

| Chapter                   | Para/Policy                    | Pre-submission HNP  | Para                           | Submission HNP  |
|---------------------------|--------------------------------|---|--------------------------------|---|
| Foreword                  | Foreword                       | This Amended Version of the Hassocks Neighbourhood Plan has been prepared by Hassocks Parish Council following the refusal of Mid Sussex District Council (MSDC), the Local Planning Authority, to allow the original 2016 Neighbourhood Plan to proceed to Public Examination  | Foreword                       | This Amended Version of the Hassocks Neighbourhood Plan has been prepared by Hassocks Parish Council 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 original 2016 Neighbourhood Plan to proceed to Public Examination.   |
| 1: Introduction           | 1.2                            | The southern and eastern boundary of the Parish lies in the South National Park (SDNP).The extent of the SDNP is shown at Figure 2.   | 1.2                            | The southern and eastern boundary of the Parish lies in the South National Park (SDNP).The extent of the SDNP is shown at Figure 2. <del>South Downs National Park Authority is the Local Planning Authority for those areas of the Parish within the South Downs National Park.</del>  |
| 1: Introduction           |                                |   | 1.7 - additional para added    | <del>This Submission Plan has been prepared following extensive background work, publication and consultation on the Regulation 14 Pre-submission HNP.</del>  |
| 1: Introduction           | 1.8                            | The Government published the revised National Planning Policy Framework (NPPF) in July 2018.  | 1.9                            | The Government published the revised National Planning Policy Framework (NPPF) in <del>July 2018</del> February 2019.   |
| 1: Introduction           | 1.10                           | .... The SDNPA is preparing a Park-wide South Downs Local Plan (SDLP). The SDLP was submitted to Government in April 2017. The Examination of the SDLP is ongoing. It is envisaged the SDLP will be adopted in April 2019. Once adopted the SDLP will replace the existing planning policies operating across the SDNP.   | 1.13                           | The SDNPA is preparing a Park-wide South Downs Local Plan (SDLP). The SDLP was submitted to Government in April 2017. The SDLP was submitted to Government in April 2017. The Examination of the SDLP is ongoing. <del>The Inspector's Report is awaited. It is envisaged the SDLP will be adopted in April 2019.</del> Once adopted the SDLP will replace the existing planning policies operating across the SDNP.  |
| 1: Introduction           | 1.11-1.14                      | <p>This HNP reflects the culmination of work by the NPWG since the Parish was designated for neighbourhood plan making in July 2012. It builds upon the evidence gathering, stakeholder engagement and plan preparation that took place in formulating the initial version of the HNP that was the subject of statutory consultation in 2016.</p> <p>Since HPC resolved to progress with a revised HNP in June 2018, the NPWG have undertaken a detailed review and update of the evidence base. This has had regard to feedback received in response to the previous Regulation 16 consultation HNP, the recently adopted MSDP, the emerging SDLP and the revised NPPF.</p> <p>Integral to this approach has been a review and update of the Vision and Strategic Objectives of the Submission HNP. These have been the subject of consultation as part of the Scoping Report consultation with the requisite statutory bodies between August- September 2018.</p> <p>The planning policies and aims of the Submission HNP have also been reviewed. NPWG discussions have determined whether policies and aims require: removal, substantial amendment, or can be carried forward without amendment. This has been informed by new and revised background papers on housing, gap policy and Local Green Space.</p> | 1.14-1.18                      | <p>This HNP reflects the culmination of work by the NPWG since the Parish was designated for neighbourhood plan making in July 2012. It builds upon the evidence gathering, stakeholder engagement and plan preparation that took place in formulating the initial version of the HNP that was the subject of statutory consultation in 2016.</p> <p>Since HPC resolved to progress with a revised HNP in June 2018, the NPWG have undertaken a detailed review and update of the evidence base. Integral to this approach has been a review and update of the Vision and Strategic Objectives of the Submission HNP. <del>These have been the subject of consultation as part of the Scoping Report consultation with the requisite statutory bodies between August-September 2018.</del></p> <p><del>In addition, a review has been undertaken of the planning policies and aims. This has been informed by new and revised background papers on Housing; Policy 1: Local Gaps; Policy 2: Local Green Spaces.</del></p> <p><del>Public consultation on the Regulation 14 Pre-Submission took place between January - February 2019. Following a review of representations received, the Submission HNP has been prepared. It has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012 and is in "general conformity" with the strategic policies of the MSDP.</del></p> <p><del>In addition and in response to the Regulation 14 Pre-submission consultation, new background papers on: Housing; Policy 1: Local Gaps; and Policy 2: Local Green Spaces have been prepared.</del></p> |
| 1: Introduction           | 1.17-1.21                      | <p>The Regulation Pre-submission HNP has been approved by HPC to be published for public consultation for a six week period commencing 07 January 2019.</p> <p>Please note that, in parallel to this, consultation is also taking place on the accompanying Sustainability Appraisal (SA).</p> <p>To submit representations on the HNP and/or the SA and for further information about the background to these documents and associated evidence base, please contact:</p> <p>The Clerk<br/>Hassocks Parish Council<br/>Parish Centre<br/>Adastra Park<br/>Hassocks, BN6 8QH</p> <p>Alternatively please email: <a href="mailto:hassocksnp@hassockspc.net">hassocksnp@hassockspc.net</a></p> <p>Please note all representations on the HNP and SA must be received by HPC not later than 5pm on 18 February 2019.</p>   | 1.21-1.22                      | <p><del>This Submission HNP and the accompanying documents (Sustainability Appraisal including Non-Technical Summary, Basic Condition Statement and Consultation Statement) have been approved by HPC for submission to MSDC.</del></p> <p><del>Following a period of public consultation, the Submission HNP will be subject to Examination. Subject to receipt of a positive Examiner's Report, the HNP will then proceed to Referendum and be "made" in due course by MSDC.</del></p>  |
| 2: Parish Profile         |                                |   |                                |   |
| 3: Vision and Objectives  |                                |   |                                |   |
| 4: Environment & Heritage | Supporting text of Policy 2    |   | New paragraph 4.20             | <del>The purpose of the proposed designations are to provide special protection against the inappropriate development of areas of particular local importance as green space. Where the LGS benefits from an existing public access and/or recreational use, designation as an LGS would not prohibit the use of that LGS for future public access and/or recreational uses.</del>  |
|                           | Policy 2: Local Green Spaces   | <p>The Hassocks Neighbourhood Plan designates the following locations as Local Green Spaces (as shown on the Proposals Map):</p> <ol style="list-style-type: none"> <li>1. Land to the north of Shepherds Walk (LGS1).</li> <li>2. Land at the Ham (LGS2).</li> <li>3. Land to the south of Clayton Mills (LGS3).</li> <li>4. Land to the east of Ockley Lane (LGS4).</li> <li>5. Land at south of Downlands (LGS5).</li> <li>6. Land to the west of the railway line (LGS6).</li> <li>7. Land at Pheasant Field (LGS7).</li> <li>8. Land at Clayton Mills (LGS8).</li> </ol> <p>Development proposals, which conflict with the purpose of this designation, will be resisted in these areas.</p>   | Policy 2                       | <p>The Hassocks Neighbourhood Plan designates the following locations as Local Green Spaces (as shown on the Proposals Map):</p> <ol style="list-style-type: none"> <li>1. Land to the north of Shepherds Walk (LGS1).</li> <li>2. Land at the Ham (LGS2).</li> <li>3. Land to the south of Clayton Mills (LGS3).</li> <li>4. Land to the east of Ockley Lane (<del>western field</del>) (LGS4).</li> <li>5. Land at south of Downlands (LGS5).</li> <li>6. Land to the west of the railway line (LGS6).</li> <li>7. Land at Pheasant Field (LGS7).</li> <li>8. Land at Clayton Mills (LGS8).</li> </ol> <p>Development proposals, which conflict with the purpose of this designation, will be resisted in these areas.</p>  |
|                           | Policy 3: Green Infrastructure | Development proposals, which seek to conserve, maintain and enhance the existing green infrastructure network will be supported.  | Policy 3: Green Infrastructure | Development proposals, which seek to conserve, maintain <u>or</u> enhance the existing green infrastructure network will be supported.  |

| Chapter    | Para/Policy   | Pre-submission HNP   | Para  | Submission HNP   |
|------------|---|--|---|--|
|            | Policy 7: Development in Conservation Areas                     | <p>Development proposals which seek to conserve and enhance the Keymer Conservation Area and Clayton Conservation Area will be supported.</p> <p>Proposals which respect the following features of the Keymer Conservation Area will be supported:</p> <ol style="list-style-type: none"> <li>1. Keymer Terrace and the stone wall by the church;</li> <li>2. The Church and its setting;</li> <li>3. Properties in the Crescent;</li> <li>4. Properties and features of Lodge Lane;</li> <li>5. The Greyhound Pub;</li> <li>6. The bend in Keymer Road;</li> <li>7. Views into an out of the Conservation area; and</li> <li>8. The use of traditional building materials.</li> </ol> <p>Proposals which respect the following features of the Clayton Conservation Area will be supported:</p> <ol style="list-style-type: none"> <li>9. The Church and its setting;</li> <li>10. Former farm buildings associated with Clayton Farm;</li> <li>11. Clayton Court Barn;</li> <li>12. The Manor House;</li> <li>13. Clayton Castle;</li> <li>14. Building materials including flint, brick, hanging tiles and roof tiles;</li> <li>15. Views out of the Conservation Area to the open downland, including the Jack and Jill Windmill;</li> <li>16. Rural setting with the Downs rising steeply to the south;</li> <li>17. Rural character of Underhill Lane; and</li> <li>18. The sense of enclosure created by the narrow sunken lane.</li> </ol>   | Policy 7: Development in Conservation Areas | <p>Development proposals which seek to conserve and enhance the Keymer Conservation Area and Clayton Conservation Area will be supported.</p> <p><u>The following special features have been identified in the Keymer Conservation Area:</u></p> <ol style="list-style-type: none"> <li>1. Keymer Terrace and the stone wall by the church;</li> <li>2. The Church and its setting;</li> <li>3. Properties in the Crescent;</li> <li>4. Properties and features of Lodge Lane;</li> <li>5. The Greyhound Pub;</li> <li>6. The bend in Keymer Road;</li> <li>7. Views into an out of the Conservation area; and</li> <li>8. The use of traditional building materials.</li> </ol> <p><u>Any development in the conservation area must conserve and enhance these features.</u></p> <p><u>The following special features have been identified in the Clayton Conservation Area:</u></p> <ol style="list-style-type: none"> <li>9. The Church and its setting;</li> <li>10. Former farm buildings associated with Clayton Farm;</li> <li>11. Clayton Court Barn;</li> <li>12. The Manor House;</li> <li>13. Clayton Castle;</li> <li>14. Building materials including flint, brick, hanging tiles and roof tiles;</li> <li>15. Views out of the Conservation Area to the open downland, including the Jack and Jill Windmill;</li> <li>16. Rural setting with the Downs rising steeply to the south;</li> <li>17. Rural character of Underhill Lane; and</li> <li>18. The sense of enclosure created by the narrow sunken lane.</li> </ol> <p><u>Any development in the conservation area must conserve and enhance these features.</u></p>   |
| 6: Housing | Policy 14   | Residential development within an adjoining the built-up area boundary of Hassocks   | Policy 14                                   | Final bullet delete "where"  |
|            | Policy 16: Land to the north of Clayton Mills and Mackie Avenue | <p>Land to the north of Clayton Mills and Mackie Avenue is allocated as a Strategic Development in MSDP Policy DP 11. Development Proposals on this site will be supported where they accord with MSDP DP 11.</p> <p>To ensure the site is developed in line with the Vision and Strategic Objectives of the HNP, HPC will support proposals which:</p> <ol style="list-style-type: none"> <li>1. Do not extend into the Local Gap (as identified on the Proposals Map);</li> <li>2. Provide a greenspace buffer on the northern periphery of the site to form a defensible boundary and to prevent coalescence with Burgess Hill;</li> <li>3. Transfer land within the greenspace buffer to the Parish Council;</li> <li>4. Protect the amenity of existing residential properties bordering the site;</li> <li>5. Provide a suitable mix of dwelling type and sizes to meet the needs of current and future households;</li> <li>6. Protect existing Public Rights of Way within, and adjacent to, the site and their open aspect through suitable landscaping;</li> <li>7. Do not detract from, or cause detriment to, the special qualities and tranquility of the South Downs National Park (in line with HNP Policy 6);</li> <li>8. Protect the setting of the nearby heritage asset;</li> <li>9. Protect existing open space to the south of the strategic allocation;</li> <li>10. Provide a mix of high quality formal and informal open space;</li> <li>11. Provide suitable access and parking arrangements; and</li> <li>12. Maximise opportunities to facilitate and provide the increased use of alternative means of transport to private non-carbon fuelled vehicles.</li> </ol> | Policy 16                                   | <p>Land to the north of Clayton Mills and Mackie Avenue is allocated as a Strategic Development in MSDP Policy DP 11. Development Proposals on this site will be supported where they accord with MSDP DP 11.</p> <p>To ensure the site is developed in line with the Vision and Strategic Objectives of the HNP, HPC will support proposals which:</p> <ol style="list-style-type: none"> <li>1. Do not extend into the Local Gap (as identified on the Proposals Map);</li> <li>2. Provide a greenspace buffer on the northern periphery of the site to form a defensible boundary and to prevent coalescence with Burgess Hill;</li> <li>3. Transfer land within the greenspace buffer to the Parish Council;</li> <li>4. Protect the amenity of existing residential properties bordering the site;</li> <li>5. Provide a suitable mix of dwelling type and sizes to meet the needs of current and future households;</li> <li>6. Protect existing Public Rights of Way within, and adjacent to, the site and their open aspect through suitable landscaping;</li> <li>7. <u>Provide and enhance safe pedestrian and cycle routes from Hassocks village centre to Burgess Hill via the development site;</u></li> <li>8. Do not detract from, or cause detriment to, the special qualities and tranquility of the South Downs National Park (in line with HNP Policy 6);</li> <li>9. Protect the setting of the nearby heritage asset;</li> <li>10. Protect existing open space to the south of the strategic allocation;</li> <li>11. Provide a mix of high quality formal and informal open space;</li> <li>12. Provide suitable access and parking arrangements; and</li> <li>13. Maximise opportunities to facilitate and provide the increased use of alternative means of transport to private non-carbon fuelled vehicles.</li> </ol> |
| 6: Housing | Policy 17   | Land west of London Road   | Policy 17                                   | <p>Delete policy.</p> <p>6.29. The previous Submission HNP allocated a number of green spaces both within and around the built areas of the Parish that met the requirements of the NPPF. This included Land at the Ham (LGS2) as a Local Green Spaces.</p> <p>6.30. Notwithstanding this, an application for residential development for 97 dwellings on land west of London Road was submitted to MSDC in November 2013. The application was refused in May 2014; and was the subject of an appeal which was dismissed in March 2015. However, this decision was challenged in the High Court and was subsequently quashed in February 2016. The appeal was therefore the subject of re-determination by the Secretary of State (SoS).</p> <p>6.31. The Government appointed Inspector held a Public Inquiry in August 2016. HPC made representations at the Public Inquiry setting out strong objections to the proposed development. Notwithstanding, the SoS allowed the appeal and planning permission was granted in March 2017.</p> <p>6.32. Since this granting of permission for 97 residential units, a subsequent application for residential development for 129 dwellings and associated infrastructure was submitted to MSDC in October 2017. The application was approved in July 2018.</p> <p>6.33. The principle of development on this site has been established through the granting of planning permission.</p> <p>6.34. <del>HPC wish to ensure any future application(s) on the site are developed in line with the Vision and Strategic Objectives of the HNP.</del></p> <p>6.35. <del>The HNP therefore support the development of the site in line with the Vision and Strategic Objectives of the HNP.</del></p>  |

| Chapter                        | Para/Policy | Pre-submission HNP   | Para      | Submission HNP  |
|--------------------------------|-------------|--|-----------|---|
|                                | Policy 15   | Hassocks Golf Club<br><br>Policy 15: Hassocks Golf Course<br><br>Residential development proposals on land at Hassocks Golf Club (as identified on the Proposals Map) will be supported where proposals:<br><br>1. Do not extend into the Local Gap (as identified on the Proposals Map);<br>2. Protect ancient woodland;<br>3. Allow for the retention of existing mature trees and hedges;<br>4. Protect and do not adversely affect heritage assets, including Friars Oak House and its rural setting;<br>5. Provide a suitable mix of dwelling types and sizes to meet the needs for current and future households;<br>6. Protect the amenity of existing residential properties bordering the site;<br>7. Provide a mix of high quality formal and informal open space;<br>8. Include details for the maintenance of public open space;<br>9. Provide land to the west of Belmont Recreation Ground for formal/informal open space;<br>10. Provide suitable access and parking; and<br>11. Maximise opportunities to facilitate and provide the increased use of alternative means of transport to private non-carbon fuelled vehicles. | Policy 15 | Policy 15: Hassocks Golf Course<br><br>Residential development proposals on land at Hassocks Golf Club (as identified on the Proposals Map) will be supported where proposals:<br><br>1. <u>For residential development</u> do not extend into the Local Gap (as identified on the Proposals Map);<br>2. Protect ancient woodland;<br>3. Allow for the retention of existing mature trees and hedges;<br>4. Protect and do not adversely affect heritage assets, including Friars Oak House and its rural setting;<br>5. Provide a suitable mix of dwelling types and sizes to meet the needs for current and future households;<br>6. Protect the amenity of existing residential properties bordering the site;<br>7. Provide a mix of high quality formal and informal open space;<br>8. Include details for the maintenance of public open space;<br>9. Provide land to the west of Belmont Recreation Ground for formal/informal open space;<br>10. Provide suitable access and parking; and<br>11. Maximise opportunities to facilitate and provide the increased use of alternative means of transport to private non-carbon fuelled vehicles.   |
| 6: Housing                     | Policy 18   | Affordable Housing<br><br>Residential development proposals should provide a mix of affordable housing sizes, types and tenures aligned to meet the needs of the Parish.<br><br>Applicant(s) for occupation of affordable housing who have a local connection with the parish of Hassocks will be given priority over other bids. In order to establish a local connection, the applicant(s) must meet one of the following criteria:<br><br>1. Resides the parish of Hassocks as their only or principal home and has done so for the previous 2 years; or<br>2. Has resided in the parish of Hassocks as their only or principal home for a period of at least 3 years in aggregate out of the preceding 5 years; or<br>3. Is in paid employment in the parish of Hassocks (working 16 hours or more a week) and has been for the previous 2 years; or<br>4. Has close relatives who reside in the parish of Hassocks as their only or principal home and have done so for at least the previous 5 years, or the previous 2 years if the Applicant is aged 65 or over.   | Policy 17 | Affordable Housing<br><br>Residential development proposals should provide a mix of affordable housing sizes, types and tenures aligned to meet the needs of the Parish.<br><br><u>When allocating the first letting of 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.</u> In order to establish a local connection, the applicant(s) must meet one of the following criteria:<br><br>1. Resides in the parish of Hassocks as their only or principal home and has done so for the previous 2 years; or<br>2. Has resided in the parish of Hassocks as their only or principal home for a period of at least 3 years in aggregate out of the preceding 5 years; or<br>3. Is in paid employment in the parish of Hassocks (working 16 hours or more a week) and has been for the previous 2 years; or<br>4. Has close relatives who reside in the parish of Hassocks as their only or principal home and have done so for at least the previous 5 years, or the previous 2 years if the Applicant is aged 65 or over.<br><br><u>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.</u> |
| 8: Transport                   | 8.4         | The footpaths and cycle ways are generally well marked. Nevertheless, the surface of many paths is poor and many become impassable in the winter months. HPC wish to support the repair and upgrade of PRowS to enhance their usability all year round by those with mobility impairments.   | 8.4       | The footpaths and cycle ways are generally well marked. Nevertheless, the surface of many paths is poor and many become impassable in the winter months. HPC wish to support the repair and upgrade of PRowS to enhance their <u>physical usability</u> all year round by those with mobility impairments.  |
| 9: Implementation and Delivery | 9.1         | The HNP will provide a long-term planning framework for the Parish. Following consultation on the Regulation 14 Pre-submission Plan, the HNP will undergo further public consultation, managed by MSDC known as Regulation 16 Submission consultation. The HNP will subsequently be subject to an independent Examination and if successful will be subject to Referendum.   | 9.1       | The HNP will provide a long-term planning framework for the Parish. <del>Following consultation on the Regulation 14 Pre-submission Plan, the HNP will undergo further public consultation, managed by MSDC known as Regulation 16 Submission consultation.</del> The HNP will subsequently be subject to an independent Examination and if successful will be subject to Referendum.   |
| Proposals Map                  |             |  |           | Proposals map to be updated to:<br><br>- reflect amendments as detailed in Local Gap Background Paper;<br>- reflect amendments as detailed in Local Green Spaces Background Paper; and<br>- omit residential element of Land to the West of London Road (open space element to be retained).  |
| Evidence Base                  |             |  |           | Updated to reference:<br>- NPPF, February 2019;<br>- updated Background Housing, Local Gaps and Local Green Spaces Papers   |
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