

HASSOCKS SITES CONSIDERED AS PART OF THE MSDC DISTRICT PLAN REVIEW

EXTRACT FROM SITE ASSESSMENT CONCLUSIONS BY SETTLEMENT

SHELAA – 8 sites were considered with a total – Yield 1,066

2(a) Relationship – **Sites rejected: 1** (Yield 200)

2(b) Showstopper – **Sites rejected 1** (Yield 246)

2 (c) Overall Sites **rejected 5** (Yield 608)

3 Further Testing – Sites 1 Yield 12

Sites Rejected at Stage 2(a) – Relationship to Settlements

ID	SITE	YEILD	CONCLUSION
682	Ockley Lane and Wellhouse Lane, Hassocks	200	The site is disconnected from the defined built-up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainability development' . (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.

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Sites Rejected at 2(b) – Showstoppers

ID	SITE	YEILD	CONCLUSION
901	Open Space, north of Clayton Mills, Hassocks (Previously known as site 753, April 2016)	246	Planning policies should identify a supply of deliverable and developable sites to meet future housing need. A lack of evidence is available that the site is available for development and is therefore considered unsuitable and has been excluded from further assessment. (NPPF Para 68) The landowner has confirmed that the site is in use as public open space and is not available for residential development.

Sites Rejected at 2(c) – Overall Assessment against Criteria

ID	SITE	YEILD	CONCLUSION
210	Land rear of 2 Hurst Road (Land opposite Stanford Avenue) Hassocks	25	<p>Transport issues should be considered from the earliest stages of plan-making and development proposals. An assessment of the site has identified severe access issues that are unlikely to be mitigated. It is concluded that development of the site is not acceptable. The site is therefore considered unsuitable for development and has been excluded from further assessment. (NPPF Para 104)</p> <ul style="list-style-type: none"> The site is principally constrained by its lack of safe or available access and by its location adjacent to the Stonepound <p>Other considerations:</p> <ul style="list-style-type: none"> The site is found to have low landscape capacity, though its sensitivity relates primarily to views out from the existing settlement rather than to views into it from the surrounding area.
375	National Tyre Centre, 60 Keymer Road, Hassocks	8	<p>Site is within or adjacent to the Built-Up Area Boundary; it is therefore considered that a policy compliant development is possible without the need for the site to be allocated.</p>
742	Russell Nursery Brighton Road Hassocks	30	<p>Transport issues should be considered from the earliest stages of plan-making and development proposals. An assessment of the site has identified severe access issues that are unlikely to be mitigated. It is concluded that development of the site is not acceptable. The site is therefore considered unsuitable for development and has been excluded from further assessment. (NPPF Para 104)</p> <ul style="list-style-type: none"> There is uncertainty of achieving access which could require 3rd party land. <p>Considerations:</p> <ul style="list-style-type: none"> The site is found to have low landscape capacity and is adjacent to the South Downs National Park, which may have impact on its setting.

752	Land north of Friars Oak, London Road, Hassocks	45	<ul style="list-style-type: none"> • There is a TPO group on the north-western part of the site. <p>The site is located in an area at high risk of flooding (Zones 2 and/or 3). Inappropriate development in areas at risk of flooding should be avoided (whether existing or future) The site is therefore considered unsuitable for development and has been excluded from further assessment. (NPPF Para 159)</p> <p>Other considerations:</p> <ul style="list-style-type: none"> • Low to low/medium potential for change in landscape terms • Significant part of the site is covered by trees and/or there is presence of protected trees on/adjacent to the site. • Listed buildings are present on/within proximity of the site, Less than substantial harm –Low impact • Moderate impact on archaeological asset • The site is not currently available • Site approach would require improvements to accommodate further development –considered to be achievable • More than 20 minutes - walk to a primary school and health centre
1022	Former Hassocks Golf Club, London Road, Hassocks	500	<p>National Planning Policy gives considerable weight to the protection and enhancement of the natural and historic environment. In assessing the constraints (listed below) of this site in combination it is considered that the benefits of development would not outweigh the combined potential harm to the natural and historic environment</p> <p>This site is therefore considered unsuitable for development and has been excluded from further assessment.</p> <ul style="list-style-type: none"> • Low to low/medium potential for change in landscape terms • Listed buildings are present on/within proximity of the site, less than substantial harm • Moderate impact on archaeological asset <p>Other consideration:</p> <ul style="list-style-type: none"> • Access to a main service centre is only likely by private car

Stage 3 – Further Testing: Conclusions

ID	SITE	YEILD	CONCLUSION
1025	Land at Byanda, Brighton Road, Hassocks	12	<p>The Sustainability Appraisal concludes that, overall, the site represents a sustainable option for allocation. The transport modelling undertaken to date for the District Plan Review does not indicate that there will be any showstoppers.</p> <p>However, the transport assessment is an iterative process, and the next stage will be to assess capacity mitigation measures, where applicable. The HRA is not anticipated to identify any likely significant effect on the Ashdown Forest SPA and SAC, subject to appropriate mitigation. In terms of air quality, there are currently no anticipated significant effects on the Stonepound Crossroads AQMA, or adverse impacts on the Ashdown Forest; however, this will be confirmed through ongoing scenario testing.</p> <p>In light of the above, it is considered that the site represents a suitable option for allocation for C2 use.</p>