# Hassocks Neighbourhood Plan

# **Regulation 14 Pre-submission**

# Sustainability Appraisal (Incorporating Strategic Environmental Assessment)





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Appendix 2 - Mid Sussex Strategic Housing Economic Land

Availability Assessment sites, April 2018, Hassocks

Hassocks Neighbourhood Plan, Sustainability Appraisal, Revision 2,date: January 2019 Revision 2 for Regulation 14 Pre-submission consultation

# 1. INTRODUCTION

- 1.1. This Sustainability Appraisal (SA) report is in respect of the Regulation 14 Pre-submission Consultation of the Hassocks Neighbourhood Plan (HNP).
- 1.2. The Parish is located within Mid Sussex District Council area (MSDC). Hassocks Parish is located south of Burgess Hill, east of Hurstpierpoint and west of Ditchling. To the south is the South Downs National Park (SDNP), beyond which is the urban area of Brighton. The largest settlement in the Parish is Hassocks. This is connected to the east to the settlement of Keymer. To the south, on the fringes of the Parish, is the settlement of Clayton, located at the foot of the Downs.
- 1.3. Neighbourhood planning is a way for communities to decide the future of the places in which they live and work. The HNP has been driven and prepared by HPC, with input from local residents, community groups and other stakeholders. During this process there has been extensive public consultation and feedback forums.
- 1.4. The HNP is important for the future of the Parish. If successfully supported at a public referendum, it will become a key material consideration in guiding development in the Parish and determining planning applications up to 2031.
- 1.5. Neighbourhood Plans must be in general conformity with the adopted Development Plan Document (DPD) of the District which at this time is the MSDP 2014-2031. This was adopted by MSDC, at its meeting on the 28 March 2018.
- 1.6. The obligation to undertake a SA is set out in Section 39 of the Planning and Compulsory Purchase Act 2004. This requires Local Development Documents to be prepared with a view to contributing to the achievement of sustainable development. The process involves examining the likely effects of the Plan and considering how they contribute to social, environmental and economic well-being.
- 1.7. A Strategic Environmental Assessment (SEA) involves the evaluation of the environmental impacts of the plan or programme. The requirement for SEA is set out in the European Directive 2001/42/ EC adopted in UK law as the "Environmental Assessment of Plans or Programmes Regulations 2004".
- 1.8. The SEA process is very similar to the SA process, with more prescriptive guidance that needs to be followed in order to meet the SEA Directive's requirements. Government guidance (in a Practical Guide to the Strategic Environmental Assessment Directive (ODPM 2005)) suggests incorporating the SEA process into the SA and consider economic and social effects alongside the environmental effects considered through the SEA. This approach has been followed. For simplification, this report is referred to as a Sustainability Appraisal, although it incorporates the SEA.
- 1.9. The purpose of this SA is to assess whether the HNP may have effects on a range of sustainability topics and consider alternatives and mitigation to reduce any negative impact. The SA has been carried out by independent consultants.
- 1.10. Much of the data used in the preparation of the SA comprises 'baseline information' which was contained and presented in the Scoping Report. The Scoping Report collated baseline data on broad areas of economic, social and environmental issues. It analysed a range of environmental protection objectives established at International, European, national or local level which were relevant to the HNP. It considered the implications of other plans and documents and set out a series of Sustainability Objectives. The Scoping Report also set out the proposed methodology for undertaking the SA.

- 1.11. The Scoping Report and baseline data has been subject to public consultation with statutory bodies (English Heritage, Natural England, the Environment Agency). The document has been continually updated to ensure that any new plans or documents released whilst the HNP has been prepared, have been assessed.
- 1.12. This report is structured as follows:

Section 2 - details the SA (inc SEA) appraisal methodology;

**Section 3** - summarises the baseline collection work, identification of the plans, policies and programmes that have an impact on the HNP, with updates on these in light of feedback on the Scoping Report. It also includes a summary of the challenges for the future of the Parish;

**Section 4** - sets out the objectives and indicators (collectively known as the Sustainability Framework), which will be used to appraise the various policy options. The HNP objectives are tested against the Sustainability Objectives for compatibility;

Section 5 - contains the individual policy appraisals, testing realistic options against the Sustainability Framework.

Section 6 - sets out the next steps.

- 1.13. The SA process has established a range of sustainability issues and options to be considered in formulating the proposals for the HNP. It has ensured consideration of a range of potential social, economic and environmental effects. This has enabled the most sustainable policy options to be identified for inclusion with the Pre-submission HNP.
- 1.14. The consultation draft HNP, along with this accompanying SA report will be made available for public consultation from 07 January 2019 18 February 2019. All comments received will be taken into consideration in preparing the final Plan.
- 1.15. Comments on this SA should be sent by post or email to:

Post:	
The Clerk	
Parish Centre	
Adastra Park	
Hassocks	
BN6 8QH	

1.16. To be received no later than 5pm on 18 February 2019.

# 2. APPRAISAL METHODOLOGY

- 2.1. This SA has been prepared in accordance with the following Government guidance:
  - Planning Practice Guidance: Strategic Environmental Assessment and Sustainability
     Appraisal
  - SEA guidance from the ODPM "A Practical Guide to the Strategic Environmental Assessment directive" 2005
- 2.2. Based on this guidance, a five stage approach has been undertaken in preparing this SA:

Stages in	the SA process
Stages	Tasks
<b>Stage A</b> - Setting the context and Objectives, establishing the baseline and deciding on the scope	<ul> <li>Identify other relevant plans and programmes</li> <li>Collect Baseline Information</li> <li>Identify Problems</li> <li>Develop Objectives and the Sustainability Framework</li> <li>Consult on the scope of the SA</li> </ul>
<b>Stage B</b> - Developing and refining alternatives and assessing effects	<ul> <li>Test the Plan Objectives against SA Objectives</li> <li>Develop alternative options</li> <li>Assess the effects of policy options against the SA Objectives</li> <li>Consider mitigation</li> <li>Propose measures to monitor the effects</li> </ul>
<b>Stage C</b> - Preparing the Sustainability Appraisal	<ul> <li>Present the predicted effects of the Plan, including alternatives</li> </ul>
<b>Stage D</b> - Consulting on the draft HNP and SA and taking into account consultation responses	<ul> <li>Give the public and consultation bodies opportunity to comment on the SA</li> <li>Assess significant changes to HNP</li> </ul>
Stage E: Monitoring the effects of implementing the Plan	<ul> <li>To monitor the effectives of the Plan.</li> </ul>

Figure 1: Stages in the SA process

- 2.3. Stage A and the associated tasks have been undertaken as part of the preparation of the Scoping Report. This was the subject of formal consultation between August October 2018. The feedback from this consultation and any consequential changes to the baseline data and sustainability framework are detailed below in this report. The Scoping Report, and responses to it, are an intrinsic part of the SA process, and should be read in conjunction with this report.
- 2.4. Stage B involves measuring the likely significant social, economic and environmental effects of the strategy and policies contained within the Pre-Submission (Regulation 14) HNP consultation.
- 2.5. Section 4 of this report sets out the Sustainability Framework and tests the objectives of the HNP against this framework. Section 5 sets out the policy appraisal. This highlights the different advantages and disadvantages of each option, showing the preferred policy is the most sustainable option, given reasonable alternatives. The following symbols and colours are used to record this:

~~	Significant positive impact on the sustainability objective
~	Positive impact on the sustainability objective
?✔	Possible positive or slight positive impact on the sustainability objective
0	No impact or neutral impact on the sustainability objective
?*	Possible negative or slight negative impact on the sustainability objective
×	Negative impact on the sustainability objective
××	Significant negative impact on the sustainability objective

Figure 2: Symbols in the SA process

- 2.6. This scoring system is comparable with the Sustainability Appraisal undertaken by MSDC in connection with their production of the MSDP. The appraisal tables provide a summary explanation of the predictions of the effect the policy options will have on the objectives.
- 2.7. The results of Stage B are comprised in this report, which collectively comprises Stage C.
- 2.8. In accordance with Stage D, the Pre-Submission Plan was the subject of public consultation alongside the Pre-Submission (Regulation 14) SA. Feedback on the HNP and SA have not led to significant changes being made to either document.
- 2.9. Stage E will not take place until the HNP is adopted and the effects monitored, as detailed in Section 6 of this report.

# 3. BASELINE INFORMATION

- 3.1. As part of Stage A of this SA process, a review of other plans, programmes, policies, strategies and initiatives that may influence the content of the HNP was undertaken, together with the collation of extensive baseline data for the Parish.
- 3.2. The Baseline Data (as outlined in the Scoping Report) is presented below. Where this data has been updated either due to the availability of more recent baseline data or in response consultation advice received in response to consultation on the Scoping Report and Pre Submission Plan this is also set out below under each topic.

#### **General Parish Characteristics**

- 3.3. Hassocks Parish is located south of Burgess Hill, east of Hurstpierpoint and west of Ditchling. To the south is the South Downs National Park, beyond which is the urban area of Brighton. The B2116 runs through the centre of the Parish in a broadly east-west direction, connecting Hurstpierpoint with Ditchling. The A273 runs north-south through the western side of the Parish, connecting Burgess Hill with the dualled A23 to the south. The B2112 (New road) leads from the A273 at Clayton, in a broadly northeast direction, to connect to Ditchling. The main London to Brighton railway line travels through the Parish in a broadly north-south direction, with a station located within the centre of Hassocks Village.
- 3.4. The largest settlement in the Parish is Hassocks. This is connected to the east to the settlement of Keymer. To the south, on the fringes of the Parish, is the settlement of Clayton, located at the foot of the Downs.
- 3.5. It is a Parish of mixed character that incorporates part of the South Downs Scarp, the main built up area, surrounded by a rural hinterland, with neighbouring settlements to the north, east and west. In total, the Parish extends to some 10.88kms<sup>2</sup> (4.20sq miles).
- 3.6. It is bordered to the north by Burgess Hill Town Council area, to the east by Ditchling Parish, to the south by Pyecombe Parish, and to the west by Hurstpierpoint and Sayers Common Parish.
- 3.7. The southern part of the Parish is within the designated SDNP. The boundary of this broadly follows the edge of built up area on the south side of Hurst Road (to the west of the A273) before turning south to exclude the South Downs Nursery Garden Centre and Hassocks Football Club, before turning north again and crossing the railway line to include Butchers Wood, and exclude residential development to the north. It excludes the grounds of Downlands School before wrapping around the southern and eastern periphery of the built up area of Keymer and heading north to include the eastern fringes of the Parish. It follows the Parish boundary line north, as far as Wellhouse Lane, before heading east and north within the Parish of Ditchling.

#### **Social Characteristics - Population**

3.8. The Census data from 2011 shows that the total population for the Parish was 7,667. This was an increase of 846 people (12.4%) from 2001. A total of 47.28% (3,625) were male, whilst 52.72% (4,042) were female. The total population represents a density of some 7 persons per hectare.

- 3.9. The Office for National Statistics, published population projections for 2016, in May 2018. These are broken down to local authority and health authority level. This confirms, the populations of all regions in England are projected to grow by mid-2026; regions in the north of England are projected to grow at a slower rate than those in the south. The South East is expected to grow by 574,000 people (6.4%) over 10 years (mid 2016-mid 2026).
- 3.10. For Mid Sussex, the 2016 based subnational population projection, mid-2016 to mid-2031 is 147,540. This is an increase of 7,680. This equates to a 5.5% population increase on the 2011 population (139,860).
- 3.11. There are no population projections available at a Parish level.
- 3.12. The age structure of the Parish captured in the Census data 2011 comprises:
  - 1,531 persons aged between 0-17;
  - 2,062 persons aged between 18-44;
  - 2,101 persons aged between 45-64; and
  - 1,973 persons aged 65 and over.
- 3.13. At this time, there were a total of 3,341 households (at least 1 person occupying at the time of the Census). This comprised a mix of:
  - 994 x 1-person households;
  - 1,258 x 2-person households;
  - 456 x 3-person households;
  - 475 x 4-person households;
  - 123 x 5-person households;
  - 25 x 6-person households;
  - 6 x 7-person households;
  - 4 x 8+ person households.
- 3.14. Based on the total population living in a household and the number of households in total, the average household size in the Parish was 2.28 persons.
- 3.15. Future updates with respect to household projections figures were due to be published in September 2018. These figures are awaited.

#### Social Characteristics - Housing

3.16. At the time of the last Census in 2011, there were a total of 3,414 dwellings, of which 3,341 were occupied. This comprised:

- Detached dwellings 1,427;
- Semi-Detached 1,149;
- Terraced 279;
- Flat/Maisonette 447;
- Flat/Maisonette in converted or shared house 53;
- Flat/Maisonette in commercial building 57;
- Caravan/mobile home 2.
- 3.17. Of these 3,341 households, 1,579 were owned outright; 1,142 were owned with a mortgage; 15 were in shared ownership, 293 were socially rented; 254 were privately rented; 20 were privately rented through other means; and 38 were rent free.
- 3.18. The size of the properties were:

•	7 - 1 room;
	65 - 2 rooms;
	238 - 3 rooms;
	546 - 4 rooms;
	781- 5 rooms;
	732 - 6 rooms;
	411 - 7 rooms;
	278 - 8 rooms; and
	283 - 9+ rooms.

3.19. The number of bedrooms in each property were:

- No bedrooms 2;
- 1 bedroom 300;
- 2 bedrooms 896;
- 3 bedrooms 1,300;
- 4 bedrooms 662;
- 5+ bedrooms 181.
- 3.20. The Census data indicated there were a total of 4,516 cars owned by residents within the Parish. Ownership per household was as follows:

- Houses with no cars 546;
- Houses with 1 car 1,506;
- Houses with 2 cars 980;
- Houses with 3 cars 232;
- Houses with 4+ cars 77.

#### Social Characteristics - Human Health

- 3.21. Health characteristics are available at district level. These show that, overall, the health of the population of people living in Mid Sussex District is better than the England average. Life expectancy for both men and women is higher than the England average. However there is disparity across the district with life expectancy 5.9 years lower for men and 4.3 years lower for women in the most deprived areas of Mid Sussex than in the least deprived areas.
- 3.22. In terms of life expectancy and causes of death, the majority of indices are significantly better than the England average. The exceptions are excess winter deaths and female life expectancy, which is not significantly different from the England average, and road injuries and deaths, which are significantly worse than the England average.
- 3.23. In terms of disease and poor health, the majority of indices are better than the England average, with the exception of incidents of malignant melanoma, hospital stays for self harm and hip fracture in over 65s, all of which are not significantly different from the England average.
- 3.24. In terms of adults' health and lifestyle, all indices are not significantly different from the England average.
- 3.25. In terms of children and young peoples' health, all indices are significantly better than the England average.

#### **Social Characteristics - Deprivation**

- 3.26. The Index of Multiple Deprivation (IMD) is a composite indicator used to compare deprivation by reference to a wide number of factors, including employment, income, health, education/training, barriers to housing, crime and living environment. The IMD is expressed as a comparison to the rest of England, and also as a comparison to the rest of Mid Sussex district. IMDs are subdivided into Lower Super Output Areas (LSOAs) and based on a range of indicators which reveal if an LSOA suffers from "multiple" deprivation issues.
- 3.27. If an area has a low overall deprivation, this does not suggest it has no deprivation issues but that broadly there is not a multiple range of deprivation issues. It is not a measure of wealth, but a measure of deprivation. An area which has low deprivation will not necessarily be a wealthy area, whilst conversely, an area of higher deprivation will not necessarily be a poor area. The LSOAs are not of uniform size and they cover an area of population, not geographic size.

- 3.28. There were 32,482 LSOAs in England in 2010, with 1 being the most deprived and 32,482 being the least deprived. LSOAs have an approximate population of 1,500 people.
- 3.29. The South East of England contains the second lowest number of the most deprived LSOAs and the highest number of the least deprived LSOAs. West Sussex is one of the least deprived higher level Authorities, being ranked 132<sup>nd</sup> out of 152 upper tier Authorities. Mid Sussex is one of the least deprived districts in England, being the 13<sup>th</sup> least deprived Local Authority. It contains no LSOAs in the most deprived 20% and only 1 in the most deprived 30%. Conversely, it contains 28 LSOAs in the least deprived 5%.
- 3.30. Hassocks is covered by 5 separate LSOAs, which are not uniform in size or location. They all fall within and collectively cover the Parish of Hassocks. They do not include parts of any neighbouring Parishes.
- 3.31. The first LSOA is located in the south of the Parish and contains Clayton and surrounding rural areas. It also includes southern parts of the main built up area of Hassocks, along Brighton Road and running along Hurst Road and Keymer Road (as far as the railway station). It spreads as far north as North Court and as far east as Clayton Avenue, Ockenden Way and the southern parts of Down View Road. This LSOA has an overall ranking of 30,999, making it in the least deprived 5%.
- 3.32. The second LSOA is located in the east of the Parish and covers much of Keymer. It runs from Lodge Lane in the south to Damien Way and part of Ockley Road in the north. The eastern edge runs along the Parish boundary. The western edge includes Wilmington Close. It follows Dale Avenue and arches up to the southern part of Keymer Gardens, but does not include the section of Keymer Road in between. This LSOA has an overall ranking of 31,959, making it in the least deprived 5%.
- 3.33. The third LSOA covers a central part of Hassocks Village, running from Windmill Avenue in the southeast to Belmont Close in the west. This LSOA has an overall ranking of 18,981, making it in the least deprived 40%.
- 3.34. The fourth LSOA occupies a central/eastern location in the Parish. It runs from Keymer Road area, around Clerks Acre in the south to Ockley Wood in the north. It then follows Orchard Lane as far as Oak Tree Drive. It covers a large part of the northeastern edge of the village. This LSOA has an overall ranking of 31,121, making it in the least deprived 5%.
- 3.35. The fifth LSOA is a large area that covers the western, northwestern, northern and northeastern parts of the Parish. It surrounds the third and fourth LSOA. It covers the northern part of Ockley Lane and Wellhouse Lane, together with Kings Drive and part of Grand Avenue. It covers Shepherds Walk and London Road, as well as parts of Belmont Lane. This LSOA has an overall ranking of 30,471, making in the least deprived 10%.
- 3.36. The majority of the LSOAs fall within the least deprived 5% and 10% of England, with one falling within the least deprived 40%. Whilst there are some disparities between the LSOAs, they all show relatively low levels of deprivation overall.
- 3.37. The IMD data for the Parish, relative to the district and England is shown below in Figure 3.



- 3.38. The assessment of deprivation for each LSOA is comprised of individual rankings, which are weighted and combined to produce the overall result. The topic areas used for this are: Income; Employment; Health; Education and Training; Barriers to Housing/Services; Crime; and Living Environment. In addition, there are data sets produced for deprivation affecting children and deprivation affecting older people. These do not form part of the overall LSOA ranking.
- 3.39. Those relating to the 5 LSOAs that cover the Parish of Hassocks have the following ranking:

LSOA1 - South of Parish, Clayton and Central/Western/Southern Village (overall 30,999):

- Income 29,522 (least deprived 10%);
- Employment 31,047 (least deprived 5%);
- Health 29,168 (least deprived 15%);
- Education and Training 29,777 (least deprived 10%);
- Barriers to Housing/Services 17,720 (least deprived 50%);
- Crime 24,782 (least deprived 25%);
- Living Environment 21,364 (least deprived 35%);
- Elderly Deprivation 30,856 (least deprived 5%);
- Child Deprivation 29,390 (least deprived 10%).

#### LSOA2 - East of Village (Overall 31,959):

- Income 29,245 (least deprived 10%);
- Employment 28,650 (least deprived 15%);
- Health 28,510 (least deprived 15%);
- Education and Training 27,821 (least deprived 15%);
- Barriers to Housing/Services 29,589 (least deprived 10%);
- Crime 27,149 (least deprived 20%);
- Living Environment 29,839 (least deprived 10%);
- Elderly Deprivation 30,217 (least deprived 10%);
- Child Deprivation 31,080 (least deprived 5%).

#### LSOA3 - Central Village (Overall 18,981):

- Income 15,877 (most deprived 50%);
- Employment 16,304 (least deprived 50%);
- Health 14,307 (most deprived 55%);
- Education and Training 17,273 (least deprived 50%);
- Barriers to Housing/Services 17,214 (least deprived 50%);
- Crime 27,337 (least deprived 20%);
- Living Environment 20,000 (least deprived 40%);
- Elderly Deprivation 18,244 (least deprived 45%);
- Child Deprivation 15,749 (most deprived 50%).

#### LSOA4 - Central/Northeast Village (Overall 31,121):

- Income 29,603 (least deprived 10%);
- Employment 27,868 (least deprived 15%);
- Health 27,562 (least deprived 10%);
- Education and Training 28,250 (least deprived 15%);
- Barriers to Housing/Services 20,830 (least deprived 40%);
- Crime 24,421 (least deprived 25%);
- Living Environment 30,059 (least deprived 10%);
- Elderly Deprivation 29,974 (least deprived 10%);
- Child Deprivation 31,106 (least deprived 5%).

## LSO5 - Western/Northwestern/North and Northeastern Parish (Overall 30471):

- Income 30,083 (least deprived 10%);
- Employment 30,755 (least deprived 10%);
- Health 29,369 (least deprived 10%);
- Education and Training 26,988 (least deprived 10%);
- Barriers to Housing/Services 16,466 (least deprived 50%);
- Crime 18,844 (least deprived 45%);
- Living Environment 26,086 (least deprived 20%);
- Elderly Deprivation 29,843 (least deprived 10%);
- Child Deprivation 31,660 (least deprived 5%).
- 3.40. A breakdown of the IMD data reveals that overall, the Parish fares very well with regard to most measures of deprivation. There is however a deprivation issue regarding barriers to housing and services. This is likely to be driven by the number of houses available and the desirability of Hassocks as a location to live. The central part of the village also has greater deprivation issues in respect of all other categories in relation to the rest of the Parish.

#### Environmental Characteristics - Biodiversity, Flora and Fauna

- 3.41. The Parish supports a wide variety of plant and animal life and habitats, including arable, woodland, hedgerows, grassland, as well as watercourses and associated environments. Buildings within the Parish are also capable of providing a habitat to the wide variety of wildlife.
- 3.42. There is 1 Site of Special Scientific Interest (SSSI) within the Parish, located immediately south of Underhill Lane. It is the western end of a wider SSSI area, known as the Clayton to Offham Escarpment. It comprises land on the dip slope of the South Downs and comprises nationally uncommon chalk grassland habitat, together with areas of woodland and scrub. The chalk grassland is rich in flowering plants and supports a rich community of breeding birds.
- 3.43. There are numerous pockets of defined Ancient and Semi-Natural Woodland within the Parish. These include the woodland south of Underhill Lane, that is also part of the Site of Special Scientific Interest. It includes a number of woodland pockets south of the village and either side of the railway line and A273, comprising Butchers Wood, Lag Wood, Bonny's Wood and Ockendens Wood. It includes a woodland pocket located west of the A273 (London Road) and north of Reed Close and Pavilion Close, and south of the Hassocks Golf Club. It also includes a small pocket of woodland within the built-up area of the village, immediately north of Grand Avenue and east of Queens Drive. Toward the north end of the Parish, it includes Ockley Wood on the west side of Ockley Hill and pockets of woodland on the west side of the A273 (London Road) immediately south of its junction with the Jane Murray Way.
- 3.44. In response to the Scoping Report, Natural England recommend HPC asses local biodiversity data to establish trends in biodiversity across the Parish. In addition, Natural England recommend

in order to highlight the importance of biodiversity, the opportunity to protect biodiversity is included as part of the opportunity to enhance biodiversity.

3.45. In addition, Natural England recommended HPC evaluate the likely impacts of development on biodiversity and update the threats list accordingly.

Environmental Characteristics - Landscape, Soil and Geology

- 3.46. MSDC commissioned a Landscape Character Assessment, published in November 2005. This identified 10 separate landscape characters across the district. Three of these cover the Parish of Hassocks. These are Area 2 Fulking to Clayton Scarp; Area 3 Hurstpierpoint Scarp Footslopes; and Area 4 Hickstead Low Weald.
- 3.47. The Fulking and Clayton Scarp covers the southern fringes of the Parish and is wholly contained. south of Underhill Lane. It comprises the distinctive steep, abrupt chalk escarpment (scarp) with north-facing slopes in a dramatic undulating ridgeline. It notes the scarp edge gives panoramic, long views from the Downland edge, in a northern direction. The report notes that the face of the scarp is shallow at the Clayton Gap but picks up steepness again, topped by the Jack and Jill Windmills, with a large, partly wooded, secluded coombe at Clayton Holt. The report notes it is a highly distinctive chalk-edged landscape of national importance, much valued for its open, scenic gualities, cultural associations and recreational potential. It has a high sensitivity to the impact of development on the immediate setting of the scarp and its skyline, including the cumulative impact of masts, pylons and roads, and scarring of the chalk. Views from the scarp are highly sensitive to visually prominent development, both on the urban edge to the south and in the weald to the north. It notes the scarp contains the most extensive and precious survival of nationally important species-rich downland grass along the South Downs. The scarp slopes and top are highly sensitive to recreational pressures, both visually and from usage by walkers, cyclists and horse riders.
- 3.48. The Hurstpierpoint Scarp Footslopes cover over half of the Parish. The area runs from the south, from Underhill Lane, to the northern edge of the built-up area of Hassocks and Keymer Village. Its key characteristics are undulating relief of low sandstone ridges and gentle clay vales. Areas of Ancient Woodland have survived on the heavier soils of the gault clay. Views south are dominated by the steep Downland scarp. It notes that north of Clayton, there is a substantial grouping of Ancient Woodlands, but in the east most of the woodland has been cleared and an open landscape created of large fields, broken by the shallow, wooded valley at Millbrook Shaw (on the eastern edge of the Parish boundary, south of Keymer). It notes that the green sand ridges dominated by the developments of Hurstpierpoint, Hassocks and Keymer, with the ridgeline swinging north of Hassocks to form the distinct crest at Lodge Hill, located between Keymer and Ditchling. It notes the settlement of Clayton is reflective of the spring line villages and hamlets located on the edge of the Downland, in the vicinity of springs and streams flowing from under the chalk and over the impervious rocks of the weald. This contrasts with the ridgeline villages, which include Hassocks and Keymer. It notes that these villages have been greatly expanded by modern suburban development.

- 3.49. It notes that the area is highly exposed to views from the Downs, with a consequently high sensitivity to the impact of new urban development. It notes the intimate and unobtrusive settlement pattern of the spring line settlements, combined with a general absence of significant development, with scarce pockets of rich biodiversity vulnerable to loss and change. It notes the wooded urban environment and setting of the ridgeline villages currently sits well with the rural landscape, although there is a danger of the cumulative visual impact of buildings and other structures here and elsewhere in the area.
- 3.50. The Hickstead Low Weald covers the northern part of the Parish, principally beyond the settlement edge of Hassocks and Keymer. It is described as a lowland mixed arable and pastural landscape, with a strong hedgerow pattern. It lies over low ridges and clay vales, drained by the upper Adur streams. It notes that the area has experienced high levels of development centred on Burgess Hill. It notes there are alternating west-east trending low ridges with sandstone beds and clay vales, carrying long, sinuous upper Adur streams. Views are dominated by the steep Downland scarp to the south and the High Weald fringes to the north. The arable and pastural rural landscape comprises a mosaic of small and larger fields, scattered woodlands, shaws and hedgerows with hedgerow trees.
- 3.51. More recently, MSDC commissioned a Landscape Capacity Study, with the final report published in July 2007. This is not a Landscape Character Assessment, but rather a Landscape Capacity Assessment. As is made clear in the preface of this report, it was commissioned to assess the physical and environmental constraints on development in the district, with a view to identifying the capacity of the district's landscape to accommodate future development. It sought to reach determinations on the landscape sensitivity and landscape value of the landscape character areas of the district. The report contained a structural analysis of the area, to identify the main elements which contribute to the structure, character and setting of the settlements. This identified 9 zones, of which 2 cover the Parish of Hassocks; Zone 5 Burgess Hill and surrounding area; and Zone 9 Hurstpierpoint, Hassocks, Keymer, Sayers Common and Albourne.
- 3.52. Within Zone 5, the report notes that the central and southeastern parts of Burgess Hill are elevated and located on the end of a spur of high ground leading down from the South Downs Foothills to the south. It notes the settlement extends southwest onto a prominent ridge, which skirts the southern edge of the town and extends east to include Ditchling Common. The north-facing slopes of this ridge are occupied by the town and include a crescent of recreational routes and land use. It notes the majority of the south-facing slopes are undeveloped and can be seen from the South Downs. With the exception of high ground around World's End, to the northeast of the town, Burgess Hill occupies gently sloping ground which falls north and west. It notes that small pastural fields with thick continuous boundary vegetation provide a distinctive setting to the southeast of Burgess Hill. These fields separate Burgess Hill from the wider landscape to the east.
- 3.53. Within Zone 9, it notes that the three settlements of Hurstpierpoint, Hassocks and Keymer sit on the lower slopes of the South Downs Foothills. It notes to the north of these settlements, the landscape is generally lower lying land, and the landscape consists of mainly small, medium-

sized fields interspersed with larger fields, including areas of recreation, such as golf course and Hurstpierpoint College Playing Fields. It notes that from this area, there are open views of the South Downs with little urban influence from the settlements set below the South Downs. It notes that south of the villages, the swathe of wooded foothills gives way to more open landscape and pasture and north-facing scarp of the South Downs.

3.54. The report sought to build on the 2005 Landscape Character Study and identified 8 small local landscape character areas affecting the Parish, as detailed below on Figure 4.



Figure 4: Extract of MSDC Commissioned Landscape Capacity Study 2007

- 3.55. The report undertook an analysis of the landscape capacity of each local character area, having regard to its landscape sensitivity and its landscape value. This assessment, with respect to the 8 local landscape character areas, identified within the Parish, is set out below.
- 3.56. Number 67 Burgess Hill Southern Fringe this is a small area, located in the far northwest corner of the Parish, contained to the west of the railway line and broadly east of Hurstpierpoint College;
- 3.57. Number 68 Furzefield Low Weald this is a small area, located within the northeast corner of the Parish, around the junction of Keymer Road with Wellhouse Lane.

- 3.58. Number 66 Hurstpierpoint Low Weald this is contained south of landscape character areas numbers 67 and 68 and is contained to the south by the built up area of Hassocks and Keymer.
- 3.59. Number 71 Hurstpierpoint Southern Fringe this is a small area of the Parish, located to the west of the railway line and immediately south of the properties fronting Hurst Road and located south of Keymer Road. It includes Hassocks Tennis Club, but excludes the South Downs Nurseries Garden Centre to the south.
- 3.60. Number 72 Danny Wooded Foothills this area is immediately south of the Hurstpierpoint southern fringe and occupies an area either side of the mainline railway line. It includes the South Downs Nurseries Garden Centre, Hassocks Football Club, and woodland either side of the railway line, as well as land east of this and the A273 up to the Parish boundary and beyond.
- 3.61. Number 73 Coldharbour Scarp Foothills this area occupies the land immediately south of the built up area of Keymer and Hassocks and to the east of the woodland that borders the eastern side of the railway line. It includes land south of this, up to the edge of the Downland scarp. It includes the settlement of Clayton.
- 3.62. Number 74 Clayton Downs Scarpment this is a relatively narrow area of the Parish that comprises the steep north-facing escarpment of the South Downs.
- 3.63. Number 75 Pyecombe Hills this comprises the very southern fringes of the Parish, immediately south of the steep escarpment. It includes the land that occupies the Jack and Jill Windmills and the land immediately south of the wooded Clayton Holt.

Number	Landscape Character Area	Landscape Sensitivity	Landscape Value	Landscape Capacity
66	Hurstpierpoint Low Weald	Substantial	Substantial	Negligible/Low
67	Burgess Hill Southern Fringe	Substantial	Moderate	Low
68	Furzefield Low Weald	Moderate	Moderate	Medium
71	Hurstpierpoint Southern Fringe	Substantial	Substantial	Negligible/Low
72	Danny Wooded Foothhills	Moderate	Major	Negligible/Low
73	Coldharbour Downland Scarp Foothills	Substantial	Major	Negligible
74	Clayton Downs Escarpment	Substantial	Major	Negligible
75	Pyecombe Downs	Major	Major	Negligible

3.64. The table below provides a summary of the analysis.

- 3.65. In response to the Scoping Report, Natural England advised further exploration of the landscape challenges imposed by development could be referenced.
- 3.66. In addition, Natural England recommended opportunities listed include opportunities to educate residence of the importance of the designated and non-designated landscape features to be included.
- 3.67. Natural England noted that no specific reference is made to the lost of Best and Most Versatile (BMV) agricultural land. Natural England recommend opportunities to conserve BMV agricultural land are identified.
- 3.68. Natural England recommends challenges associated with connecting people to nature should also be explored. Access and green infrastructure should be included as a key issue and can be linked to recreation, health and quality of life.

#### **Environment Characteristics - Heritage Assets**

- 3.69. There are a total of 26 Listed Buildings within the Parish of Hassocks. The majority of these are Grade II Listed, but there are also three Grade II\* Listed Buildings (Ockley Manor, Clayton Windmills and the attached Millhouse, and Clayton Priory) together with one Grade I Listed Building; the Parish Church of St John the Baptist in Clayton.
- 3.70. There are also two Conservation Areas: the historic core of Clayton, to the east of Clayton Hill (the A273) and clustered around Underhill Lane, up to its junction with Spring Lane; and the historic core of Keymer including the Church of St Cosmos and St Damian; the Greyhound Public House; 3, 5 and 7 Lodge Lane, The Old Thatch and The Old Manor, all Grade II Listed. It includes properties on Lodge Lane, north of its junction with Dale Avenue, together with properties on Keymer Road, east from the junction with Lodge Lane, and properties in The Crescent and Keymer Park.
- 3.71. Other Listed Buildings of interest include the Clayton Tunnel North Portal, a group of four Listed Buildings around Oldland Windmill, a group of Listed Buildings around Ockley Manor and Clayton Prior and The Lodge and Gateway to the east of this.
- 3.72. There is also one Scheduled Ancient Monument. This comprises four bowl barrows, some 802m east of New Barn Farm. Bowl barrows, the most numerous form of round barrow, are funerary monuments dating from the late Neolithic period to late Bronze Age, with most examples belonging to the period to 2400 1500BC. They were constructed as earthen or rubble mounds, sometimes ditched, with covered single or multiple burials. The barrows have been part levelled by ploughing, but survive as buried remains and/or earthworks. The barrows were originally formed of broadly circular-shaped mounds surrounded by infilled quarry ditches with which material to construct the mounds was excavated. In the late 20th century, the mounds were recorded as being 8m and 12m in diameter and 0.6m high with slight hollows in the centre, possibly the result of unrecorded excavation.

#### **Environmental Characteristics - Air Quality and Climate**

3.73. The Parish is the subject of one Air Quality Management Area (AQMA), focused on Stonepound Crossroads, comprising the intersection of the A273 with the B2116, on the western edge of Hassocks (as illustrated in Figure 6).



Figure 5: Extent of Stonepoiund

- 3.74. The Air Quality Management Area Order came into effect on 13 March 2012. The subsequent Air Quality Action Plan, dated August 2013 (and approved by MSDC Cabinet on 11 September 2013 and subsequently approved by DEFRA) confirms that the air quality monitoring and modelling carried out by MSDC indicate that despite good air quality within most of the district, the air quality objectives for nitrogen dioxide (NO<sub>2</sub>) were not being met in the Stonepound Crossroads area.
- 3.75. It notes the air quality objective for nitrogen dioxide is an annual average of 40 micrograms per cubic metre, and that the highest annual average measured level for Stonepound Crossroads in 2011, at the nearest property, was 46mgpcm. It notes that there are 8 residential dwellings within the AQMA. The plan notes that the main contributing source of pollutants is vehicular traffic and that in 2011, the crossroads intersection had a total annual average daily traffic (AADT) flow of 40,887, comprising 23,018 AADT traveling on the A273 and 17,689 traveling on the B2116. Of these, some 90% were cars. The report concludes that the "do nothing" option would fail to bring about sufficient improvements in the nitrogen dioxide level and MSDC must undertake planned actions to reduce the level of pollution, in order to comply with Government legislation.

- 3.76. It notes that the results indicate that exceedences of the annual mean nitrogen dioxide objective at the worst case receptor of the AQMA exceeds the objective level and that only very substantial reductions in total vehicle emissions are predicted to reduce modeling concentrations to a level where the annual mean objective would be met. The modelled predictions indicate that a 25% reduction in all vehicle classes would be necessary to reduce nitrogen dioxide concentrations to below 40mgpcm. The action plan notes that the main direct actions proposed are:
  - Reassessing traffic light sequences seeing if any adjustments could be made to the computerised system to improve traffic flow and reduce stationery waiting time;
  - Minimising heavy goods vehicle movements signage on the A273, A2300 and A23, advising HGV drivers to use alternative routes; and
  - Put up "Cut Engine Cut Pollution" signs, requesting stationery motorists to turn off their engines to reduce pollution.
- 3.77. The climate of the Parish is generally temperate. Average temperatures in January vary from an average low of 1 degree Centigrade to an average high of 8 degrees, which increases to a peak in July and August, where the average low is 11 degrees and the average high is 22 degrees. The number of average rainfall days varies throughout the year from a high in January of 24 days to a low in June and July of 17 days per month. Peak rainfall is in October at circa 110mm for the month, with a low in June and July of circa 50mm.
- 3.78. In response to the Scoping Report, Natural England recommended that challenges associated with supporting wildlife and residents in the face of climate change be explored. Opportunities to create high quality green infrastructure within the Parish should be explored to contribute to tackling the impacts of climate change on residents and biodiversity.

## **Environmental Characteristics - Water and Flooding**

- 3.79. There are a number of watercourses that run through the Parish. These typically flow into the Herring Stream, which runs away from the Downs, in a northward direction through the centre of the village of Hassocks, between initially Downsview Road and Parklands Road, and then Chancellors Park and Kings Drive, before then turning northwest under the railway line and leading between Shepherds Walk and Friars Oak Road, before turning north a short way to the east of the A273. It then turns west across the A273 a short way to the south of the Parish boundary, to head westward to join with the other tributaries of the eastern arm of the River Adur, which flow initially west and then turn south, flowing out to sea at Shoreham.
- 3.80. The Environment Agency Indicative Flood Risk Map indicates the Herring Stream and its immediate margins are within Flood Zone 2 and 3. This includes land within the built up area of the village of Hassocks.
- 3.81. The Local Flood Risk Management Strategy was published by WSCC in 2014 as the Lead Local Flood Authority. This document notes that Mid Sussex contains six significant clusters of properties that are at risk of flooding, including Hassocks. Figure 6 identifies a number of 'wet spots' which indicate that a total of 685 residential properties and businesses in Hassocks are susceptible to flood risk. Of these, 525 properties are identified as at risk of surface water

flooding; 105 are identified as at risk of river and sea flooding; and 55 are at risk of flooding from a combination of both surface water and river and sea.

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

#### **Economic Characteristics - Employment**

- 3.82. The latest Census reveals that as at 2011 the number of residents of working age (16-74) was 5,229. Of this figure, 3,737 (71.47%) were economically active, and 1,429 (27.33%) were economically inactive.
- 3.83. Of those who were economically active, the split in roles were as follows:
  - 874 employed part time;
  - 1,926 employed full time;
  - 701 self employed;
  - 112 unemployed; and
  - 124 economically active full time students.
- 3.84. Of those who were economically active, they indicated their jobs were as follows:
  - Managers, Directors, Senior Officials 464;
  - Professional occupations 845;
  - Associate professional and technical occupations 563;
  - Admin and Secretarial occupations 447;
  - Skilled traders 341;
  - Caring, Leisure and Service 330;
  - Sales and Customer Service 226;
  - Process, Plant and Machine Operatives 147;
  - Elementary occupations 251.
- 3.85. Those who were economically inactive indicated they were:

- Retired 989;
- Looked after the family/home 181;
- Long term sick/disabled 94;
- Economically inactive full time students 124;
- Economically inactive for other reasons 59.
- 3.86. A total of 6,303 residents were aged 16 and over and indicated their qualifications were as follows:
  - No qualifications 1,003;
  - Highest qualification Level 1 (CSE/O Level/GCSE) 748;
  - Highest qualification Level 2 (5 or more GCSEs/1 A Level) 990;
  - Highest qualification Apprenticeship 233;
  - Highest qualification Level 3 and 4 (2+ A Levels/Degree/Masters/ TopNVQ Grade/Top Diplomas/BTEC National/Professional Qualifications) - 3,087;
  - Other qualifications 242.
- 3.87. There are businesses distributed throughout the Parish, including the main business and retail area of Hassocks and Keymer, centred around the B2116 that runs east-west. There are also employment roles in the South Downs Nurseries Garden Centre, located on the east side of the A273 and businesses at the station goods yard. There are however no significant industrial estates within the Parish.
- 3.88. It is believed that many of the economically active residents commute out of the Parish to work, including via the Brighton to London mainline, work from home, have a land use based profession, or are located in small individual business premises.

#### **Economic Characteristics - Material Assets**

3.89. The Parish benefits from a range of material assets. These are focused within the built up area of Hassocks and Keymer. This includes infant and junior schools, secondary school, pre-school childcare facilities, village hall, retail provision, including Post Office, banking, travel agents, newsagents, hairdressers, supermarket, hardware store, takeaways, restaurants, public houses, coffee shops, car repair and car dealerships, medical centre, veterinary surgery, recreation ground, including sports pitches, community pavilion (there is in addition a sports pavilion and related facilities at Clayton and Belmont), tennis courts, equipped children's play space, bowls green,

tennis club, garden centre, golf course, petrol filling station, library and church and religious meeting houses.

- 3.90. There are extensive footpath networks, both through the village and around its hinterland. These include providing access onto the South Downs and parts of both the South Downs Way and Sussex Border Path, across the southern fringe of the Parish. This includes footpaths past the Grade II \* Jack and Jill Clayton Windmills, and Oldlands Windmill, north of Keymer.
- 3.91. The Parish also benefits from a wide range of sports and leisure clubs and societies. These include football, cricket, tennis, badminton, stoolball, bowls, croquet, billiards and snooker, dance, angling, chess, bridge, bingo, music, bellringers, horticultural, film, mother and toddler group, Women's Institute, Hassocks Amenity Association, Hassocks Community Association, British Legion, cubs, scouts, brownies and girl guides.

#### Challenges Facing Hassocks Parish

- 3.92. The baseline information and plans, programmes, policies, strategies, guidance and initiatives help to determine the sustainability issues and challenges facing the Parish. Whilst the Parish generally offers a high quality of life, the HNP will need to manage a number of issues over its lifetime in order to ensure the area continues to be successful and the negative impacts of development are properly mitigated. These challenges include:
  - 1. Protection of the setting of Hassocks built-up area and avoiding coalescence with neighbouring settlements;
  - 2. Protecting the SDNP and its setting whilst affording access for its quiet enjoyment by residents and visitors;
  - 3. Development pressure on open countryside:
  - 4. Traffic congestion and highway safety;
  - 5. Capacity of education facilities;
  - 6. Air quality at Stonepound Crossroads.

## 4. SUSTAINABILITY FRAMEWORK - OBJECTIVES AND INDICATORS

- 4.1. This SA seeks to test the contribution the HNP will make towards achieving sustainable development, through the identification of a number of objectives and indicators, known as the Sustainability Framework. These are used to judge the sustainability impacts of the policies within the plan.
- 4.2. The Objectives are based on the three strands of sustainability; i.e. social, economic and environmental. The indicators are chosen to quantify and measure the achievement of each Objective.
- 4.3. The Sustainability Framework has emerged through careful appraisal of relevant International, National, Regional, District and Local Plans and Programmes, the collection of baseline data, local knowledge of sustainability challenges faced in the Parish and a SWOT analysis.
- 4.4. In light of comments received from Natural England, the indicators with respect to: Objective 1-Countryside and Landscape Character; Objective 2 - Ecology; Objective 4 - Water and Flooding; Objective 5-Climate Change have been updated (where appropriate).
- 4.5. The Environment Agency supports the inclusions of Objective 2- Ecology, Objective 4-Water and Flooding and Objective 5 Climate Change.
- 4.6. The Sustainability Framework was the subject of consultation at the Scoping Report stage. The sustainability Objectives and their corresponding indicators are set out below. Colour coding of the Objectives is provided to indicate which relate to environmental; social or economic.

Environmental Objective	
Social Objective	
Economic Objective	

#### **Environmental: Objective 1 - Countryside and Landscape Character**

- 4.7. To conserve and enhance the countryside areas of the Parish and landscape character including the views from the South Downs ridge.
  - Number of new residential dwellings approved within the Parish beyond the defined settlement boundaries and areas allocated for development;
  - Quantum of new employment floor space approved within the Parish beyond defined settlement boundaries and areas allocated for development.
  - Periodic photographic monitoring of the views in support of landscape character to ensure that new development does not degrade the views of the Parish from the South Downs scarp and South Downs Way.

#### Environmental: Objective 2 - Ecology

- 4.7. To protect and enhance the biodiversity of the Parish and where possible achieve biodiversity net gain.
  - Condition of the Parish's Site of Special Scientific Interest;
  - Sussex Wildlife Trust records;
  - Quality and condition of local watercourses;
  - Extent of Ancient and Semi-Natural Woodland within the Parish;
  - Extent and condition of Priority Habitats

#### **Environmental: Objective 3 - Heritage Assets**

- 4.8. To protect and enhance the heritage assets of the Parish.
  - Number and condition of Listed Buildings;
  - Condition of Scheduled Ancient Monument.

#### **Environmental: Objective 4 - Water & Flooding**

- 4.9. To ensure development does not take place in areas at risk of flooding or where it may cause flooding elsewhere and ensure that development does not negatively impact upon water quality.
  - Number of properties at risk of flooding within the Parish, as defined by the Environment Agency Flood Maps;
  - Number of applications approved contrary to the advice of the Environment Agency on flood risk and water quality grounds;
  - Number of high quality SuDS.

#### Environmental : Objective 5 - Climate Change

4.10. To reduce the Parish's impact on climate change and prepare the community and environment for its impacts.

- Number of Green energy developments and installations in the Parish;
- Number of developments built to exceed standard Building Regulation requirements;
- Number of households within a 10 minute walk of a train station or a bus stop with a service of a frequency of 1 hour or more during the working day;
- Number of development providing and enhancing green infrastructure.;
- Air quality in the Stonepound Crossroads AQMA.

#### **Environmental:** Objective 6 - Transport

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

#### Social: Objective 7 - Housing

- 4.12. To enable those with identified local housing needs to have the opportunity to live in an affordable home within the Parish.
  - Number of new home completions;
  - Number of affordable dwelling completions (as defined in Annex 2 of the NPPF);
  - Number registered on MSDC's housing waiting list wishing to live within the Parish.

#### Social: Objective 8 - Crime

- 4.13. To ensure residents live in a safe environment. affordable home within the Parish.
  - · Overall crime rates;
  - Number of domestic burglaries

#### Social: Objective 9 - Sustainable Transport Patterns

4.14. To increase the opportunities for residents and visitors to travel by sustainable and non-car modes of transport.

- Number of new sustainable and public transport facilities provided in the Parish, such as bus shelters, cycle lanes, pedestrian crossings, etc.
- Level of bus service provision within the Parish;
- Number of households within a 10 minute walk (approximately 800m) of a train station or a bus stop with a frequency of more than 1 per hour during the working day

## Social: Objective 10 - Community Infrastructure

- 4.15. To maintain and enhance community infrastructure provision within the Parish.
  - Extent and condition of community infrastructure facilities in the Parish;
  - · Quantum of new community infrastructure delivered in the Parish;
  - Quantum of Section 106 monies secured to contribute to community infrastructure provision in the Parish;
  - Number of households within a 10 minute walk (approximately 800m) of public recreational space.

#### **Economic: Objective 11 - Economy**

- 4.16. To maintain and enhance employment opportunity and provision within the Parish.
  - Levels of unemployment within the Parish;
  - Total amount of employment floor space created in the Parish;
  - · Amount of employment floor space lost to other uses in the Parish;
  - · Amount of employment floor space in the Parish

#### Economic: Objective 12 - Wealth

- 4.17. To ensure high and stable levels of employment and address disparities in employment opportunities in the Parish so residents can benefit from economic growth.
  - Indices of Multiple Deprivation;
  - · Percentage of residents who are economically active and employed;
  - Percentage of residents who are unemployed.

# **Economic: Objective 13 - Retail**

- 4.18. To maintain and enhance retail facilities within the Parish.
  - Total amount of retail floor space created in the Parish;
  - Amount of retail floor space lost to other uses in the Parish;
  - Number of households within a 10 minute walk (approximately 800m) from shopping facilities.
- 4.19. The HNP sets out 7 strategic objectives. These are important as they state what the HNP is aiming to achieve through its overall strategy and accompanying policies. The strategic policies have been chosen in order to help solve or mitigate as many of the issues and challenges for the Parish as possible through the planning system.
- 4.20. The following Strategic Objectives reflect the Strategic Objectives identified in the HNP:

#### Strategic objectives of the Hassocks Neighbourhood Plan

To conserve and enhance the rural character of the Parish.

Maintain gaps between neighbouring towns and villages.

To reduce the impact of traffic and promote non-car modes of travel.

To ensure all sections of the community have access to key local services.

To ensure the village is safe, accessible and attractive to all, acting as a gateway to the South Downs National Park, encouraging tourism, and supporting healthy lifestyles and wellbeing.

To provide the opportunity for appropriately sized, affordable and sustainable housing.

To encourage economic development and job creation.

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

		HN	P Strat	tegic C	Objecti	ves	
	1	2	3	4	5	6	7
1	~	~	~	х	0	х	x
2	>	>	>	0	0	х	x
3	>	>	0	0	0	х	0
4	>	>	0	0	0	0	0
5	0	0	~	0	~	0	0
6	0	0	~	0	~	0	0
7	х	х	0	0	х	~	0
8	0	0	0	0	~	0	0
9	0	0	~	~	~	0	0
10	0	0	0	~	~	0	0
11	х	х	0	0	0	0	~
12	х	х	0	0	0	0	~
13	х	х	0	~	~	0	~

KEY											
~	Compatible										
x	Incompatible										
0	No link/ Neutral										

Figure 6: Assessment of HNP Strategic Objectives and SA objectives

- 4.22. The table demonstrates that most of the HNP Strategic Objectives and the Sustainability Objectives are compatible or have a neutral impact. This indicates that the HNP is being prepared positively with the aim of solving some of the sustainability issues identified and that the Sustainability Objectives are appropriate to measure the extent to which it does.
- 4.23. A comparative assessment has been undertaken of the policies to test their mutual compatibility. This is shown in the table below. This confirms that most policies are either compatible or have a neutral impact. Where policies are not compatible, this is where the grant of planning permission and/or allocation of land for development is set against those that are focused on conserving and enhancing the environment. In such situations, the SA identifies the most suitable option, having regard to all of the Sustainability Objectives. In recommending the preferred policy option, weight is placed on the Sustainability Objectives most closely linked with the specific policy being appraised.

Sustainability Objectives

2	~																						
2	•		1																				
3	~	~							KEY														
4	~	~	~						~		npat Ile												
5	0	0	0	0					×		omp ble												
6	~	~	~	~	0				0	No link/ neutral													
7	~	0	~	0	0	~																	
8	0	0	~	0	~	0	0																
9	~	0	~	0	0	~	~	0															
10	~	~	~	~	0	~	~	0	~		_												
11	0	0	0	0	0	0	0	0	0	~													
12	~	~	~	0	0	0	0	0	0	~	0												
13	×	0	×	0	0	×	×	×	0	0	0	~											
14	~	*	×	×	0	~	×	×	~	×	~	×	0		_								
15	~	~	~	0	~	0	0	*	~	~	>	~	0	0		_							
16	~	~	~	0	~	~	0	×	~	~	~	~	0	0	0								
17	>	~	~	0	>	0	0	*	~	0	~	~	0	0	0	0		_					
18	0	0	0	0	0	0	0	0	0	0	0	0	0	~	>	~	>						
19	0	0	0	0	0	0	0	0	~	~	0	~	0	0	0	0	0	0					
20	×	×	×	0	0	×	×	×	~	0	0	0	0	0	0	0	0	0	~				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19				

Figure 7: Policy Appraisal

# 5. APPRAISAL OF THE HNP POLICY OPTIONS AGAINST THE SUSTAINABILITY FRAMEWORK

- 5.1. In order to meet the Strategic Objectives of the HNP and address some of the challenges facing the Parish, a range of policy areas and aims have been selected for inclusion within the HNP. These have been appraised to determine whether they have a positive or negative impact, using the Sustainability Framework.
- 5.2. In preparing the HNP, a range of policy areas and aims have been considered and a range of options for each policy have been identified. These have been prepared based on the review of other relevant plans, programmes, policies, strategies and initiatives, the extensive baseline data for the Parish, and the overarching Strategic Objectives of the HNP.
- 5.3. All policy options and aims have been appraised, to assess the impact on the 13 Sustainability Objectives set out in the Sustainability Framework. These appraisals are set out in the Tables attached at Appendix 1. The overall appraisal ensures that the policies and aims selected and taken forward in the HNP are the most sustainable, given reasonable alternatives.
- 5.4. As part of the policy appraisal, the strategy options of the HNP were tested against the sustainability objectives. The appraisal details four options which were considered by HPC. These comprise:
  - Option A: To have a strategy that does not support further housing growth beyond existing completions and commitments to reflect the table on page 36 of the MSDP;
  - Option B: To have a strategy that supports for small-scale growth/windfall within and adjoining the built up area boundary subject to HNP criteria and in line with MSDP DP6: Settlement Hierarchy; and
  - Option C: To have a strategy which allocates sites beyond existing completions and commitments in excess of the minimum 882 dwellings required by the MSDP.
- 5.5. The appraisal determined, whilst Option A would have a positive effect on environmental objectives, it would have a neutral impact social and economic objectives. It was considered given the level of completions and commitments and the proposed strategic allocation, Option C was not a sustainable option. In considering Option C, consideration was given to those sites identifies in MSDC Strategic Housing Land Availability Assessment (SHLEAA) which could potentially deliver housing in excess of MSDP requirements. An extract of the District's SHELAA, in respect of Hassocks, is attached at appendix 2 for ease of reference.
- 5.6. Option B is considered most favourable as it would enable small-scale growth/windfall within and adjoining the existing built up area boundary of Hassocks, subject to criteria identified in the HNP and MSDP Policy 6. This would facilitate the positive delivery of additional housing within the Parish which would have a positive effect on the social and economic objectives. It would also ensure adverse impact on environmental objectives would be minimised and mitigated. This option thus provides the most balanced positive option against the range of objectives.
- 5.7. Whilst a number of the individual policies may have a negative impact, particularly on a specific small number of Objectives, overall the policies in the HNP, taken as a whole will have a significant positive impact on the sustainability of the Parish. The Tables attached at

Appendix 1, demonstrate the overall positive impact of the selected policy option on the social, economic and environmental objectives.

# 6. NEXT STEPS

- 6.1. This SA report will be consulted on alongside the consultation Regulation 14 Pre-Submission HNP for a minimum period of 6 weeks.
- 6.2. This SA process is an iterative process. Further options and feedback arising from the consultation process will be considered and addressed through the SA process during the next stage of its production.
- 6.3. The information within this Report has been taken into account in preparing the Regulation 14 Pre-Submission HNP. This SA report and any subsequent changes will be taken into account in all subsequent stages of preparing the HNP.
- 6.4. Once adopted, the effects of implementing the HNP are to be monitored to assess any impacts, including unforeseen adverse impacts. This will need to allow for remediate action to take place. On this basis, each sustainability objective is accompanied by a range of practical indicators. These are to be used to assess the achievement of the policies against the 13 Sustainability Objectives.

# **APPENDIX 1**

(POLICY APPRAISAL)

# POLICY APPRAISALS

Objective 13: Retail	0	0	0	0	0	0	0	0	0	0	0	ノノ	0	0	0	0	37	0	0	0	0	0	0	ノノ	7	0	0	0								
Objective 12: Stable Employment/ Reduce Disparities	×	0	0	0	0	0	×	×	0	0	0	7	0	37	2	2	0	0	0	0	0	0	0	٢	~~	0	0	0								
Objective 11: Maintain/ Enhance Economic Base	×	0	0	0	0	0	<b>X</b>	×	0	0	0	>	0	71	7:	2	0	0	0	0	0	0	0	>	くく	0	0	0								
Objectivero: Maintain/ Enhance Community Infrastructure	0	~~	2	0	0	<i>\</i> 2	0	0	0	~~	~~	~~	~~	~~	~~	~~	0	0	2	7	2	0	0	~~	0	7	0	0								
Objective 9: Improve Non-Car Transport	2	0	7	0	~~	0	0	0	0	0	0	0	0	0	0	0	3	~~	0	>	0	0	0	31	0	0	~~	0								
Objective 8: Safe Environment.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21	0	0	0	0								
Objective 7: Housing Need & Affordable Homes	7	0	×	0	0	7×	7%	0	0	7×	0	0	0	0	0	0	7	~~	۲	~~	۲	~~	~~	0	0	0	0	0								
Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	0	0	0	0	~~	0	0	7	0	0	0	>	0	0	0	0	2×	0	21	21	21	0	0	0	7×	>	~~	~~								
Objective 5: Reduce Impact on Climate Change	7:	72	2	~~	~~	0	0	~~	0	ノノ	0	0	0	0	0	0	3	2	0	>	<i>"</i>	0	0	0	0	0	ノノ	ノノ								
Objective 4: Flooding	0	0	7	~~	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21	21	21	0	0	0	0	0	0	0	ó		ability objectives.		nability objectives.		SS.	
Objective 3: Protect/ Enhance Heritage Assets	2	2	0	0	0	0	~~	0	>	0	0	0	0	7*	7*	7*	2×	7*	2	>	2	0	0	0	0	0	0	0	ainability objectives	bjective.	possible positive or slight positive impact on the sustainability objectives.	nability objectives.	possible negative or slight negative impact on the sustainability objectives	objective.	stainability objective	
Objective 2: Protect/ Enhance Biodiversity	2	~~	>	12	0	12	0	>	0	~~	0	0	0	<b>X</b> 2	<b>X</b> 2	7	2×	7	~	~	<b>^</b>	0	0	0	0	0	0	0	impact on the sus	the sustainability c	r slight positive im	al impact of sustai	or slight negative ir	the sustainability	e impact on the su	-
Objective 1: Conserve & Protect Countryside & Landscape	~~	~~	2	0	0	2	~~	0	~~	0	0	0	0	<b>X</b> 2	<b>X</b> 2	3%	2	*2	<b>^</b>	~~	~	0	0	0	7	3%	0	0	significant positive impact on the sustainability objectives	positive impact on the sustainability objective.	possible positive o	No impact or neutral impact of sustainability objectives.	possible negative	negative impact on the sustainability objective.	significant negative impact on the sustainability objectives.	
Potential Policies	Policy 1: Local Gap	Policy 2: Local Green Spaces	Policy 3: Green Infrastruture	Policy 4: Managing Surface Water	Policy 5: Enabling Zero Carbon	Policy 6: South Downs National Park	Policy 7: Development in Conservation Areas	Policy 8: Air Quality Management	Policy 9: Character and Design	Policy 10: Open Space	Policy 11: Outdoor Playing Space	Policy 12: Community Facilities	Aim 1: Assets of Community Value	Policy 13: Education Facilities	Aim 2: Education Facilities	Aim 3: Healthcare Facilites	HNP Strategy Appraisal	Policy 14: Windfall Development	Policy 15: Hassocks Golf Club	Policy 16: Clayton Mills Strategic Allocation	Policy 17: Land west of London Road	Aim 4: Housing Mix	Policy 18: Affordable Housing	Policy 19: Village Centre	Policy 20: Tourism	Aim 5: Non-car route ways	Aim 6: Public Transport	Aim 7: Traffic and Accessibility	~~	7	34	0	38	*	×	
Policy 1: Local Gap	Objective :: Conserve & Protect Countryside & Landscape	Objective 2: Protect/Enhance Biodiversity	Objective 2: Objective 3: Protect/ Enhance Protect/ Enhance Biodiversity Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Reduce Disparities	Objective 13: Retail																							
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A	~~	72	12	0	12	0	*2	0	2	0	×	*	0																							
В	~~	2	2	0	2	0	7%	0	2	0	×	×	0																							
U	×	×	3*	0	<b>3</b> ×	0	2	0	0	0	7	2	0																							
Option A: To	<b>Option A:</b> To have a policy that seeks to prevent coalescence between Hassocks and the settlements of Ditchling, Hurstpierpoint and Burgess Hill but without reference to a defined local	/ that seeks t	o prevent coal	lescence betv	veen Hassock	ks and the set	ttlements of D	itchling, Hurs	stpierpoint and	d Burgess Hill	but without re	eference to a	defined local																							
Option B: T	Deption B: To have a policy that seeks to prevent coalescence between between Hassocks and the settlements of Ditchling, Hurstpierpoint and Burgess Hill by reference to a defined local	/ that seeks t	o prevent coal	lescence betv	veen between	I Hassocks ar	nd the settlem	ents of Ditchi	ling, Hurstpie	rpoint and Bur	gess Hill by re	eference to a	defined local																							
gap. <b>Option C:</b> To	gap. <b>Option C</b> : To not have a policy and rely on the National Planning Policy Framework and policies of the District Development Plan.	olicy and rely	on the Nation	ial Planning F	olicy Framew	ork and polic	ies of the Dist	trict Developn	nent Plan.																											
Appraisal: ( reference to identity in tai	Appraisal: Options A and B would both aim to prevent coalescence between Hassocks and its surrounding settlements. Option A would be a less targeted policy option. Without reference to a defined Gap, a policy would be less certain and targeted. Option B would result in sustainability benefits for countryside protection and would positively protect settlement identity in targeted and focussed areas. Option C would not provide the policy framework to positively deliver sustainable protection of settlement identity.	B would both ), a policy wou ussed areas.	aim to prever uld be less ce Option C wou	nt coalescenc rtain and targ	e between Ha eted. Option E e the policy fra	assocks and it 3 would resul: amework to p	ts surroundinç t in sustainabi ositivelv deliv	3 settlements. ility benefits for er sustainable	<ul> <li>Option A wo</li> <li>Or countryside</li> </ul>	uld be a less t protection ar f settlement id	argeted policy nd would posi entity.	y option. With tively protect	out settlement																							
Preferred P	Preferred Policy Option B	m			-		<b>,</b>				<b>,</b>																									
~~	significant po	sitive impact	significant positive impact on the sustainability objectives.	nability objecti	ives.																															
2	positive impa	ct on the sus	positive impact on the sustainability objective.	sctive.																																
2	possible posi	tive or slight p	possible positive or slight positive impact on the sustainability objectives.	t on the sust	ainability objec	ctives.																														
0	No impact or	neutral impa	No impact or neutral impact of sustainability objectives.	vility objective	S.																															
7×	possible neg	ative or slight	possible negative or slight negative impact on the sustainability objectives.	act on the sus	stainability obj	ectives.																														
*	negative imp	act on the sut	negative impact on the sustainability objective.	iective.																																
**	significant ne	gative impact	significant negative impact on the sustainability objectives.	inability objec	tives.																															

Policy 2: Local Green Spaces	Objective :: Conserve & Protect Countryside & Landscape	Objective 2: Protect/ Enhance Biodiversity	Objective 2: Objective 3: Protect/Enhance Protect/Enhance Biodiversity Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objectivero: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Reduce Disparities	Objective 13: Retail
A	~~	~~	7	0	2	0	0	0	0	~~	0	0	0
в	×	×	0	0	0	0	0	0	0	×	0	0	0
Option A: Tc Option B: Tc	have a policy not have a p	y that identifie olicy and rely	<b>Option A</b> : To have a policy that identifies Local Green Spaces and seeks to safeguard the purpose of the designation. <b>Option B</b> : To not have a policy and rely on the National Planning Policy Framework and policies of the District Develor	ר Spaces and ומו Planning F	l seeks to safé olicy Framew	s to safeguard the purpose of the designation. Framework and policies of the District Development Plan.	pose of the d es of the Dist	lesignation. rict Developm	ient Plan.				
Appraisal: ( not identify o	Appraisal: Option A would positively seek to identify not identify or offer protection to local green spaces.	d positively s∈ ion to local gr	Appraisal: Option A would positively seek to identify locally important green spaces and safeguard them from harmful development other than in special circumstances. Option B would not identify or offer protection to local green spaces.	locally import	ant green spa	ces and safeg	juard them fro	om harmful d∈	svelopment ot	her than in sp	secial circums	tances. Optio	n B would
Preferred P	Preferred Policy Option A	٩											
77	significant po	sitive impact	significant positive impact on the sustainability objectives.	nability objecti	ives								
2	positive impa	act on the sus	positive impact on the sustainability objective.	sctive.									
7:	possible posi	itive or slight	possible positive or slight positive impact on the sustainability objectives.	t on the sust	ainability objec	tives.							
0	No impact or	neutral impa	No impact or neutral impact of sustainability objectives.	vility objective	S.								
3*	possible neg	ative or slight	possible negative or slight negative impact on the sustainability objectives	act on the sus	stainability obj	ectives.							
×	negative imp	act on the su:	negative impact on the sustainability objective.	iective.									

significant negative impact on the sustainability objectives.

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- 13: -				В									
Objective 13: Retail	0	0		s. Optio									
Objective 12: Stable Employment/ Reduce Disparities	0	0		ability benefits									
Objective 11: Maintain/ Enhance Economic Base	0	0	•	ute to sustain									
Objective10: Maintain/ Enhance Community Infrastructure	2	0		sitively contrib									
Objective 9: Improve Non-Car Transport	2	0	ient Plan.	sod pluos									
Objective 8: Safe Environment.	0	0	network. trict Developm	proach and su									
Objective 7: Housing Need & Affordable Homes	×	0	nfrastructure les of the Dist	a targeted apl									
Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	0	0	cisting green i ork and polic	tion A offers					ctives.		ectives.		
Objective 5: Reduce Impact on Climate Change	7	0	nhance the ex olicy Framew	astructure, Op			ives.		possible positive or slight positive impact on the sustainability objectives.	s.	possible negative or slight negative impact on the sustainability objectives.		tivee
Objective 4: Flooding	2	0	aintain and e ial Planning F	ect green infr I.			ability object	ective.	t on the susta	oility objective	act on the sus	ective.	opido vilidon
Objective 3: Protect/ Enhance Heritage Assets	0	0	on the Nation	y seek to prot e less targetec			on the sustair	ainability obje	ositive impad	ct of sustainat	negative imp	stainability ob	on the cliets
Objective 2: Objective 3: Protect/Enhance Protect/Enhance Biodiversity Heritage Assets	2	×	/ that seeks to	ould positivel but would be	4		significant positive impact on the sustainability objectives.	positive impact on the sustainability objective.	tive or slight p	No impact or neutral impact of sustainability objectives.	ative or slight	negative impact on the sustainability objective.	significant negative impact on the sustainability objectives
Objective 1: Conserve & Protect Countryside & Landscape	2	×	<b>Option A</b> : To have a policy that seeks to conserve, maintain and enhance the existing green infrastructure network. <b>Option B</b> : To not have a policy and rely on the National Planning Policy Framework and policies of the District Development Plan.	Appraisal: Both options would positively seek to protect green infrastructure, Option A offers a targeted approach and such would positively contribute to sustainability benefits. Option B would still afford protection but would be less targeted.	Preferred Policy Option A		significant pc	positive impa	possible posi	No impact or	possible neg	negative imp	eignificant ne
Policy 3: Green Infrastructure	A	c	Option A: Tc Option B: Tc	Appraisal: E would still aff	Preferred Po		くく	2	<b>`</b>	0	7.	*	**

Policy 4:Managing Surface Water	Objective 1: Conserve & Protect Countryside & Landscape	Objective 2: Protect/ Enhance Biodiversity	Objective 2: Objective 3: Protect/ Enhance Protect/ Enhance Biodiversity Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 9: Objective 9: Environment. Transport	Objective 9: Improve Non-Car Transport	Objective10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Reduce Disparities	Objective 13: Retail
A	0	0	0	2	2	0	0	0	0	0	0	0	0
8	0	2	0	くく	~~	0	0	0	0	0	0	0	0
U	0	0	0	2	7	0	0	0	0	0	0	0	0
Option A: Tc Option B: Tc sustainable c Option C: Tc	o have a polic o have a polic trainage techi o not have a p	y that seeks t y that seeks t niques within oolicy and rely	Option A: To have a policy that seeks to reduce the risk of surface water flooding locally and measures to manage surface water. Option B: To have a policy that seeks to reduce the risk of surface water flooding locally and measures to manage surface water, together with support for the incorporation of sustainable drainage techniques within development proposals. Option C: To not have a policy and rely on the National Planning Policy Framework and policies of the District Development Plan.	isk of surface isk of surface proposals. ial Planning F	water floodin water floodin water floodin	g locally and r g locally and r ork and polici	measures to r measures to r es of the Dist	flooding locally and measures to manage surface water. flooding locally and measures to manage surface water. -ramework and policies of the District Development Plan	ce water. ce water, toge ent Plan.	ether with sup	port for the ir	rcorporation o	
Appraisal:	All options wor es to manage ntribute to sus	uld positively s surface wat stainability be	Appraisal: All options would positively seek to manage flood risk. Option A and B offer a targeted approach to reduce the risk of surface water flooding and support the incorporation of local measures to manage surface water. Option B however, seeks to go further by positively supporting the incorporation of SuDs measures within development. It would therefore more positively contribute to sustainability benefits. Option C would afford protection against surface water flooding, but would be less targeted.	ge flood risk. wever, seeks C would affor	Option A and s to go further d protection a	B offer a targe by positively { gainst surface	sted approact supporting the water floodir	A and B offer a targeted approach to reduce the risk of surface water flooding and support the incorporation of further by positively supporting the incorporation of SuDs measures within development. It would therefore mol ction against surface water flooding, but would be less targeted.	e risk of surfa η of SuDs me be less targel	ce water flooc asures within ted.	ling and supp development	ort the incorpo It would ther	rration of efore more
Preferred Pc	Preferred Policy Option B	8											
ンン	significant pc	ositive impact	significant positive impact on the sustainability objectives.	ability object	ives.								
2	positive imps	act on the sus	positive impact on the sustainability objective.	sctive.									
12	possible pos	itive or slight	possible positive or slight positive impact on the sustainability objectives.	t on the sust	ainability objec	stives.							
0	No impact or	r neutral impa	No impact or neutral impact of sustainability objectives.	vility objective	S.								
<b>3</b> X	possible neg	lative or slight	possible negative or slight negative impact on the sustainability objectives.	act on the sus	stainability obj	ectives.							
×	negative imp	act on the su	negative impact on the sustainability objective.	iective.									

significant negative impact on the sustainability objectives.

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Objective 9:         Objective 12:         Objective 12:         Objective 13:           Improve Non-Car         Maintain/ Enhance         Maintain/ Employment/ Enhance         Objective 12:         Objective 13:           Transport         Enhance         Enhance         Reduce         Retail           Transport         Infrastructure         Economic Base         Disparities	。 。 。	。 。 。	0 0 0 0	in development proposals. including design features, inclusion of renewable and low carbon energy generation, provision of charging electric	ment Plan.	Appraisal: All options would positively support zero carbon measure. Option B offers a targeted approach and as such would positively contribute to sustainability benefits. Option A, and to a lesser extent Option C, would still afford positive benefits but would be less extensive and targeted.									
Objective 8: Safe Environment.	0	0	0	n of renewab	trict Developr	and as such									
Objective 7: Housing Need & Affordable Homes	0	0	0	osals. ures, inclusio	Framework and policies of the District Development Plan.	ed approach I targeted.									
Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	7	~~	>	opment propr g design feat	ork and polic	tion B offers a targeted appros le less extensive and targeted.					tives.		ectives.		
Objective 5: Reduce Impact on Climate Change	2	~~	72	sures in devel- sures includinç	olicy Framew	re. Option B c ould be less ∈			ves.		inability objec	S.	tainability obje		
Objective 4: Flooding	0	0	0	carbon meas carbon meas	al Planning P	arbon measu			ability objectiv	ctive.	t on the susta	ility objective:	ict on the sus	ective.	
Objective 3: Protect/Enhance Heritage Assets	0	0	0	support zero support zero	on the Nation	upport zero ci ord positive t			in the sustain	ainability obje	ositive impact	t of sustainab	negative impa	ainability obje	
Objective 2: Objective 3: Protect/Enhance Protect/Enhance Biodiversity Heritage Assets	0	0	0	<b>Option A</b> : To have a policy that seeks to support zero carbon measures in development proposals. <b>Option B</b> : To have a policy that seeks to support zero carbon measures including design features,	Option C: To not have a policy and rely on the National Planning Policy F	Appraisal: All options would positively support zero carbon measure. Op to a lesser extent Option C, would still afford positive benefits but would b			significant positive impact on the sustainability objectives.	positive impact on the sustainability objective.	possible positive or slight positive impact on the sustainability objectives.	No impact or neutral impact of sustainability objectives	possible negative or slight negative impact on the sustainability objectives.	negative impact on the sustainability objective.	
Objective 1: Conserve & Protect Countryside & Landscape	0	0	0	have a policy have a policy	not have a po	Il options wou tent Option C	Preferred Policy Option B		significant po:	positive impa	possible posit	No impact or	possible nega	negative imps	
Policy 5: Enabling Zero Carbon	A	в	υ	Option A: To Option B: To vehicles	Option C: To	Appraisal: A to a lesser ex	Preferred Po		くく	7	7:	0	3*	×	

Policy 6: South Downs National Park	Ubjective i: Conserve & A Protect Countryside & Landscape	Objective 2: Protect/Enhance Biodiversity	Objective 2: Objective 3: Protect/Enhance Protect/Enhance Biodiversity Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Reduce Disparities	Objective 13: Retail
А	~~	2	0	0	0	0	3*	0	0	>	*2	0	0
B	~~	2	0	0	0	0	×	0	0	>	*2	<b>*</b> 2	0
U	2	12	0	0	0	0	3*	0	0	ノン	0	0	0
Option A:	<b>Option A</b> : To have a policy that seeks to support development which has regard to the purposes and duty of the South Downs National Park (SDNP)	y that seeks t	o support dev	slopment whi	ch has regarc	1 to the purpos	ses and duty	of the South E	Jowns Nation	al Park (SDNI	.(c		
Option B: To have subject to criteria	<b>Option B:</b> To have a policy that seeks to support development which has regard to the purposes and duty of the SDNP and on land outside of but contributing to the setting of the SDNP subject to criteria	y that seeks t	to support dev	elopment whi	ich has regarc	d to the purpo:	ses and duty	of the SDNP ;	and on land or	utside of but (	contributing tc	o the setting of	the SDNP
Option D:	<b>Option D</b> : To not have a policy and rely on the National Planning Policy Framework and policies of the District Development Plan.	oolicy and rely	/ on the Natior	al Planning F	<sup>o</sup> olicy Framev	vork and polic	ies of the Dis	strict Developm	ient Plan.				
Appraisal: would affor would offer	Appraisal: All options would seek to positively protect the SDNP. Option A would seek to protect land within the SDNP but not afford protection to land adjacent to the SDNP. Option B would afford protection to both the SDNP and outside of and contributing to the qualities of the SDNP and therefore positively contribute towards the sustainability objectives. Option C would offer a less targeted approach.	uld seek to pc both the SDN 1 approach.	ositively protec IP and outside	t the SDNP. ( of and contri		ld seek to prot qualities of the	tect land with e SDNP and	A would seek to protect land within the SDNP but not afford protection to land adjacent to the SDNP. Option B to the qualities of the SDNP and therefore positively contribute towards the sustainability objectives. Option C	ut not afford μ tively contribu	protection to I	and adjacent e sustainabilit	to the SDNP. ty objectives.	Dption B Dption C
Preferred I	Preferred Policy Option C	U											
~~	significant p	ositive impact	significant positive impact on the sustainability objectives.	ability object	ives.								
2	positive imp	act on the sus	positive impact on the sustainability objective.	sctive.									
22	possible pos	itive or slight	possible positive or slight positive impact on the sustainabili	t on the sust		y objectives.							
0	No impact o	r neutral impa	No impact or neutral impact of sustainability objectives.	ility objective	ss.								
3*	possible neg	lative or slight	possible negative or slight negative impact on the sustainability objectives.	act on the sus	stainability ob	jectives.							
*	negative imp	pact on the su	negative impact on the sustainability objective.	iective.									
××	significant n	egative impac	significant negative impact on the sustainability objectives.	nability objec	tives.								
	,	)											-

Policy 7: Development in Conservation	Objective 1: Conserve & Protect Countryside &	Objective 2: Protect/Enhance Biodiversity	Objective 2: Objective 2: Protect/Enhance Protect/Enhance Biodiversity Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate	Objective 6: Improve Highway Safety & Minimise the	Objective 7: Housing Need & Affordable	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective10: Maintain/ Enhance Community	Objective 11: Maintain/ Enhance	Objective 12: Stable Employment/ Reduce	Objective 13: Retail
A A	Landscape	-	11	c		congestion		c	c	Infrastructure		Disparities	c
8	2	0	2	0	0	0	×.	0	0	0	*	*	0
Ontion A. 7	Ontion A: To have a nullicy that seeks to protect, enhance and conserve	, that cooke tr	o protect anh	ance and con	sente hoth co	both conservation areas within the Darish	adt nithin the	a Darich					
Option B: ]	Option B: To not have a policy and rely on the National Planning Policy	olicy and rely	on the Natior	al Planning F	olicy Framew	vork and polici	ies of the Dist	Framework and policies of the District Development Plan.	nent Plan.				
Appraisal:	Appraisal: Both options would aim to conerve and enhance the conservation areas within the Parish. Both would both assist in protecting the cultural heriage of the historic	vould aim to c	conerve and e	nhance the c	onservation a	areas within th	e Parish. Bot	th would both	assist in prote	ecting the cult	ural heriage c	of the historic	
environmen	environment. However Option A allows specific protection of local conservation areas while Option B would be less targeted.	tion A allows	specific protect	ction of local c	conservation a	areas while O <sub>l</sub>	otion B would	t be less targe	sted.				
Preferred F	Preferred Policy Option A	4											
~	significant po	sitive impact	significant positive impact on the sustainability objectives.	nability objecti	ives.								
7	positive impa	ict on the sus	positive impact on the sustainability objective.	ective.									
75	possible posi	itive or slight	possible positive or slight positive impact on the sustainabil	st on the susts	ainability objectives.	ctives.							
0	No impact or	neutral impa	No impact or neutral impact of sustainability objectives.	bility objective	S.								
7×	possible neg	ative or slight	possible negative or slight negative impact on the sustainability objectives.	act on the sus	stainability obj	jectives.							
*	negative imp	act on the sut	negative impact on the sustainability objective.	jective.									
**	significant ne	gative impact	significant negative impact on the sustainability objectives.	inability objec	tives.								

									Í				
Objective 1: Conserve & Protect Countryside & Landscape	e 1: e & t de & pe	Objective 2: Protect/Enhance Biodiversity	Objective 2: Objective 3: Protect/Enhance Protect/Enhance Biodiversity Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Disparities	Objective 13: Retail
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0		12	0	0	7	12	0	0	0	0	7*	<b>X</b> 2	0
o have a o not ha	polic ve a p	y that seeks to olicy and rely	<b>Option A:</b> To have a policy that seeks to support development where it would have no adverse effect upon air quality within the Air Quality Management Area; <b>Option B:</b> To not have a policy and rely on the National Planning Policy Framework and policies of the District Development Plan.	lopment whe al Planning P	re it would אנ olicy Framew	ave no advers ork and polici	e effect upon es of the Dist	air quality wit trict Developm	hin the Air Qu ent Plan.	ality Manage	ment Area;		
Both Op I provide	tions v e less t	vould afford p senefit in sust	Appraisal: Both Options would afford protection to air quality. However Option A would provide a more targeted option and positively contribute towards sustainability benefits. Having no policy would provide less benefit in sustainability terms.	' quality. How s.	ever Option ⊿	A would provid	e a more tarç	jeted option a	nd positively o	contribute tow	/ards sustaina	ability benefits.	Having no
Preferred Policy Option A	ption	٩											
cionific		veitivo import	cianificant accitive impact on the custoinability abiodived	ihooldo vilido									
- 	. n												
positiv	/e impŝ	act on the sus	positive impact on the sustainability objective.	ctive.									
possil	ole pos	itive or slight	possible positive or slight positive impact on the sustainability objectives.	t on the susta	inability object	ctives.							
No im	pact or	neutral impa	No impact or neutral impact of sustainability objectives.	ility objective	s.								
possib	le neg	ative or slight	possible negative or slight negative impact on the sustainability objectives.	ict on the sus	tainability obj	jectives.							
negativ	/e imp	act on the sut	negative impact on the sustainability objective.	ective.									
signific	cant ne	adtive impact	significant negative impact on the sustainability objectives.	nability object	tives.								
,				•									

Policy 9: Character and Design	Objective :: Conserve & Protect Countryside & Landscape	Objective 2: Protect/Enhance Biodiversity	Objective 2: Objective 3: Protect/Enhance Protect/Enhance Biodiversity Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Disparities	Objective 13: Retail
A	~~	0	>	0	0	0	0	0	0	0	0	0	0
В	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Option A</b> : Tc <b>Option B</b> : Tc	<b>Option A</b> : To have a policy that seeks to protect the locally distinctive character and design of Hassocks. <b>Option B</b> : To not have a policy and rely on the National Planning Policy Framework and policies of the District Development Plan.	/ that seeks t olicy and rely	to protect the Ic	ocally distinct al Planning F	ive character olicy Framew	and design of /ork and polici	<sup>r</sup> Hassocks. les of the Dist	trict Developm	ient Plan.				
Appraisal: E positively im	Appraisal: Both Options would ensure design is given due consideration. However Option A seeks to ensure development respects the locally distinctive feautres of the Parish which will positively impact on sustainability objectives. Option B would not provide local context or character and would fail to achieve as many sustainability objectives.	<i>i</i> ould ensure nability objec	design is give tives. Option E	n due consid <del>(</del> 3 would not pi	eration. Howe rovide local α	ever Option As	seeks to ensu acter and wo	. However Option A seeks to ensure development respects the locally distinctive feau local context or character and would fail to achieve as many sustainability objectives.	eve as many	ne locally disti sustainability	inctive feautre objectives.	s of the Parisl	lliw hich will
Preferred P	Preferred Policy Option A	đ											
>>	significant po	sitive impact	significant positive impact on the sustainability objectives.	ability object	ives.								
2	positive impa	ct on the sus	positive impact on the sustainability objective.	sctive.									
75	possible posi	tive or slight	possible positive or slight positive impact on the sustainability objectives.	t on the sust	ainability objec	ctives.							
0	No impact or	neutral impa	No impact or neutral impact of sustainability objectives.	vility objective	s.								
<b>X</b> 2	possible neg	ative or slight	possible negative or slight negative impact on the sustainability objectives.	act on the sus	stainability obj	ectives.							
*	negative imp	act on the su	negative impact on the sustainability objective.	ective.									
**	significant ne	gative impac	significant negative impact on the sustainability objectives.	nability objec	tives.								

					<u></u>			1						
Objective 13: Retail	0	0	0	0	ace in the al benefits xisting, or ost benefi									
Objective 12: Stable Employment/ Reduce Disparities	0	0	0	0	rovide a mix of formal and informal open space to meet local need. ment, or is replaced where lost, unless otherwise justified. rovide a mix of formal and informal open space to meet local needs; and to protect areas of open space in the e justified. amework and polices of the District Development Plan. ublic open space for the benefit of the Parish. This has clear social as well as potential environmental benefits. udd not facilitate additional provision in the Parish. Option D provides less certainty of protection of existing, or public open space, whilst seeking to protect and/or replace existing facilities. It therefore provides most benefit									
Objective 11: Maintain/ Enhance Economic Base	0	0	0	0	to protect are all as potential s certainty of f ties. It therefo									
Objective10: Maintain/ Enhance Community Infrastructure	2	2	ン	12	al need. al needs; and r social as we provides less existing facili									
Objective 9: Improve Non-Car Transport	0	0	0	0	e to meet locc ise justified. e to meet locc ent Plan. This has clea rish. Option E nd/or replace									
Objective 8: Safe Environment.	0	0	0	0	al open space Inless otherwa al open space rict Developm of the Parish. sion in the Pa									
Objective 7: Housing Need & Affordable Homes	0	7 <b>X</b>	<b>X</b> 2	0	al and inform where lost, u al and inform es of the Distr es of the benefit u ditional provis whilst seekin									
Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	0	0	0	0	a mix of form or is replaced a mix of form ied. ork and police ore space fo open space,					tives.		ectives.		
Objective 5: Reduce Impact on Climate Change	7	7	~~	7:	ssals provide evelopment, osals provide herwise justif olicy Framew but would no but would no of new public			/es.	-	inability objec		tainability obje		
Objective 4: Flooding	0	0	0	0	opment propo space from d oost, unless ot al Planning P- ek the provision the provision			ability objectiv	ctive.	on the susta	ility objectives	ict on the sust	ective.	
Objective 3: Protect/Enhance Heritage Assets	0	0	0	0	o ensure deve o protect open o ensure deve olaced where   on the Nation d positively se tice is protecte			on the sustain	ainability obje	ositive impact	t of sustainab	negative impa	negative impact on the sustainability objective.	
Objective 2: Objective 3: Protect/Enhance Protect/Enhance Biodiversity Heritage Assets	2	2	~~	2	/ that seeks tc / that seeks tc / that seeks tc or that it is rep olicy and rely. A and C would sure open spe e. Option C fa biectives.	0		significant positive impact on the sustainability objectives.	positive impact on the sustainability objective.	possible positive or slight positive impact on the sustainability objectives.	No impact or neutral impact of sustainability objectives.	possible negative or slight negative impact on the sustainability objectives.	act on the sus	
Objective :: Conserve & Protect Countryside & Landscape	0	0	0	0	<ul> <li>Option A: To have a policy that seeks to ensure development proposals provide a mix of formal and informal open space to meet local need.</li> <li>Option B: To have a policy that seeks to protect open space from development, or is replaced where lost, unless otherwise justified.</li> <li>Option C: To have a policy that seeks to ensure development proposals provide a mix of formal and informal open space to meet local need, and to protect areas of open space in the Parish from development; or that it is replaced where lost, unless otherwise justified.</li> <li>Option D: To not have a policy and rely on the National Planning Policy Framework and polices of the District Development Plan.</li> <li>Appraisal: Policy Options A and C would positively seek the provision of public open space for the benefit of the Parish. This has clear social as well as potential environmental benefits. Option B would seek to ensure open space but would not facilitate additional provision in the Parish. Option D provides less certainity of protection of existing, or delivery of new, open space. Option C facilitates both the provision of new public open space, whilst seeking to protect and/or replace existing facilities. It therefore provides most benefit additional provision in the sustainability objectives.</li> </ul>	Preferred Policy Option C		significant po:	positive impa	possible posit	No impact or	possible nege	negative impe	
Policy 10: Protection of Public Open Space	A	8	U	۵	Option A: To Option B: To Option B: To Option C: Tc Option D: To Appraisal: P Option B wou delivery of ne	Preferred Pc		11	2	2	0	X.	×	

13:													
Objective 13: Retail	0	0		inty of									
Objective 12: Stable Employment/ Reduce Disparities	0	0		Appraisal: Option A would positively facilitate the provision of play areas for the benefit of the Parish. This has clear social benefits to the Parish. Option B provides little certainty of delivery in the local area.									
Objective 11: Maintain/ Enhance Economic Base	0	0	•	ption B provic									
Objective10: Maintain/ Enhance Community Infrastructure	ン	0		the Parish. O									
Objective 9: Improve Non-Car Transport	0	0	ent. ìent Plan.	ial benefits to									
Objective 8: Safe Environment.	0	0	ated equipm	has clear soc									
Objective 7: Housing Need & Affordable Homes	0	0	as and assoc es of the Dist	Parish. This									
Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	0	0	wide play are ork and polici	benefit of the					ctives.		ectives.		
Objective 5: Reduce Impact on Climate Change	0	0	homes to pro olicy Framew	areas for the			ves.		ainability objec	S.	stainability obj		
Objective 4: Flooding	0	0	of 15 or more al Planning P	vision of play			ability objecti	sctive.	t on the susta	oility objective	act on the sus	ective.	
Objective 3: Protect/Enhance Heritage Assets	0	0	es proposals on the Nation	silitate the pro			on the sustain	ainability obje	ositive impac	xt of sustainat	negative imp	stainability obj	
Objective 2: Objective 3: Protect/ Enhance Protect/ Enhance Biodiversity Heritage Assets	0	0	<b>Option A:</b> To have a policy which requires proposals of 15 or more homes to provide play areas and associated equipment. <b>Option B</b> : To not have a policy and rely on the National Planning Policy Framework and policies of the District Development Plan.	positively fac	-		significant positive impact on the sustainability objectives.	positive impact on the sustainability objective.	possible positive or slight positive impact on the sustainability objectives.	No impact or neutral impact of sustainability objectives.	possible negative or slight negative impact on the sustainability objectives.	negative impact on the sustainability objective.	
Objective 1: Conserve & Protect Countryside & Landscape	0	0	have a policy not have a pc	ption A would e local area.	Preferred Policy Option A		significant po:	positive impa	possible posit	No impact or	possible nega	negative imps	
Policy 11: Outdoor Playing Space	A	8	Option A: To Option B: To	Appraisal: Option A wou delivery in the local area.	Preferred Po		2	2	3	0	<b>7X</b>	×	

Policy 12: Community Facilites	Objective :: Conserve & Protect Countryside & Landscape	Objective 2: Protect/Enhance Biodiversity	Objective 2: Objective 3: Protect/Enhance Protect/Enhance Biodiversity Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Reduce Disparities	Objective 13: Retail
A	0	0	0	0	0	7:	0	0	0	2	2	7:	7
8	0	0	0	0	0	72	0	0	0	2	2	12	7
υ	0	0	0	0	0	>	0	0	0	~~	>	2	~~
٥	0	0	0	0	0	0	0	0	0	0	0	0	0
Option A: 1 Option B: 1	<b>Option A:</b> To have a policy which seeks to resist the loss of community facilities. <b>Option B:</b> To have a policy to support the provision of enhanced community facilities.	y which seeks y to support th	s to resist the I Te provision of	oss of comm f enhanced o	unity facilities. ommunity faci	lities.		fooi					
Option D: 1	Option D: To not have a policy which seeks to resist the loss of community framework and supports similatived community facinities.	y which seek	on the Nation	al Planning F	olicy Framew	ork and polici	ies of the Dist	trict Developm	nent Plan.				
Appraisal: come forwa Option C fa sustainabilit	Appraisal: Option A would seek to resist the loss of community facilities within the Parish. This would assist in ensuring facilities are not lost but would not enable enhanced facilities to come forward. Option B and C would positively plan for community facilities to meet sustainability objectives. Option D would not positively provide a sustainable framework for delivery. Option C facilitates both the provision of enhanced community facilities, whilst seeking to protect and/or replace existing facilities. It therefore provides more benefit against the sustainability objectives.	d seek to resis nd C would pc ne provision of	st the loss of c ositively plan fr f enhanced co	community fac or community mmunity faci	cilities within tl / facilities to <i>m</i> lities, whilst se	he Parish. Thi leet sustainab ∍eking to prot₀	is would assis sility objective sct and/or rep	st in ensuring s. Option D w olace existing	facilities are r /ould not posi facilities. It th	<i>i</i> thin the Parish. This would assist in ensuring facilities are not lost but would not enable enhanced fares to meet sustainability objectives. Option D would not positively provide a sustainable framework for hilst seeking to protect and/or replace existing facilities. It therefore provides more benefit against the	ould not enabl a sustainable tes more bene	e enhanced fa framework fo efit against the	acilities to rr delivery. e
Preferred F	Preferred Policy Option C	U											
>>	significant po	ositive impact	significant positive impact on the sustainability objectives.	ability object	ives.								
2	positive impé	act on the sus	positive impact on the sustainability objective.	sctive.									
2	possible pos	itive or slight <b>k</b>	possible positive or slight positive impact on the sustainability objectives.	t on the sust	ainability objec	ctives.							
0	No impact or	<sup>-</sup> neutral impa	No impact or neutral impact of sustainability objectives	sility objectiv€	ss.								
3%	possible neg	ative or slight	possible negative or slight negative impact on the sustainability objectives.	act on the su:	stainability obj	ectives.							
×	negative imp	act on the sus	negative impact on the sustainability objective.	ective.									
××	significant n∈	egative impact	significant negative impact on the sustainability objectives.	nability objec	tives.								

Objective 13: Retail	0	0		a									
Objective 12: Stable Employment/ Reduce Disparities	0	0		t has clear soci									
Objective 11: Maintain/ Enhance Economic Base	0	0	<b>Option A</b> : To have an aim which seeks to support nominations for buildings or land as Assets of Community Value where proposals reflect legislative requirements. <b>Option B</b> : To not have a policy and rely on the National Planning Policy Framework and policies of the District Development Plan.	support the protection of assets which furthers the local well being of the community. This has clear social d to local assets.									
Objective10: Maintain/ Enhance Community Infrastructure	~~	0	flect legislative	being of the c									
Objective 9: Improve Non-Car Transport	0	0	e proposals re Plan.	the local well									
Objective 8: Safe Environment.	0	0	ugs or land as Assets of Community Value where proposal Framework and policies of the District Development Plan.	vhich furthers									
Objective 7: Housing Need & Affordable Homes	0	0	of Communit ies of the Dist	on of assets <b>w</b>									
Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	0	0	and as Assets ork and polici	rt the protectio al assets.					ctives.		ectives.		
Objective 5: Reduce Impact on Climate Change	0	0	buildings or la olicy Framew				ives.		ainability object	S.	stainability obj		
Objective 4: Flooding	0	0	minations for ıal Planning F	local nominati ure support is			iability objecti	∋ctive.	t on the sust	objective	act on the sus	iective.	
Objective 2: Objective 3: Protect/ Enhance Protect/ Enhance Biodiversity Heritage Assets	0	0	to support no	is offered to l vould not ensi			on the sustair	tainability obj∈	ositive impac	ot of sustainat	negative imp	stainability obj	
Objective 2: Protect/Enhance Biodiversity	0	0	<b>Option A:</b> To have an aim which seeks to support nominations for buildir <b>Option B:</b> To not have a policy and rely on the National Planning Policy I	<b>Appraisal:</b> Option A will ensure support is offered to local nominations to support the prote benefits. Option B is less targeted and would not ensure support is offered to local assets.	٩		significant positive impact on the sustainability objectives.	positive impact on the sustainability objective.	possible positive or slight positive impact on the sustainability objectives.	No impact or neutral impact of sustainability objectives.	possible negative or slight negative impact on the sustainability objectives.	negative impact on the sustainability objective.	
Objective 1: Conserve & Protect Countryside & Landscape	0	0	thave an aim not have a p	Dption A will er ion B is less t	Preferred Policy Option A		significant pc	positive impa	possible posi	No impact or	possible neg	negative imp	
Aim 1: Assets of Community Value	А	В	Option A: Tc Option B: Tc	Appraisal: C benefits. Opt	Preferred Po		くく	2	12	0	7×	*	

Objective 13: Retail	0	0		ives,									
Obje R				levant object									
Objective 12: Stable Employment/ Reduce Disparities	2	0		ely on the rel ivironmental efits.									
Objective 11: Maintain/ Enhance Economic Base	2	0	•	cores positive school on er le social bene									
Objective10: Maintain/ Enhance Community Infrastructure	~~	0	•	leed and so s acts of a new weighed by th									
Objective 9: Improve Non-Car Transport	0	0	ent Plan.	ifrastructure r negative imp cely to be out									
Objective 8: Safe Environment.	•	0	nary school. Framework and policies of the District Development Plan.	community ir There may be ir, these are lil									
Objective 7: Housing Need & Affordable Homes	0	0	ies of the Dist	s an identified chool locally. <sup>-</sup> dary. Howeve									
Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	0	0	lool. ork and polic	school. This i lelivery of a s Jp Area Boun					ctives.		ectives.		
Objective 5: Reduce Impact on Climate Change	0	0	y primary sch olicy Framew	entry primary a / to facilitate c defined Built l			ives.		ainability objec	S.	stainability obj		
Objective 4: Flooding	0	0	two form enti nal Planning F	ew two form ( nich is unlikel) g beyond the			nability object	ective.	st on the sust	oility objective	act on the sus	jective.	
Objective 2: Objective 3: Protect/Enhance Protect/Enhance Biodiversity Heritage Assets	3*	0	support for a on the Natior	inciple for a n o Option B wł nent occurrinę			on the sustair	tainability obj∈	ositive impac	ct of sustainat	negative imp	stainability ob	
Objective 2: Protect/ Enhance Biodiversity	<b>3</b> ×	0	/ which offers olicy and rely	support in pr comparison to the developn	A		significant positive impact on the sustainability objectives.	positive impact on the sustainability objective.	possible positive or slight positive impact on the sustainability objectives.	No impact or neutral impact of sustainability objectives.	possible negative or slight negative impact on the sustainability objectives.	negative impact on the sustainability objective.	
Objective 1: Conserve & Protect Countryside & Landscape	×2	0	<b>Option A:</b> To have a policy which offers support for a two form entry primary school. <b>Option B:</b> To not have a policy and rely on the National Planning Policy Framework	Appraisal: Option A offers support in principle for a new two form entry primary school. This is an identified community infrastructure need and so scores positively on the relevant sustainability objectives in comparison to Option B which is unlikely to facilitate delivery of a school locally. There may be negative impacts of a new school on environmental objectives, given the likely prospect of the development occurring beyond the defined Built Up Area Boundary. However, these are likely to be outweighed by the social benefits.	Preferred Policy Option A		significant po	positive impa	possible posi	No impact or	possible neg;	negative imp	
Policy 13: Education Facilities	A	В	Option A: Tc Option B: Tc	<b>Appraisal:</b> ( sustainability given the like	Preferred P(		11	7	21	0	2 <b>X</b>	×	

Objective 13: Retail	0	0		d to yond									
Object				offerec ring be									
Objective 12: Stable Employment/ Reduce Disparities	2	0		re support is opment occur									
Objective 11: Maintain/ Enhance Economic Base	2	0	•	ould not ensu of the develc									
Objective10: Maintain/ Enhance Community Infrastructure	~~	0		rgeted and w the prospect									
Objective 9: Improve Non-Car Transport	0	0	ent Plan.	n B is less ta ectives, given									
Objective 8: Safe Environment.	0	0	<b>Option A</b> : To have an aim which seeks to support the delivery of adequate education facilities in the Parish. <b>Option B</b> : To not have a policy and rely on the National Planning Policy Framework and policies of the District Development Plan.	Appraisal: Option A will ensure support is offered to the delivery of adequate education facilities in the Parish while Option B is less targeted and would not ensure support is offered to the provision of adequate education facilities. There may be negative impacts of such development on environmental objectives, given the prospect of the development occurring beyond the defined Built Up Area Boundary. However, these are likely to be outweighed by the social benefits.									
Objective 7: Housing Need & Affordable Homes	0	0	in the Parish. es of the Disti	es in the Pari; ment on envir oenefits.									
Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	0	0	ation facilities ork and polici	luate education facilities in the pacts of such development on veighed by the social benefits.					tives.		ectives.		
Objective 5: Reduce Impact on Climate Change	0	0	dequate educ: olicy Framew	adequate ed ve impacts of outweighed I			ves.		iinability objec	s.	tainability obj		ivee
Objective 4: Flooding	0	0	e delivery of a	the delivery of nay be negati are likely to be			ability objecti	ective.	t on the susta	oility objective	act on the sus	ective.	polity object
Objective 3: Protect/Enhance Heritage Assets	2 <b>X</b>	0	to support the on the Nation	is offered to 1 lities. There n wever, these a			on the sustair	ainability obje	sositive impac	xt of sustainat	negative imp	stainability obj	on the crietai
Objective 2: Objective 3: Protect/Enhance Protect/Enhance Biodiversity Heritage Assets	<b>X</b>	0	which seeks to olicy and rely	sure support education faci soundary. Hov	4		significant positive impact on the sustainability objectives.	positive impact on the sustainability objective.	possible positive or slight positive impact on the sustainability objectives.	No impact or neutral impact of sustainability objectives.	possible negative or slight negative impact on the sustainability objectives.	negative impact on the sustainability objective.	significant negative impact on the sustainability objectives
Objective 1: Conserve & Protect Countryside & Landscape	<b>X</b>	0	<b>Option A</b> : To have an aim which seeks to support the delivery of adequate education facilities in the Parish. <b>Option B</b> : To not have a policy and rely on the National Planning Policy Framework and policies of the Distr	<b>Appraisal:</b> Option A will ensure support is offered to the delivery of adeq the provision of adequate education facilities. There may be negative imp the defined Built Up Area Boundary. However, these are likely to be outw	Preferred Policy Option A		significant po	positive impa	possible posi-	No impact or	possible negé	negative imp	cionificant no
Aim 2: Education Facilities	٩	8	<b>Option A</b> : To <b>Option B</b> : To	<b>Appraisal:</b> C the provision the defined B	Preferred Pc		11	2	2	0	*2	×	**

	Ohiective 1:					Objective 6:				Obiective10:		Ohiertive 17:	
~	4	Objective 2: rotect/ Enhance Biodiversity	Objective 2: Objective 3: Protect/Enhance Protect/Enhance Biodiversity Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Maintain/ Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Stable Stable Employment/ Reduce Disparities	Objective 13: Retail
¥2		3*	<b>X</b>	0	0	0	0	0	0	~~	2	7	0
0		0	0	0	0	0	0	0	0	0	0	0	0
have an air	<u>ج</u> ا	which seeks	to support the	Local Care C	Commissionin	ig Group to de	liver adequat	<b>Option A</b> : To have an aim which seeks to support the Local Care Commissioning Group to deliver adequate locally based health care provision in the Parish.	d health care	provision in t	he Parish.		
o not have	а С	oolicy and rely	Option B: To not have a policy and rely on the National Planning Policy	al Planning F	olicy Framew	vork and polici	es of the Dis	Framework and policies of the District Development Plan.	ient Plan.				
Dption A will acts of sucl utweighed t	e č S	insure support development ( the social bei	Appraisal: Option A will ensure support is offered to the Local Care Commissioning Group in delivering adequate locall negative impacts of such development on environmental objectives, given the prospect of the development occurring be likely to be outweighed by the social benefits. Having no Aim would not impact on sustainability objectives as positively.	the Local Caru tal objectives no Aim would	e Commissior s, given the pr 1 not impact o	ning Group in rospect of the in sustainabilit	delivering ad developmeni y objectives (	Appraisal: Option A will ensure support is offered to the Local Care Commissioning Group in delivering adequate locally based health care specifically in the Parish. There may be negative impacts of such development on environmental objectives, given the prospect of the development occurring beyond the defined Built Up Area Boundary. However, these are likely to be outweighed by the social benefits. Having no Aim would not impact on sustainability objectives as positively.	based health /ond the defir	care specific ied Built Up A	ally in the Par rea Boundary	ish. There ma . However, th	ly be ese are
Preferred Policy Option A	, L	٨											
significant	۱ă	ositive impact	significant positive impact on the sustainability objectives.	lability objecti	ives.								
positive ir	npŝ	act on the sus	positive impact on the sustainability objective.	sctive.									
possible p	SOC	itive or slight	possible positive or slight positive impact on the sustainabil	t on the susta	ainability objectives.	ctives.							
No impac	to	r neutral impa	No impact or neutral impact of sustainability objectives.	vility objective	S.								
possible n	eg	lative or slight	possible negative or slight negative impact on the sustainability objectives.	act on the sus	stainability obj	jectives.							
negative in	l d	act on the su	negative impact on the sustainability objective.	ective.									
significant	Ĕ	egative impact	significant negative impact on the sustainability objectives.	nability objec	tives.								

HNP Strategy Appraisal	Objective 1: Conserve & Protect Countryside & Landscape	Objective 2: Protect/Enhance Biodiversity	Objective 2: Objective 3: Protect/Enhance Protect/Enhance Biodiversity Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objectivero: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Reduce Disparities	Objective 13: Retail
A	くく	7	2	0	0	0	0	0	0	0	0	0	0
B	7	7×	7*	0	31	<b>?</b> *	2	0	<u>ار</u>	0	0	0	<u>۲۲</u>
U	**	*	7*	0	37	*	~~	0	7:	0	0	0	2
Option A: T	<b>Option A</b> : To have a strategy that does not support further housing growth	∋gy that does	not support fu	Ither housing	_	nd existing co	mpletions an	beyond existing completions and commitments - to reflect the table on page 36 of the Mid Sussex District Plan	ts - to reflect t	the table on p	age 36 of the	Mid Sussex [	listrict Plan
(MSDP).		;		,		1					,		
Option B: T	<b>Option B:</b> To have a strategy that supports small-scale growth/windfall within and adjoining the built up area boundary subject to HNP criteria and in line with MSDP DP6: Settlement	egy that supp	orts small-sca	le growth/win	dfall within ar	nd adjoining th	ie built up ar€	ea boundary si	ubject to HNF	criteria and ii	ר line with MS	SDP DP6: Set	lement
Option C: T	Option C: To have a strategy which allocates sites beyond existing completions and commitments, in excess of the minimum 882 dwellings required by the MSDP	egy which allo	icates sites be	yond existing	completions	and commitm	ients, in exce	ss of the mini	num 882 dwe	illings require	d by the MSC	L	
Appraisal: , approximate	Appraisal: As part of the preparation of the MSDP, the Examiner set out h approximate number of dwellings expected in each settlement or group of	preparation of vellings expec	f the MSDP, th ted in each se	e Examiner s ttlement or g	et out his inte roup of settle	srim requirem∉ ments. This a	ents on housi oproach is re	is interim requirements on housing in a letter dated 20 February 2017. This required MSDC to establish the settlements. This approach is reflected in the MSDP and detailed in the table on page 36 of the MSDP.	lated 20 Febr MSDP and de	uary 2017. Th tailed in the ta	iis required M able on page	ISDC to estab 36 of the MSI	lish the P.
Option A ref Clayton Mills	Option A reflects the MSDP "no minimum residual" requirement within the Parish, having regard to existing completions and commitments including the strategic allocation to the north of Clayton Mills. No further development would have a positive effect on environmental objectives whilst having a neutral effect on both social and environmental objectives. Option B would	P "no minimur evelopment w	m residual" rec ould have a p	ositive effect	hin the Parist on environme	having rega	rd to existing s whilst havi	Parish, having regard to existing completions and commitments including the strategic allocation to the north of ironmental objectives whilst having a neutral effect on both social and environmental objectives. Option B would	fect on both s	ents including ocial and env	ironmental of	allocation to 1 ojectives. Opti	he north of on B would
enable sma the delivery	enable small-scale growth/windrali within and agjoining the existing built up area boundary of Hassocks, subject to criteria igenuitied in the HNP and MSDP Policy 6. This would racitate the delivery of additional housing within the Parish, beyond the minimum requirement of 882. This would have a positive effect on the social and economic objectives. Whilst there would	windrall within ousing within	the Parish, be	ig the existing yond the min	i pulit up area	ment of 882.	This would ha	ave a positive	effect on the	social and ect	MSUP Policy pnomic object	/ b. This would tives. Whilst th	i racilitate iere would
De some Im Option C wc	be some impact on environmental objectives, this would be minimised and mutgated by the criteria which would head to be met in conjunction with the delivery of such development.	nmental objection of	rives, this wou of additional sit	ia be minimi es for housin	g (beyond ex	isting complet	iteria which v ions and con	I mitigated by the criteria which would need to be met in conjunction with the delivery of such development, nd existing completions and commitments). These sites could be identified using the MSDC Strategic Hou:	be met in con lese sites cou	junction with ild be identifie	the delivery of d using the N	I such develo ISDC Strateg	c Housing
Economic L would negat	Economic Land Availability Assessment. Given the level of completions and commitments including the proposed strategic allocation, the allocation of additional sites within the Parish would negatively impact on the environmental objectives. Option B is considered most favourable as it provides the most balanced positive option against the range of objectives.	y Assessment n the environr	. Given the lev nental objectiv	/el of comple /es. Option B	tions and con is considered	nmitments incl 1 most favours	uding the pro able as it prov	d commitments including the proposed strategic allocation, the allocation of additional sites within the F idered most favourable as it provides the most balanced positive option against the range of objectives	iic allocation, balanced po	the allocation sitive option a	of additional gainst the rar	sites within th 1ge of objectiv	e Parish es.
Preferred P	Preferred Policy Option: B	8											
Potential sit	Potential sites considered are referenced in para 5.5 of the main body of	are reference	id in para 5.5	of the main b	ody of the SA.	J.							
11	significant po	sitive impact	significant positive impact on the sustainability objectives.	ability objecti	ves.								
2	positive impa	act on the sust	positive impact on the sustainability objective.	ictive.									
2	possible posi	itive or slight p	possible positive or slight positive impact on the sustainability	t on the susts		objectives.							
0	No impact or	neutral impa	No impact or neutral impact of sustainability objectives.	ility objective	s.								
<b>1</b>	possible neg	ative or slight	possible negative or slight negative impact on the sustainabil	act on the sus	stainability ob	ity objectives.							
×	negative imp.	act on the sus	negative impact on the sustainability objective.	ective.									
*	significant ne	egative impact	significant negative impact on the sustainability objectives.	nability objec	tives.								

	Objective 1: Conserve & Protect Countryside & Landscape	Objective 2: Protect/Enhance Biodiversity	Objective 2: Objective 3: Protect/Enhance Protect/Enhance Biodiversity Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objectiveto: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Reduce Disparities	Objective 13: Retail
	*	×	<b>*</b>	0	2	•	~~	•	2	0	0	0	0
	2	へに	*2	0	2	0	7	0	ンン	0	0	0	0
	7*	<b>X</b> 2	<b>*</b> 2	0	2	0	~~	0	~~	0	0	0	0
	×	×	<b>*</b>	0	2	0	~~	0	~	0	0	0	0
	have a polic: have a polic: have a polic not have a p ption A would f environmer similar benef ption D would	y which suppury y which suppury y which suppury y which suppury olicy and rely and rela and r	<ul> <li>Option A: To have a policy which supports windfall development.</li> <li>Option B: To have a policy which supports windfall development within the built up area boundary.</li> <li>Option C: To have a policy which support development within and outside of the built up area boundary subject to criteria.</li> <li>Option D: To not have a policy and rely on the National Planning Policy Framework and policies of the District Development Plan.</li> <li>Appraisal: Option A would facilitate windfall development positively contributing to sustainability objectives in relation to house building. However the absence of controls would risk harm to a number of environmental objectives. Option B would facilitate development within the build up area only, therefore delivering a balance between a range of sustainability objectives. Option C has similar benefits, but is more positive in respect of house building, whilst ensuring control criteria balance this against the potential harm environmental sustainability objectives. Option D would offer a less targeted approach.</li> </ul>	svelopment. velopment w nt within and al Planning F nent positively uld facilitate ( espect of hou ach.	vithin the built outside of the Policy Framew y contributing development use building, w	e built up area boundary. of the built up area boundary subject to criteria. amework and policies of the District Developme outing to sustainability objectives in relation to h ment within the build up area only, therefore del ding, whilst ensuring control criteria balance this	dary. boundary su ies of the Dist ity objectives d up area onl f control crite	bject to criteri trict Developm in relation to ly, therefore d	a. nent Plan. house buildin elivering a ba is against the	g. However th lance betwee potential har	ne absence of an a range of s m environmen	controls woul ustainability c ital sustainabi	d risk harm bjectives. lity
•	Preferred Policy Option C	Ö											
	- !		.  .										
0)	significant pc	sitive impact	significant positive impact on the sustainability objectives.	ability objecti	IVes.								
<u></u>	ositive impa	ict on the sus	positive impact on the sustainability objective.	ctive.									
4	oossible posi	tive or slight	possible positive or slight positive impact on the sustainability objectives.	t on the susta	ainability objec	ctives.							
Z	lo impact or	neutral impa	No impact or neutral impact of sustainability objectives.	ility objective	S.								
ă	ossible neg:	ative or slight	possible negative or slight negative impact on the sustainability objectives.	act on the sus	stainability obj	iectives.							
č	egative imp.	act on the su:	negative impact on the sustainability objective.	ective.									
. <del>С</del>	anificant ne	dative impact	significant negative impact on the sustainability objectives	nability object	tives								
	0												

Policy 15: Golf Club	Objective 1: Conserve & Protect Countryside & Landscape	Objective 2: Objective 3: Protect/ Enhance Biodiversity Heritage Assets	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Reduce Disparities	Objective 13: Retail
A	7	>	2	7:	0	, <b>&gt;</b> ;	2	0	0	>	0	0	0
в	0	0	12	12	0	7:	12	0	0	2	0	0	0
В Ч	Option A: To have a policy which supports development of the site in line with the Vision and Strategic Objectives of the Hassocks Neighbourhood Plan (HNP). Option B: To not have a policy and rely on the National Planning Policy Framework and policies of the District Development Plan.	y which suppc olicy and rely	orts developm on the Nation	ent of the site al Planning F	e in line with th olicy Framew	e with the Vision and Strategic Objectives of the Hassock Framework and policies of the District Development Plan.	Strategic Obj es of the Dist	ectives of the trict Developm	Hassocks Ne ient Plan.	eighbourhood	Plan (HNP).		
		•		)									
isal:	Appraisal: The site benefits from an extant planning permission and ther	its from an ex	tant planning	permission ar	nd therefore t	efore the principle of development has been established. In light of this, this Option A seeks to support the Objordings of the UND This approach will have a pacific immediate and an animptor of entrino bility objordings. This	developmen	t has been es	tablished. In I	ight of this, th	is Option A se	eks to suppor	rt the
es in es in ed ap	development of the site where this is in the with the vision and Suaregic includes in relation to environmental objectives given the criteria within th targeted approach and would not provide any local influence in the event	ronmental obj uld not provid	ectives given e anv local inf	the criteria wi luence in the	ithin the polic event of future	objectives of the mark. This approach will have a positive impact on a runnost of sustainability objectives. This the policy, as well as the requirement to contribute to meeting local housing need. Option B does not offer such a of future applications on an otherwise unallocated housing site.	יויקקום כווויו יוו הפתטוורפתום ה on an othem s	nt to contribut wise unallocat	e to meeting l ted housing s	ocal housing lite.	need. Option	B does not of	fer such a
red	Preferred Policy Option A	٨											
~	significant pc	sitive impact	significant positive impact on the sustainability objectives.	ability objecti	ives.								
2	positive impe	act on the sust	positive impact on the sustainability objective.	ctive.									
2	possible pos	itive or slight p	possible positive or slight positive impact on the sustainability objectives.	t on the susta	ainability obje	ctives.							
0	No impact or	· neutral impac	No impact or neutral impact of sustainability objectives.	vility objective	S.								
:*	possible neg	ative or slight	possible negative or slight negative impact on the sustainability objectives.	act on the sus	stainability ob	jectives.							
×	negative imp	act on the sus	negative impact on the sustainability objective.	ective.									
××	significant ne	sgative impact	significant negative impact on the sustainability objectives.	nability objec	tives.								

Policy 16: Land to the north of Clayton Mills and Mackie Avenue	o Objective 1: Conserve & Protect Countryside & Landscape	Objective 2: Protect/Enhance Biodiversity	Objective 2: Objective 3: Protect/ Enhance Protect/ Enhance Biodiversity Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Reduce Disparities	Objective 13: Retail
A	~~	2	2	2	2	2	~~	•	2	2	0	0	0
в	>	>	2	2	>	2	77	0	>	>	0	0	0
Option A: T	o have a polic	v which suppo	<b>Option A:</b> To have a policy which supports development of the site in line with the Vision and Strategic Objectives of the Hassocks Neighbourhood Plan (HNP).	ant of the site	in line with th	te Vision and	Strategic Obi	ectives of the	Hassocks Ne	iahbourhood	Plan (HNP).		
Option B: 7	lo not have a p	olicy and rely	Option B: To not have a policy and rely on the National Planning Policy Framework and policies of the District Development Plan.	al Planning F	olicy Framew	ork and polici	es of the Dist	rict Developm	ient Plan.				
Appraisal:	The site bene	fits from alloc	Appraisal: The site benefits from allocation in the adopted MSDP for development for 500 dwellings and associated infrastructure, and therefore the principle of development has been	opted MSDP	for developm	ent for 500 dw	vellings and a	issociated infr	astructure, ar	therefore t	he principle of	development	has been
established. number of s	ustainability of	bjectives. This	established. Option A seeks to support the development of the site where this is in line with the vision and strategic Objectives of the HNP. This approach will have a positive impanding to a number of sustainability objectives. This includes in relation to environmental objectives given the criteria within the policy, as well as the requirement to contribute to meeting local burning and Objectives Detained by a vision of the policy of the requirement of the meeting local burning and Objectives of the requirement of the vision of the requirement of the reduined by a vision of the requirement of the reduined by a vision of the reduced by a vision of the reduced by a	lation to envi- lation to envi-	ronmental ob	this is in line with the vision and Strategic Objectives of the HNP. This approach will have a positive impact on a ntal objectives given the criteria within the policy, as well as the requirement to contribute to meeting local inclusion DD14. This offers a sumbar of controls to control to contribut impact on subtribution in	the criteria w	ithin the policy	y, as well as the concernent	he requireme	nt to contribut	e to meeting l	mpact on a ocal
						יווא <i>ב</i> ר וויא						aunity circerta.	
Preferred P	Preferred Policy Option A	۷											
~~	significant pc	sitive impact	significant positive impact on the sustainability objectives.	ability objecti	ves.								
2	positive impé	act on the sus	positive impact on the sustainability objective.	ctive.									
72	possible pos	itive or slight	possible positive or slight positive impact on the sustainability objectives.	t on the susta	ninability object	ctives.							
0	No impact or	- neutral impa	No impact or neutral impact of sustainability objectives.	ility objective	s.								
3%	possible neg	ative or slight	possible negative or slight negative impact on the sustainability objectives.	ict on the sus	tainability obj	ectives.							
×	negative imp	act on the su:	negative impact on the sustainability objective.	ective.									
**	significant ne	sgative impac	significant negative impact on the sustainability objectives.	nability object	tives.								

n       v	Policy 17: Land West of London Road	Objective :: Conserve & n Protect Countryside & Landscape	Objective 2: Protect/Enhance Biodiversity	Objective 2: Objective 3: Protect/ Enhance Protect/ Enhance Biodiversity Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Reduce Disparities	Objective 13: Retail
a       0       1       1       0       1       1         b       0       1       1       0       1       1       0       1       1         Coption A: To have a policy which supports development of the site in line with the Vision and Strategic Objectives of the Hassocks Neighbourhooc       0       1       1         Option B: To not have a policy which supports development of the site in line with the Vision and Strategic Objectives of the District Development Plan.       0       0       1       <	۷	2	7	2	7:	7:	7:	7	•	0	7	0	•	0
Option A: To have a policy which supports development of the site in line with the Vision and Strategic Objectives of the District Development Plan.         Option B: To not have a policy and rely on the National Planning Policy Framework and policies of the District Development Plan.         Appraisal: The site benefits from an extant planning permission and therefore the principle of development has been established. In light of this, 1 development of the site where this is in line with the Vision and Strategic Objectives of the HNP. This approach will have a positive impact on a numinound on the event objectives of the term of a numinound not provide any local influence in the event of future applications on an otherwise unallocated housing site.         Preferred Policy Option A       Preferred Policy Option A         More approach mode impact on the sustainability objectives.       Internet objectives.         No impact on the sustainability objectives.       Internet of the sustainability objectives.         No impact on the sustainability objectives.       Internet on the sustainability objectives.         No impact on the sustainability objectives.       Internet on the sustainability objectives.         No impact on the sustainability objectives.       Internet on the sustainability objectives.         No impact on the sustainability objectives.       Internet on the sustainability objectives.         No       Internet on the sustainability objectives.         No       Internet on the sustainability objectives.         No       Integative impact on the sustainability objectives	B	0	0	2	2	0	2	2	0	0	72	0	0	0
Option B: To not have a policy and rely on the National Planning Policy Framework and policies of the District Development Plan.         Appraisal: The site benefits from an extant planning permission and therefore the principle of development has been established. In light of this, i development of the where this is in line with the Vision and Strategic Objectives of the HNP. This approach will have a positive impact on a nurincludes in relation to environmental objectives given the criteria within the policy, as well as the requirement to contribute to meeting local housing targeted approach and would not provide any local influence in the event of future applications on an otherwise unallocated housing site.         Preferred Policy Option A <ul> <li>Preferred Policy Option A</li> <li>Significant positive impact on the sustainability objectives.</li> <li>positive impa</li></ul>	Option A: <sup>¬</sup>	lo have a polic	y which suppc	orts developme	∋nt of the site	in line with th	he Vision and	Strategic Obj	jectives of the	Hassocks Ne	ighbourhood	Plan (HNP).		
Appraisal:       The site benefits from an extant planning permission and therefore the principle of development has been established. In light of this, development of the site where this is in line with the Vision and Strategic Objectives of the HNP. This approach will have a positive impact on a nur includes in relation to environmental objectives given the criteria within the policy, as well as the requirement to contribute to meeting local housing targeted approach and would not provide any local influence in the event of future applications on an otherwise unallocated housing site.         Preferred Policy Option A       Preferred Policy Option A         Image: Ima	Option B:	To not have a μ	olicy and rely	/ on the Nation	al Planning F	olicy Framev	vork and polic	ies of the Dis	trict Developm	ient Plan.				
Preferred Policy Option A       Influence in the event of future applications on an otherwise unallocated housing site.         Preferred Policy Option A       Influence in the event of future applications on an otherwise unallocated housing site.         Preferred Policy Option A       Influence in the event of future applications on an otherwise unallocated housing site.         Influence in the event of future applications on an otherwise unallocated housing site.       Influence         Influence in the event of future applications on an otherwise unallocated housing site.       Influence         Influence in the event of future applications on an otherwise unallocated housing site.       Influence         Influence in the event of future applications on an otherwise unallocated housing site.       Influence         Influence in the event of future applications on an otherwise unallocated housing site.       Influence         Influence in the event of future applications on an otherwise unallocated housing site.       Influence         Influence in the event of future applications on an otherwise unallocated housing site.       Influence         Influence in the event of future applications on an otherwise unallocated housing site.       Influence         Influence in the event of future event of future applicatives.       Influence         Influence on the sustainability objectives.       Influence         Influence on the sustainability objectives.       Influence         Influence on the susta	Appraisal:	The site bene	fits from an e) are this is in	xtant planning	permission a	Ind therefore	the principle o	of developmer	nt has been es	stablished. In	light of this, the	his Option A subar of sustain	eeks to suppo	int the Las This
itive impact on the sustainability objectives. t on the sustainability objectives. te on the sustainability objectives. we or slight positive impact on the sustainabili neutral impact of sustainability objectives. tive or slight negative impact on the sustainability extended to the sustainability objectives.	includes in targeted ap	relation to envi proach and wo	ronmental obj	jectives given	the criteria wi	ithin the polic event of futu	y, as well as the applications	he requirements on an other	nt to contribute wise unallocat	e positive initial e to meeting li ed housing si	ocal housing	need. Option	B does not of	fer such a
Preferred Policy Option A <ul> <li>Preferred Policy Option A</li> <li>Proferred Policy Option A</li> </ul> Proferred Policy Option A         Proferred Policy Option A         Proferred Policy Option A           Proferred Policy Option A         Proferred Policy Option A         Proferred Policy Option A           Proferred Policy Option A         Proferred Policy Option A         Proferred Policy A         Profere									200		2			
	Preferred F	olicy Option.	۷											
													-	
	~~	significant po	sitive impact	on the sustain	ability objecti	ives.								
	2	positive impé	act on the sus	tainability obje	ctive.									
	71	possible pos	itive or slight	positive impac	t on the susta	ainability obje	ctives.							
	0	No impact or	· neutral impa	ct of sustainat	ility objective	S.								
	<b>X</b> 2	possible neg	ative or slight	: negative imp	act on the sus	stainability ob	jectives.							
	×	negative imp	act on the su	stainability obj	ective.									
	××	significant ne	sgative impac	t on the sustai	nability objec	tives.								

Aim 4: Housing Mix	Objective :: Conserve & Protect Countryside & Landscape	Objective 2: Protect/Enhance Biodiversity	Objective 2: Objective 3: Protect/Enhance Protect/Enhance Biodiversity Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objectivero: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Reduce Disparities	Objective 13: Retail
۷	0	0	•	0	0	0	くく	0	0	0	0	0	0
В	0	0	0	0	0	0	2	0	0	0	0	0	0
Option A: T <sub>C</sub> Option B: T <sub>C</sub>	have a policy not have a p	y that seek to olicy and rely	<b>Option A</b> : To have a policy that seek to provide a mix of dwelling types and sizes to meet the needs of different groups. <b>Option B</b> : To not have a policy and rely on the National Planning Policy Framework and policies of the District Develop.	of dwelling t) al Planning P	vpes and size	s to meet the ork and polici	needs of diffe ies of the Dist	and sizes to meet the needs of different groups. Framework and policies of the District Development Plan.	ent Plan.	·	•		
Appraisal:C context and	iption A seeks would fail to a	to ensure an chieve as ma	Appraisal:Option A seeks to ensure an appropriate mix of new housing is provided which would meet the needs of current and future households context and would fail to achieve as many sustainability objectives or ensure new housing is best aligned to the needs of the resident community.	iix of new hou ty objectives	using is provic or ensure nev	ted which wou w housing is b	uld meet the r sest aligned to	is provided which would meet the needs of current and future households. Option B would not provide local sure new housing is best aligned to the needs of the resident community.	nt and future the resident	households. ( community.	Option B woul	d not provide	local
Preferred P	Preferred Policy Option A	٩											
~~	significant po	sitive impact	significant positive impact on the sustainability objectives.	ability objecti	ives.								
2	positive impa	act on the sus	positive impact on the sustainability objective	ctive.									
2	possible posi	itive or slight	possible positive or slight positive impact on the sustainabil	t on the susts	ainability objectives.	ctives.							
0	No impact or	neutral impa	No impact or neutral impact of sustainability objectives.	ility objective	S.								
78	possible neg;	ative or slight	possible negative or slight negative impact on the sustainability objectives.	act on the sus	stainability obj	iectives.							
*	negative imp	act on the su	negative impact on the sustainability objective.	ective.									
*	significant ne	gative impac	significant negative impact on the sustainability objectives.	nability objec	tives.								

Objective 2:         Objective 3:         Objective 4:           Protect/Enhance         Flooding	Objective r.	Highway Safety & Minimise the impact of traffic congestion	Housing Need &						
Heritage Assets	oujective 5: Reduce Impact on Climate Change	,	Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Maintain/ Enhance Community Infrastructure	Economic Base	Stable Employment/ Reduce Disparities	Objective 13: Retail
0	0	0	~~	0	0	0	0	0	0
0	0	0	~~	0	0	0	0	0	0
0	0	0	2	0	0	0	0	0	0
<b>Option A:</b> To have a policy that seeks to ensure proposals provide a mix <b>Option B:</b> To have a policy that seeks to ensure proposals provide a mix		rdable housin rdable housin	g sizes, type: g sizes, type:	of affordable housing sizes, types and tenures. of affordable housing sizes, types and tenures and that those with a local connection have priority where	and that thos	e with a local	connection h	ave priority wh	lere
affordable housing is required Option C: To not have a policy and rely on the National Planning Policy	<u> </u>	vork and polic	ies of the Dis	Framework and policies of the District Development Plan.	nent Plan.				
Appraisal: Option A and B would positively contribute towards the provision of affordable housing and provide positive sustainability social benefits. Option B however offers a targeted approach to ensure those with a local connection have priority. Option C would positively contribute to the provision of affordable housing but would be less targeted. Preferred Policy Option B	provision of a ion C would p	affordable hou oositively coni	using and pro tribute to the	ion of affordable housing and provide positive sustainability social benefits. Option B howev would positively contribute to the provision of affordable housing but would be less targeted	sustainability { ffordable hou;	social benefit: sing but would	s. Option B hc d be less targ	owever offers a eted.	targeted
significant positive impact on the sustainability objectives.	ves.								
positive impact on the sustainability objective.									
possible positive or slight positive impact on the sustainability objectives.	iinability obje	ctives.							
No impact or neutral impact of sustainability objectives.	s.								
possible negative or slight negative impact on the sustainability objectives.	tainability ob	jectives.							
negative impact on the sustainability objective.									
stainability object	tives.								
없	ijectīve. iinability object	negative impact on the sustainability objective. significant negative impact on the sustainability objectives.	ojective. Ninability objectives.	ojective. iinability objectives.	yective. inability objectives.	ojective. iinability objectives.	yective. inability objectives.	jective. inability objectives.	jective. inability objectives.

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Objective 9:         Objective 11:         Objective 12:         Objective 12:         Objective 13:           Objective 9:         Maintain/         Maintain/         Maintain/         Maintain/         Maintain/           prove Non-Car         Enhance         Enhance         Enhance         Reduce         Retail           Transport         Community         Economic Base         Disparities         Disparities	<u>&gt;</u>	0 0 0		Appraisal: Option A facilitates support for the enhancement of the public realm of the village. Option B would not offer such support and so not impact on sustainability objectives as positively.									
Objective 8: Safe Dijective 9: Environment. Transport	2	0	ense of place of Hassocks village centre. Framework and policies of the District Development Plan.	uld not offer suc									
Objective 7: Housing Need & Affordable Homes	0	0	Option A: To have a policy which seeks to enhance the character and sense of place of Hassocks village centre. Option B: To not have a policy and rely on the National Planning Policy Framework and policies of the District De	. Option B wo									
Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	0	0	place of Hass vork and polic	of the village					ctives.		jectives.		
Objective 5: Reduce Impact on Climate Change	0	0	and sense of <sup>2</sup> olicv Framew	e public realm			tives.		possible positive or slight positive impact on the sustainability objectives	BS.	possible negative or slight negative impact on the sustainability objectives.		
Objective 4: Flooding	0	0	the character all Planning F	cement of the			nability object	ective.	ct on the sust	bility objective	act on the su	ijective.	
Objective 2: Objective 3: Protect/Enhance Protect/Enhance Biodiversity Heritage Assets	0	0	s to enhance on the Nation	for the enhar			on the sustai	tainability obj	positive impa	ct of sustaina	negative imp	stainability ob	
Objective 2: Protect/Enhance Biodiversity	0	0	<ul> <li>which seeks</li> <li>olicv and relv</li> </ul>	tates support	4		significant positive impact on the sustainability objectives.	positive impact on the sustainability objective.	itive or slight <sub>k</sub>	No impact or neutral impact of sustainability objectives.	ative or slight	negative impact on the sustainability objective.	
Objective 1: Conserve & Protect Countryside & Landscape	0	0	Option A: To have a policy which seeks to enhance the character and s Option B: To not have a policy and rely on the National Planning Policy	Option A facili	Preferred Policy Option A		significant pc	positive impe	possible pos	No impact or	possible neg	negative imp	
Policy 19: Village Centre	A	В	Option A: Tc Option B: Tc	Appraisal: ( positively.	Preferred Pc		~~	2	2:	0	7×	×	

Objective 6: Improve         Objective 5: Improve         Objective 0: Improve         Objective 10: Improve         Objective 11: Improve         Objective 12: Improve         Objective 13: Improve         Objective 13: Improve <t< th=""><th></th><th></th></t<>		
fe Dbjective 9: Improve Non-Car Transport	0	0
	•	0
Objective 7: Housing Need 8 Affordable Homes	0	0
Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	<b>*</b> 2	0
Objective 5: Reduce Impact on Climate Change	0	0
Objective 4: Flooding	0	0
Objective 3: Protect/Enhance Heritage Assets	0	0
Objective 2: Objective 3: Protect/Enhance Protect/Enhance Biodiversity Heritage Assets	0	0
Objective 1: Conserve & Protect I Countryside & Landscape	×	0
Policy 20: Tourism	A	8

Aim 5: Non-car rhouteways	Objective 1: Conserve & Protect Countryside &	Objective 2: Protect/ Enhance Biodiversity	Objective 2: Objective 3: Protect Enhance Protect Enhance Biodiversity Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective10: Maintain/ Enhance Community	Objective 11: Maintain/ Enhance Fconomic Base	Objective 12: Stable Employment/ Reduce	Objective 13: Retail
٩	Landscape	c	c	c		congestion	U	c	c	Infrastructure		Disparities	c
8	•	0	0	0	0	. 0	0	0	0	. 0	0	0	0
Option A: To Option B: To	<b>Option A:</b> To have an aim that offers support for measures to improve the accessibility and usability of Public Rights of Way (PRoW). <b>Option B:</b> To not have a policy and rely on the National Planning Policy Framework and policies of the District Development Plan.	that offers su olicv and relv	upport for mea	sures to impruial Planning P	ove the acces	e accessibility and usability of Public Rights of Way (PRo' Framework and policies of the District Development Plan.	sability of Put ies of the Dist	blic Rights of V trict Developm	Nay (PRoW). Jent Plan.				
				ָם וויי									
Appraisal: (	Appraisal: Option A would seek to positively secure improvements to the	I seek to posit	tively secure i	mprovements	to the acces	sibility and us	ability of PRo	Ws in the Par	accessibility and usability of PRoWs in the Parish. This approach would positively impact the social objectives	oach would p	ositively impa	act the social c	bjectives
	מווט ווווטוטעפ מכנפאא נט נוופ אונטפו כטטוונו אאנטפי. טטונטוו ם אטטנט טפ ופאא ווגפוץ נט וומעפ מ טטאונועפ ווווטמני		yside. Option	d would be le	ss likely tu lik	ave a pusilive	IIIIbact oli on	Jeciives.					
Preferred P	Preferred Policy Option A	٩											
~~	significant po	sitive impact	significant positive impact on the sustainability objectives.	rability objecti	ves.								
7	positive impa	ict on the sust	positive impact on the sustainability objective.	sctive.									
2	possible posi	itive or slight p	possible positive or slight positive impact on the sustainability objectives.	t on the susta	inability object	ctives.							
0	No impact or	neutral impac	No impact or neutral impact of sustainability objectives.	objective.	s.								
<b>3</b> X	possible neg	ative or slight	possible negative or slight negative impact on the sustainability objectives.	act on the sus	tainability obj	iectives.							
×	negative imp	act on the sus	negative impact on the sustainability objective.	iective.									
××	significant ne	gative impact	significant negative impact on the sustainability objectives.	inability object	lives.								

Aim 6: Public Transport	Objective 1: Conserve & Protect Countryside & Landscape	Objective 2: Protect/Enhance Biodiversity	Objective 2: Objective 3: Protect/ Enhance Protect/ Enhance Biodiversity Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Reduce Disparities	Objective 13: Retail
A	•	0	0	0	~~	~~	0	0	~~	0	0	0	0
В	0	0	0	0	0	0	0	0	0	0	0	0	0
Option A: Ti Option B: Ti	Option A: To have an aim that offers support to improve public transport accessibility within and around the Parish. Option B: To not have a policy and rely on the National Planning Policy Framework and policies of the District Dev	hat offers sul licy and rely	pport to improv on the Nation	/e public tran al Planning P(	sport accessil olicy Framewo	accessibility within and around the Parish. ramework and policies of the District Development Plan.	id around the ss of the Distr	Parish. ict Developm	ent Plan.			•	
Appraisal: Option positive an impact.	Appraisal: Option A would seek to positively improve public transport to the benefit of social sustainability objectives. Option B would have a less targeted approach and not have as positive an impact.	I seek to posi	itively improve	public transp	ort to the ben	lefit of social s	sustainability o	objectives. Of	otion B would	have a less ta	argeted appro	ach and not h	ave as
Preferred F	Preferred Policy Option A	đ											
11	significant po	isitive impact	significant positive impact on the sustainability objectives.	ability object	ives.								
2	positive impa	ict on the sus	positive impact on the sustainability objective.	ictive.									
2	possible posi	itive or slight	possible positive or slight positive impact on the sustainability objectives.	t on the susts	ainability object	ctives.							
0	No impact or	neutral impa	No impact or neutral impact of sustainability objectives.	vility objective	S.								
3%	possible neg	ative or slight	possible negative or slight negative impact on the sustainability objectives.	act on the sut	stainability obj	ectives.							
×	negative imp	act on the su	negative impact on the sustainability objective.	ective.									
**	significant ne	gative impac	significant negative impact on the sustainability objectives.	nability objec	tives.								

ŝ										1						
Objective 13: Retail	0	0			3 would											
Objective 12: Stable Employment/ Reduce Disparities	0	0			tives. Option											
Objective 11: Maintain/ Enhance Economic Base	0	0			nability objec											
Objective10: Maintain/ Enhance Community Infrastructure	0	0			f social sustai											
Objective 9: Improve Non-Car Transport	0	0	-	dir Fian.	the benefit o											
Objective 8: Safe Environment.	0	0	traffic and enhance traffic safety within the parish.	ומי הפגפוסטוווי	the parish to											
Objective 7: Housing Need & Affordable Homes	0	0	affic safety w		c safety withir											
Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	~~	0	nd enhance ti	טוא מווט אטווכוג	snhance traffi							ctives.		ectives.		
Objective 5: Reduce Impact on Climate Change	~~	0	act of traffic a	uicy rialliewo	of traffic and ∈					ves.		ainability object	°.	stainability obj		
Objective 4: Flooding	0	0	imise the imp	а гашиу г	e the impact o	ve an impact.				lability objecti	ective.	t on the susta	oility objective	act on the sus	ective.	
Objective 3: Protect/Enhance Heritage Assets	0	0	posals to mini		ively minimis	nave as positi				on the sustain	ainability obje	ositive impac	xt of sustainat	negative imp	tainability obj	
Objective 2: Objective 3: Protect/ Enhance Biodiversity Heritage Assets	0	0	o support prol	nicy and rely c	seek to posit	ach and not h	-			significant positive impact on the sustainability objectives.	positive impact on the sustainability objective.	possible positive or slight positive impact on the sustainability objectives.	No impact or neutral impact of sustainability objectives.	possible negative or slight negative impact on the sustainability objectives.	negative impact on the sustainability objective.	
Objective 1: Conserve & Protect Countryside & Landscape	0	0	Option A: To have an aim to support proposals to minimise the impact of	סטוטו ס. וס ווסו וומעל מ טטונט מווט וכוץ טוו נוופ ואמוטומו רומווווווט רטונט רומווופעטו אווט טטונטפט ט נוופ טוצעונו טכערטקווופוון רומוו.	Appraisal: Option A would seek to positively minimise the impact of traffic and enhance traffic safety within the parish to the benefit of social sustainability objectives. Option B would	have a less targeted approach and not have as positive an impact.	Preferred Policy Option A			significant po	positive impa-	possible posit	No impact or	possible nega	negative imp	
Aim 7:Traffic and Accessibility	A	8	Option A: To I		Appraisal: 0	have a less t	Preferred Po			~~	7	12	0	<b>X</b> 2	×	

## **APPENDIX 2**

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

