

District Plan: Site Selection - Housing

Hassocks

ID 1025 **Land at Byanda, Brighton Road, Hassocks**



Site Details

Units: 12 **Site Area (ha):** 0.46

Part 1 - Planning Constraints

1. Landscape	Negative	Low to low/medium potential for change in landscape terms
2. Flood Risk	Very Positive	Site unaffected by flood risk
3. Trees	Positive	Presence of trees on site or along the boundaries
4. Biodiversity	Very Positive	site not within or adjacent to designated site
5. Listed Buildings	Very Positive	No Listed buildings on/near the site – No impact
6. Conservation Areas	Very Positive	There are no conservation areas within/close to the site – No impact
7. Archaeology	Neutral	Moderate impact on archaeological asset

Part 2 - Deliverability Considerations

8. Availability	Positive	The site will become available for development during the plan period
9. Access	Very Positive	No known constraints to access and site approach to accommodate development

Part 3 - Sustainability / Access to Services

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is good
10. Train Service	Excellent	
10. Public Transport	Positive	Within 15 minutes walk / 20 minutes public transport
11. Main Service Centre	Positive	

1025 Land at Byanda, Brighton Road, Hassocks

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10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is good
10. Train Service	Good	
10. Public Transport	Positive	
11. Main Service Centre	Positive	Within 15 minutes walk / 20 minutes public transport
12. Primary School	Positive	Within 15 minutes walk
13. Health	Neutral	Within 20 minutes walk
14. Retail	Positive	Within 15 minutes walk

District Plan: Site Selection - Housing

Hassocks

ID **1022** Former Hassocks Golf Club, London Road, Hassocks



Site Details

Units: Site Area (ha):

Part 1 - Planning Constraints

1. Landscape	Negative	Low to low/medium potential for change in landscape terms
2. Flood Risk	Very Positive	Site unaffected by flood risk
3. Trees	Positive	Presence of trees on site or along the boundaries
4. Biodiversity	Very Positive	Site not within or adjacent to designated site
5. Listed Buildings	Positive	Listed buildings are present on/within proximity of the site, Less than substantial harm – Low impact
6. Conservation Areas	Very Positive	There are no conservation areas within/close to the site – No impact
7. Archaeology	Neutral	Moderate impact on archaeological asset

Part 2 - Deliverability Considerations

8. Availability	Very Positive	The site is available for development within 5 years
9. Access	Very Positive	No known constraints to access and site approach to accommodate development

Part 3 - Sustainability / Access to Services

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is good
10. Train Service	Good	
10. Public Transport	Positive	
11. Main Service Centre	Neutral	Within 20 minutes walk / 30 minutes public transport

District Plan: Site Selection - Housing		
12. Primary School	Positive	Within 15 minutes walk
13. Health	Neutral	Within 20 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

District Plan: Site Selection - Housing

Hassocks

ID 901 **Open Space, north of Clayton Mills, Hassocks (Previously known as site 753, April 2016)**



Site Details

Units: 246 **Site Area (ha):** 6.16

Part 1 - Planning Constraints

1. Landscape	Negative	Development of this site would not have a significant impact on the landscape, although it would be seen from the north. It would be read in the context of the surrounding development to the south and the west. Views from the existing properties on Clayton Mills are constrained by bunds and tree planting. It could however impact on the views of some properties on Mackie Avenue.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	ANA adjacent to northern boundary. Archaeological designations on/ adjacent to site.

Part 2 - Deliverability Considerations

8. Availability	Negative	Land owner had confirmed site is open space and not available for residential development.
9. Access	Positive	Safe access is not available but potential exists to gain access

Part 3 - Sustainability / Access to Services

901 Open Space, north of Clayton Mills, Hassocks (Previously known as site 753, April 2016)

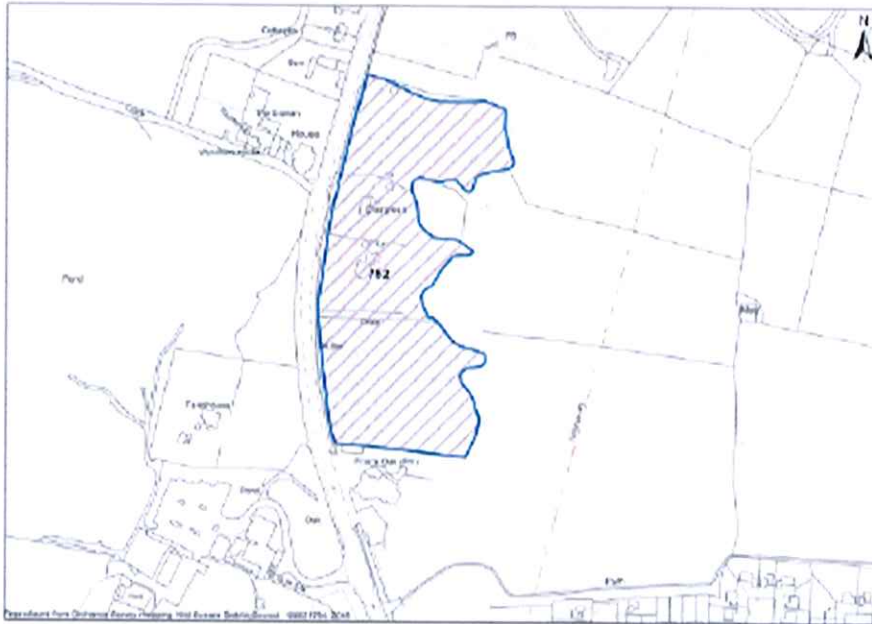
17/05/2014

District Plan: Site Selection - Housing		
12. Primary School	Very Positive	Within 10 minutes walk
13. Health	Very Positive	Within 10 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

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ID **752** Land north of Friars Oak, London Road, Hassocks



Site Details

Units: **45** Site Area (ha): **2.4**

Part 1 - Planning Constraints

1. Landscape	Negative	Low to low/medium potential for change in landscape terms
2. Flood Risk	Negative	Site has areas within flood zone 2/3 or has flooded historically
3. Trees	Negative	Significant part of the site is covered by trees and/or there is presence of protected trees on/adjacent to the site.
4. Biodiversity	Very Positive	Site not within or adjacent to designated site
5. Listed Buildings	Positive	Listed buildings are present on/within proximity of the site, Less than substantial harm -Low impact
6. Conservation Areas	Very Positive	There are no conservation areas within/close to the site -No impact
7. Archaeology	Neutral	Moderate impact on archaeological asset -County Archaeologist has concluded that impact can be mitigated

Part 2 - Deliverability Considerations

8. Availability	Positive	The site will become available for development during the plan period
9. Access	Neutral	Site approach would require improvements to accommodate further development, which could be achieved

Part 3 - Sustainability / Access to Services

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is good
10. Train Service	Good	

752 Land north of Friars Oak, London Road, Hassocks

District Plan: Site Selection - Housing

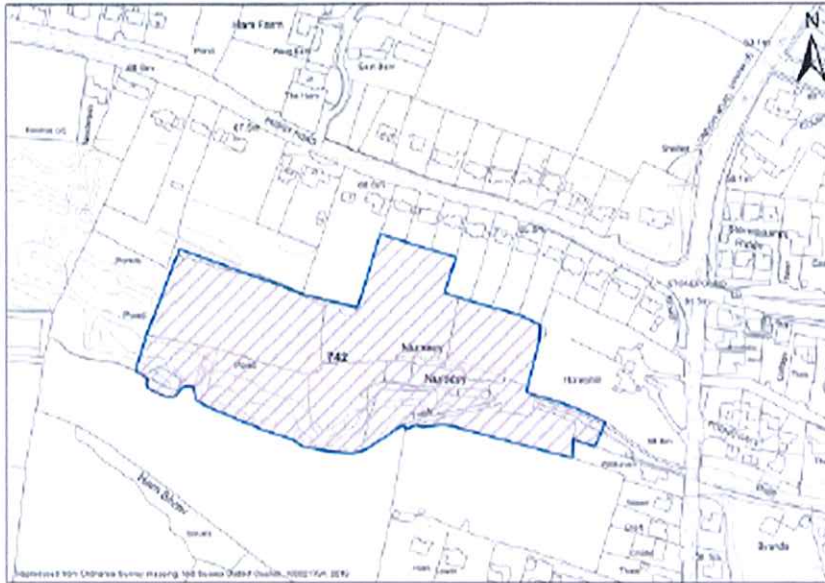
10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is good
10. Train Service	Excellent	
10. Public Transport	Positive	
11. Main Service Centre	Positive	Within 15 minutes walk / 20 minutes public transport
12. Primary School	Positive	Within 15 minutes walk
13. Health	Neutral	Within 20 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

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District Plan: Site Selection - Housing

Hassocks

ID **742** **Russell Nursery Brighton Road Hassocks**



Site Details

Units: **30** Site Area (ha): **3.46**

Part 1 - Planning Constraints

1. Landscape	Negative	Development of the site could impact on views from the South Downs.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Neutral	No objection subject to archaeological assessment and mitigation. Before submission of planning application: requires Walkover Survey and mapping of unextracted areas to devise archaeological mitigation strategy.

Part 2 - Deliverability Considerations

8. Availability	Positive	No housebuilder involved but site being promoted by landowner.
9. Access	Neutral	Access does not exist but can be achieved within landholding to adjacent highway or through 3rd party land (agreement in place). Site approach would require improvements to accommodate further development, which could be achieved

Part 3 - Sustainability / Access to Services

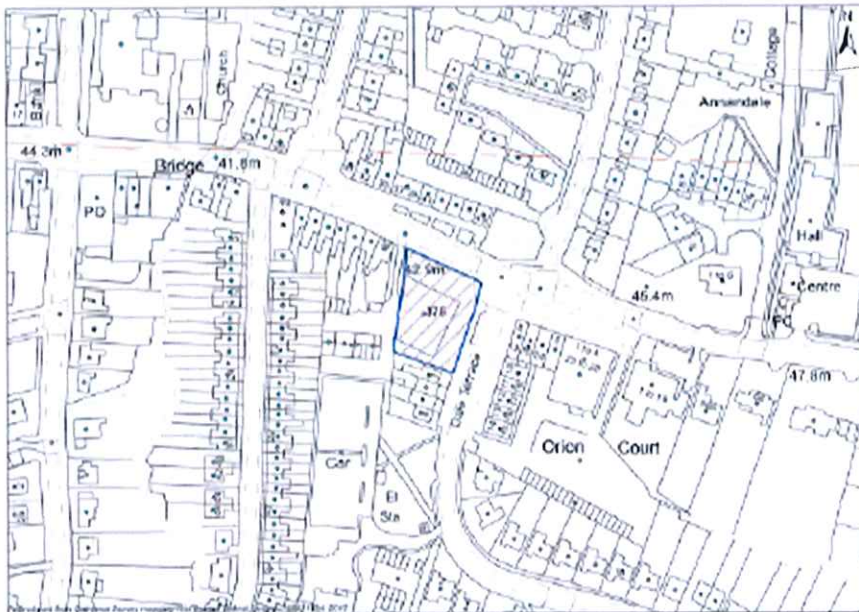
742 Russell Nursery Brighton Road Hassocks

District Plan: Site Selection - Housing		
10. Public Transport	Positive	
11. Main Service Centre	Neutral	Within 20 minutes walk / 30 minutes public transport
12. Primary School	Negative	Over 20 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Neutral	Within 20 minutes walk

District Plan: Site Selection - Housing

Hassocks

ID 375 National Tyre Centre, 60 Keymer Road, Hassocks



Site Details

Units: 8 Site Area (ha): 0.14

Part 1 - Planning Constraints

1. Landscape	Very Positive	Not assessed. Site is within built up area.
2. Flood Risk	Negative	The site is partially within an area of flood zone 2/3
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	Approximately half the site is covered by an ANA. Archaeological designations on/ adjacent to site.

Part 2 - Deliverability Considerations

8. Availability	Negative	Agents have stated current occupiers are not looking to close business.
9. Access	Very Positive	Safe access to site already exists

Part 3 - Sustainability / Access to Services

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is good
10. Train Service	Excellent	
10. Public Transport	Positive	
11. Main Service Centre	Very Positive	Within 10 minutes walk

375 National Tyre Centre, 60 Keymer Road, Hassocks

District Plan: Site Selection - Housing

Part 3 - Sustainability / Access to Services

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is good
10. Train Service	Excellent	
10. Public Transport	Positive	
11. Main Service Centre	Very Positive	Within 10 minutes walk
12. Primary School	Positive	Within 15 minutes walk
13. Health	Positive	Within 15 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

310 Land east of 2 Murr Road (land opposite Stanford Avenue) Murrumbidgee

District Plan: Site Selection - Housing

Hassocks

ID 210 Land rear of 2 Hurst Road (Land opposite Stanford Avenue) Hassocks



Site Details

Units: 25 **Site Area (ha):** 0.93

Part 1 - Planning Constraints

1. Landscape	Neutral	The site is screened from the A273 and from the north by mature hedges. Any development would impact on the views of the existing properties to the south of the site. Medium/high potential for change in landscape terms
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Neutral	No objection subject to archaeological assessment and mitigation. Before submission of planning application: Requires archaeological field evaluation and mitigation strategy arising before submission of planning application (Desk Based Assessment on its

Part 2 - Deliverability Considerations

8. Availability	Very Positive	The site is in control of a housebuilder.
9. Access	Neutral	Site approach would require improvements to accommodate further development, which could be achieved.

210 Land rear of 2 Hurst Road (Land opposite Stanford Avenue) Hassocks

District Plan: Site Selection - Housing		
12. Primary School	Neutral	Within 20 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Neutral	Within 20 minutes walk
