone Pound. This land which comprises the PCC land and the adjoining owner's land referred to above, adjoins the built-up area of Hassocks on three sides and does not fulfil the principal criterion of District Plan Policy DP13. The land in question is an infill site between two parts of Hassocks. The Proposals Map should be redrawn to omit the site from the defined Local Gap.</p> <p><b>Policy 14: Residential development within and adjoining the built-up area boundary of Hassocks</b></p> <p>Principle of Policy 14 welcomed but the HNP has missed the opportunity to allocate small sites to contribute to housing need, add to the diversity of development and to contrast with the relative uniformity of large estate development on the three allocated sites.</p> <p><b>Policy 17 : Land west of London Road</b></p> <p>The Barratts site (Land West of London Road) is under construction and is likely to be completed before the adoption of the neighbourhood plan. Consider such sites should not be included as allocations in development plans. Policy 17 should be deleted.</p> <p><b>Site Allocation Policy</b></p> <p>The Sustainability Appraisal fails to consider reasonable alternatives to the allocated sites. The only consideration of alternatives is under three very broad options one of which would be a strategy to allocate additional sites.</p> <p>There is reference to the SHELAA sites and they are identified on a plan at the end of the report but there is no consideration of the individual merits or otherwise of these sites.</p> <p>This site is adjacent to the Barratts site (Policy 17) and has essentially the same environmental characteristics. Consider that had land been assessed according to the same criteria as those used for the Barratts site, it appears likely that it too would have been assessed favourably. The failure to undertake this assessment is a fundamental flaw in the NP's site selection procedure.</p> <p>The HNP should reasonably be expected to contribute to the district requirement through the allocation of additional sites to those already committed. There is a strong case that further site allocations should be made and that they should be for small sites of less than 50 dwellings.</p> <p><b>Suitability of PCC land for Residential Development</b></p> <p>The 2018 planning application (Ref: DM/18/0010), which was for 25 dwellings on the joint PCC and adjoining land, was refused for housing supply policy reasons. There were also three other reasons of detail all of which can be addressed. Clients have commissioned professional highway consultancy advice which demonstrates that satisfactory access to their land and the joint site can be achieved. The archaeological reason for refusal could be addressed by suitable condition, if necessary, and the requirement for affordable housing can be addressed depending on the scale of development on the land. The land is considered suitable for development</p> <p>The Parish Council will contribute to meeting those Basic Conditions if it embraces opportunity to go further to meeting housing need by allocating one or more small additional sites. The PCC land and the adjoining Globe Homes land is a sustainable and suitable site for such allocation.</p>

<p>Gladman:</p> <p>Essential that the HNP contains sufficient flexibility so as to ensure that it is not rendered out of date upon the adoption of Local Plan Review.</p> <p><b>Policy 1: Local Gap</b></p> <p>Gladman note that the Policy does allow for development within the defined Gaps, if said development would not compromise the objectives of the Gaps.</p> <p>Consider this a strategic policy beyond the remit of neighbourhood plans that would have the effect of imposing an almost blanket restriction on development around Hassocks. It would effectively offer the same level of protection as Green Belt land without undertaking the necessary exceptional circumstances test for the designation of new areas of Green Belt.</p> <p>Gladman submit that new development can often be delivered on the edge of settlements without leading to the physical or visual merging of settlements, eroding the sense of separation between them or resulting in the loss of openness and character.</p> <p>Question whether the purpose of the proposed gap designations, particularly if this would prevent the delivery of otherwise sustainable and deliverable housing sites from coming forward.</p> <p>Consider blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence</p> <p><b>Policy 2: Local Green Spaces</b></p> <p>Policy 2 identifies 8 parcels of land that are proposed for Local Green Space designation- consider that LGS1, LGS2 M LGS4 and LGS8 represent extensive tracts of land and as such do not meet the requirements for LGS designation.</p> <p><b>Policy 14: Residential development within and adjoining the built-up area boundary of Hassocks</b></p> <p>Gladman not consider the use of built-up boundaries to be an effective response to future development proposals if it would act to preclude the delivery of otherwise sustainable development opportunities, as indicated in the policy.</p> <p>The use of settlement limits to arbitrarily restrict suitable development or apply a limit to the number of dwellings coming forward on the edge of settlements does not accord with the positive approach to growth required by the Framework and is contrary to basic condition (a).</p>
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<p>Lewis &amp; Co Planning</p> <p>Representations on behalf of Globe Homes who are promoting a site comprised of land to the rear of 2 Hurst Road, which lies to the west of London Road and immediately to the south of the allocated site 'Land to the west of London Road. Site ownership is shared with Clayton with Keymer Parochial Church Council (PCC).</p> <p>Consider that the draft Plan in its current form does not sufficiently consider, evaluate or support other opportunities for sustainable development within the parish and, unfortunately, fails to take a positive approach in considering these opportunities.</p> <p>Client's site at 2 Hurst Road provides a more sustainable location for residential development than the three sites allocated within the draft Neighbourhood Plan. The site offers excellent access to local shops, services and facilities (including the railway station) and provides an opportunity to deliver a complementary development</p> <p><b>Sustainability Appraisal</b></p> <p>There are significant shortcomings in the existing SA. Consider it does not identify how reasonable alternatives to the allocated sites. We consider that the Plan in its current form does not meet the prescriptive requirements of European Directive 2001/42/EC and therefore fails to meet the basic conditions.</p> <p>SA vaguely refers to the appraisal having "consideration" to sites within the Mid Sussex Strategic Housing and Economic Land Availability Assessment but contains no actual assessment of these sites. The SA therefore clearly fails to meet the requirements of the SEA Directive in this regard. A number of Neighbourhood Plans have failed on this basis. Local examples include Slaugham Neighbourhood Plan and Storrington, Sulinton and Washington Parish Council Neighbourhood Plan. In both of the cases quoted above representers believe the site selection process was significantly more robust and better evidenced than that undertaken for the HNP.</p> <p>Can find no description of the site selection process for allocations within the draft Neighbourhood Plan or the methodology used when considering reasonable development sites such as that promoted by our client at 2 Hurst Road.</p> <p>Note that the Sustainability Appraisal lacks a Non-Technical Summary which is a specific requirement of the SEA.</p> <p><b>Land to the rear of 2 Hurst Road</b></p> <p>Site is well located, contiguous with the existing built-up area boundary, and has no significant development constraints. Site has been assessed through the SHELAA (Site Ref. 210) and this assessment finds the site to be suitable, available and achievable. Site has progressed to a Stage 2 assessment in the preparation of a District-wide Site Allocations Document.</p> <p>Proposals for 25 new homes on the site were refused last year due to its location of the site outside the defined built-up area boundary. However, when compared to the allocated sites to the north the site clearly has a less significant impact on the wider countryside. Support through a specific Plan policy would make the proposals an exception to District Plan Policy DP12 and allow that development to proceed in principle.</p> <p>The site has excellent access to local services. The allocation of this site would create a coherent overall approach to the growth and development of Hassocks. Site would create a defensible western boundary to the village and would serve to reinforce other policy objectives within the Plan such as Policy 1.</p> <p>Policy 14 does not preclude residential development of the site, provided the development was for fewer than 10 dwellings. However, it is our opinion that a windfall-type development of nine homes or less would be a less efficient use of a sustainably located, unconstrained site.</p> <p>The site is unaffected by flood risk, would not affect any designated heritage assets, ancient woodland, SSSIs, local nature reserves, or other notable constraints. Experts have concluded that any adverse impacts on TPO trees within and surrounding the site can be avoided or appropriately mitigated. Development of the site would not result in severe impacts to the highway network</p> <p>Request that further consideration is given to the potential allocation of the site as the Neighbourhood Plan progresses.</p>	<p>59</p>	<p>to the west of London Road and immediately to the south of the allocated site 'Land to the west of London Road. Site ownership is shared with Clayton with Keymer Parochial Church Council (PCC).</p> <p>Consider that the draft Plan in its current form does not sufficiently consider, evaluate or support other opportunities for sustainable development within the parish and, unfortunately, fails to take a positive approach in considering these opportunities.</p> <p>Client's site at 2 Hurst Road provides a more sustainable location for residential development than the three sites allocated within the draft Neighbourhood Plan. The site offers excellent access to local shops, services and facilities (including the railway station) and provides an opportunity to deliver a complementary development</p> <p><b>Sustainability Appraisal</b></p> <p>There are significant shortcomings in the existing SA. Consider it does not identify how reasonable alternatives to the allocated sites. We consider that the Plan in its current form does not meet the prescriptive requirements of European Directive 2001/42/EC and therefore fails to meet the basic conditions.</p> <p>SA vaguely refers to the appraisal having "consideration" to sites within the Mid Sussex Strategic Housing and Economic Land Availability Assessment but contains no actual assessment of these sites. The SA therefore clearly fails to meet the requirements of the SEA Directive in this regard. A number of Neighbourhood Plans have failed on this basis. Local examples include Slaugham Neighbourhood Plan and Storrington, Sulinton and Washington Parish Council Neighbourhood Plan. In both of the cases quoted above representers believe the site selection process was significantly more robust and better evidenced than that undertaken for the HNP.</p> <p>Can find no description of the site selection process for allocations within the draft Neighbourhood Plan or the methodology used when considering reasonable development sites such as that promoted by our client at 2 Hurst Road.</p> <p>Note that the Sustainability Appraisal lacks a Non-Technical Summary which is a specific requirement of the SEA.</p> <p><b>Land to the rear of 2 Hurst Road</b></p> <p>Site is well located, contiguous with the existing built-up area boundary, and has no significant development constraints. Site has been assessed through the SHELAA (Site Ref. 210) and this assessment finds the site to be suitable, available and achievable. Site has progressed to a Stage 2 assessment in the preparation of a District-wide Site Allocations Document.</p> <p>Proposals for 25 new homes on the site were refused last year due to its location of the site outside the defined built-up area boundary. However, when compared to the allocated sites to the north the site clearly has a less significant impact on the wider countryside. Support through a specific Plan policy would make the proposals an exception to District Plan Policy DP12 and allow that development to proceed in principle.</p> <p>The site has excellent access to local services. The allocation of this site would create a coherent overall approach to the growth and development of Hassocks. Site would create a defensible western boundary to the village and would serve to reinforce other policy objectives within the Plan such as Policy 1.</p> <p>Policy 14 does not preclude residential development of the site, provided the development was for fewer than 10 dwellings. However, it is our opinion that a windfall-type development of nine homes or less would be a less efficient use of a sustainably located, unconstrained site.</p> <p>The site is unaffected by flood risk, would not affect any designated heritage assets, ancient woodland, SSSIs, local nature reserves, or other notable constraints. Experts have concluded that any adverse impacts on TPO trees within and surrounding the site can be avoided or appropriately mitigated. Development of the site would not result in severe impacts to the highway network</p> <p>Request that further consideration is given to the potential allocation of the site as the Neighbourhood Plan progresses.</p>
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<p>Reside: Representations on behalf of landowners</p>	<p>Land to the east of Lodge Lane has previously been submitted as a proposed allocation and assessed. The PHLAA assess the site area (all of Site 12) as 4.7ha. The site being promoted is 52.3ha. The site therefore appears to have been mis-assessed- not capable of delivering 88 homes as the PHLAA predicts.</p> <p>Consider a development of between 20 and 30 homes is much more appropriate for this site and for the village</p> <p>Fundamentally disagree with the landscape assessment of the site. Whilst within the National Park, the site is heavily influenced by its surrounding built form, where there are only small/limited views of the wider National Park. Views into the site from the National Park are also few and far between and are all with the backdrop of the existing built form of Hassock/I/Keymer.</p> <p>Unclear why the site has been assessed as being within a Local Gap, when no formal designation exists.</p> <p>Consider there is a clear and manifest need for housing in the South Downs National Park (SDNP) area.</p> <p>Consider this is a modest sized site and certainly would not be considered 'major development' by the NPPF. Most of the site is not visible due to its visual and physical containment.</p> <p>The site abuts the settlement boundary along most of its northern and southern boundary and all of its western boundary. Consider the existing built form of Hassocks all but wraps around this site.</p> <p>The development of the site would not, and could not, adversely affect the proposed Local Gap and SDNP nor does it perform the requirements of a gap, due to the surrounding development.</p> <p>Site will provide opportunities for landscape improvements. Consider development would go some way to repairing the historic canvas of hedgerow, trees and woodland.</p> <p>Scheme would provide a softer edge to the Green Gap and therefore strengthen its purposes.</p> <p>The allocation of the land in the SDNP would also help protect the parish from further future allocations from others.</p> <p>From the South Downs National Park perspective, a development on this site would deliver much needed market and affordable housing. It would also deliver on one of two key aims, namely access and education to the SDNP via a new area of woodland/open space. The woodland and planting will also help enhance and protect enhance the national park, as required by the NPPF, by repairing and restoring the historic landscape. Finally, the scheme will deliver biodiversity enhancements.</p> <p>In respect of HNP, the site will strengthen the proposed local gap, where the planting of a woodland will act a physical boundary to Hassocks as well as delivering a high-quality housing scheme and other local benefits.</p> <p>The site provides the opportunity for a small, high quality and sustainable development for circa 20-30 dwellings, close to the village centre and well-integrated within its landscape context.</p>
<p>60</p>	<p>Savills: Savills writing in our capacity as planning consultants, operating in Surrey, Sussex and Kent from the Guildford and Sevenoaks team.</p> <p>Consider the emerging plan must be more positive and seek to make some housing allocations. This is because the figures provided by MSDC for the delivery of housing, not only in Hassocks, but in the District more generally, are a <u>minimum</u> requirement.</p> <p>Hassocks is a tier 2 settlement, consider it can therefore be regarded as one of the more sustainable locations in the District.</p> <p>Reps highlight NPPF and NPPG and Ministerial Statement (12 December 2016). It advises the degree of weight to be afforded to those policies is clearly one for the decision maker. However, by assisting the delivery of much needed new homes in this sustainable district location, over and above the minimum required for the area, the Neighbourhood Plan would help to ensure that MSDC does not fall below its 5 year housing land supply requirements or below the minimum housing delivery test requirements. This would assist in safeguarding the area from future speculative applications whilst ensure that suitable development can come forward.</p> <p>Notes the Plan does not seek to promote less development than the District Plan, it does only seek to provide the minimum requirement. Considers there is no contingency and this is likely to be a more risky approach. Considers the Neighbourhood Plan would become more robust in the longer term if a higher number of homes were allocated.</p> <p>Notes that the Plan seeks to protect Public Open Space through policy 10, through the creation of buffer zones on the outer edge of all of the allocated sites. Considers the creation of such buffers appears to be a rather restrictive policy, which will hinder further development.</p> <p>Considers it also be appropriate to include a policy enabling the proper and appropriate release of land, including public open space, to allow for the delivery of sustainable development. Considers this option could be incorporated into draft Policy 14 which seeks to make some allowance for windfall sites but appears to be somewhat limited in its scope.</p> <p>Considers an amendment to Policy 14 should also be made to ensure that windfall sites coming forward are not be limited to only 10 new homes to ensure that the HNP positively plans for the future of the area throughout the Plan period.</p>

<p>Sigma on behalf of Rydon</p> <p><b>Policy 1: Local Gap</b></p> <p>No substantial evidence supports the Neighbourhood Plan in its allocation of this gap and as such the proposed policy should be deleted or at least the boundaries of the Gap, as shown on the proposals map require to be properly assessed and re-drawn.</p> <p>Land at Friars Oak currently makes no material contribution to the actual or perceived separation between Burgess Hill and Hassocks. The Strategic Gap Policy should therefore be redrawn to allow the land lying to the west of the railway and east of London Road to be excluded from the Gap designation to reflect a new allocation for housing or at least to allow for reasonable settlement expansion in the future to meet housing need and to make the Gap policy if it is considered to be justified, more credible, flexible, reasonable and less likely to be overridden on appeal.</p> <p><b>Policy 2: Local Green Space</b></p> <p>Acknowledges the Policy is supported by the Neighbourhood Plan Revised Local Green Space Policy Review, which refers to the guidance set out in the National Planning Policy Framework at Paragraphs 99-101 to identify and designate LGS.</p> <p>Rydon seek to demonstrate, why LGS 1 does not meet all of the criteria above and consequently should be deleted.</p> <p><b>Future Housing Requirement:</b> Firstly, and most critically the Review fails to have appropriate regard to Para 99 of the NPPF, which states that "Designating land as Local Green Space should be consistent with local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services". It should also be "capable of enduring beyond the plan period.</p> <p>It is concluded that the assessment was lightweight, had been unduly influenced by objections to a development proposal on the land and the evidence base falls considerably short of the standard required for such an important designation which the Framework says will not be appropriate for most green areas or open space.</p> <p>Is Friars Oak Field in reasonable close proximity to the community it serves? Very little community use at present, the only authorised public access being limited to use of the recreational footpath along is southern boundary.</p> <p>Surveys of the use of the public footpath that runs along the southern edge of the land were carried out to assess the level of usage of the unmanned crossing of the railway line in the north-east corner of the site.</p> <p>Is Friars Oak Fields demonstrably special to the local community and holds a particular significance? This assessment does not identify any special or unusual qualities nor has the NP process showed that the Site is demonstrably more special to the community which would set it apart from any of the other surrounding areas of countryside outside the settlement boundary.</p> <p>Is Friars Oak Fields in Character and not an Extensive Tract of Land? Land at Friars Oak fields measures approximately 7.43 hectares. There is no recognised change of character or physical boundary to the north and the site is of similar character to the entire area up to Burgess Hill to the north. As such it forms part of an extensive tract of land from which it is not obviously distinguishable.</p> <p>Allocations of LGS in a Neighbourhood Plan must complement investment in sufficient homes and are to be seen as enduring beyond the end of the plan period (NPPF Paragraph 99). The designation of the Friars Oak Field site as an LGS would conflict with this Government guidance because :</p> <ul style="list-style-type: none"> <li>• Hassocks is a sustainable settlement and is a Category 2 settlement. It is therefore an important focus for new strategic housing provision across the District.</li> </ul>
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- The submission NP only aims to accommodate the minimum housing numbers set out in the recently adopted Local Plan but further housing is needed now and in the future. Hassocks ability to provide for further housing growth should not be unjustifiably constrained.
- The fundamental suitability of the appeal site for housing has been repeatedly demonstrated in the SHLAA, Officer reports, Council decision and Secretary of State's appeal decision.
- National Planning Practice Guidance confirms that the LGS designation should not be used in a way that undermines meeting identified development needs.
- The interests of local recreation and enjoyment of the best attributes of the site are better served by Rydon's proposal to provide a County Park with access to the area adjoining the Herring Stream and authorised public access for informal recreation over a wider area associated with their residential development.

An LGS designation should only be used where it meets all of the criteria set out in Paragraph 100 of the NPPF. The Friars Oak Fields site meets none.

#### **Section 6: Housing**

The HNP is anticipating that Hassocks will not be required to release any further land either assist Mid Sussex in delivering the remaining 2,500 which is to be distributed across the whole of the District in the emerging Site Allocation DPD nor any additional land required through the review. Consequently everything outside the settlement boundary is either allocated as a Local Green Space, Local Gaps and or within the South Downs National Park. These are not reasonable assumptions because:

- The Housing figures presented in DP6 are minimum residual amounts, and by its very definition these are not a cap on development and - It is likely that Hassocks will continue to play an important role to help meet the remaining 2,500 units that the District need to allocate in its emerging Site Allocation DPD and in the future beyond the current Local Plan period.

In this regard, the NP contravenes basic condition (a) and (e) because the NP is not positively prepared and the LGS designations will undermine the ability of Hassocks to provide necessary housing growth, now and in the future.

Land at Friars Oak has been submitted for 130 dwellings in response to the SHLAA Review. There is no reason to anticipate that the Council will not come to the same conclusion this time as evidenced by the Council's consideration of recent planning applications for residential development on the site.

The policies contained within the NP will need to be modified in order to allow for a significant degree of flexibility to allow for the delivery of future sustainable growth opportunities at Hassocks in order to assist Mid Sussex Council in maintaining a flexible, responsive and continuously rolling 5 year housing land supply.

#### **Section 8 Transport**

##### **Aim 5; Non- car route ways**

There is no clarity as to how the NP aims to address local concerns re crossing of railway line. Does not promote any specific proposals to address the issue. There is no meaningful prospect of improvements being carried out unilaterally by Network Rail.

The policies of the NP should be both justified and effective. To be regarded as being more than a simple token gesture the Aim should associate itself with positive action such as supporting development proposals that will deliver the necessary safety enhancement and working with developers to secure them. Unless this type of positive support can be offered then the relevant Aim should be deleted due to the lack of any specific means of implementation

	<p>Terence O'Rourke on behalf of Gleeson Strategic Land Client controls land on the northern edge of the village, which is identified as a strategic allocation. Outline planning application, was submitted to MSDC in December 2018. It is anticipated that the Council will determine this application in Spring 2019.</p> <p><b>Policy 16: Land to the north of Clayton Mills and Mackie Avenue</b></p> <p>Welcomes the recognition of the strategic allocation in the HNP and the stated aspirations to ensure a high-quality development.</p> <p>Client's proposals form a significant component of Hassocks' commitment (500 homes) and are therefore integral to helping the village meet its identified needs and control the location of future development in and around Hassocks.</p> <p><b>Policy 2: Local Green Space</b></p> <p>Supports the identification of Local Green Spaces (LGS).</p> <p>LGS8: Land at Clayton Mills, which is located directly south of client's site and is also referenced in Policy 10: Protection of Open Space. Client does not control this area of open space but is keen to see it improved for the benefit of existing and future residents. Currently in discussion with MSDC, HPC and local residents to see how this might be achieved.</p> <p><b>Policy 13: Education Provision</b></p> <p>Proposals include land for a two-form entry primary school and follow a series of positive discussions with West Sussex County Council as Education Authority. Consider client's proposals will therefore help the plan to fulfil the objectives of this policy.</p>
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