

Hassocks Parish Council – Submission to SDNP Regulation 19 Consultation

5.175

The Parish Council cannot support either of the proposed developments in Keymer; SDA54 & SDA55. Considering the large developments of Kingsland Gate, Ockley Park, Saxon Gate, Friars Oak that have taken place over the previous 3-5 years. The plan fails to calculate the cumulative infrastructure impact of developing both these sites alongside the nearly 1000 dwellings that have been added to the village, already creating significant issues for local infrastructure and services - specifically water supply to residents now suffers very low water pressure and occasional failure during periods of warm weather which SE Water is failing to address.

Also the NPPF requires authorities to work collaboratively on strategic planning matters that cross administrative boundaries, including housing need and land availability including co-ordination on the overall numbers and cross-boundary impacts.

Whilst consultation has taken place between MSDC and SDNPA over developments at nearby Sayers Common there is no evidence that such action has taken place in relation to housing provision in Hassocks.

5.178

Mid Sussex District Council (MSDC) Local Plan that is currently going through examination stage states their plan is taking unmet need from neighbouring authorities so surely there should be no unmet need to be included in any SDNP Plan. There are reasonable alternative sites already being considered within Hassocks falling under MSDC that could take any additional housing needs.

5.180

Soundness - The plan does not meet the area's objectively assessed needs. In addition to already proposed traffic management measures, the development requirements should explicitly set out the requirement for a safe pedestrian route all the way along Lodge Lane. The lane is already busy with existing traffic and pedestrians must cross multiple times to access a footpath. The fact that these measures are deemed so necessary is further evidence of the unsuitability of both sites. Any new footpath installation should keep disturbance to the hedgerow & trees to a minimum. Provision for additional play equipment for Clayton Rec or for Adastra Park in Hassocks should be included in any Community Infrastructure Levy.

5.181

The wording used to set out the site-specific development requirements is not sufficiently robust to fully mitigate the impact of the development on flooding on Lodge Lane. The culvert running under the road near the proposed entrance to SDA54 is frequently blocked, contributing towards flooding. National rules require planning authorities to steer development to lower risk sites first. Some of the work required to alleviate the flood risk will need to take place on land outside of the control of developers meaning this could be legally undeliverable. The development of site SDA54 seems to be dependent on delivering an uncosted flood alleviation scheme, so surely there can be no guarantees these measures can be put in place.

5.183

The Land East of Lodge Lane (SDA54) policy requirement states that 'Regard must be made to the Hassocks Neighbourhood Development Plan designation of the land as a Local Gap (Policy 1a refers), minimising any impact development may have on the Gap, including providing appropriate mitigation measures where required'. Neighbourhood Plan Policy 1 states that development in the Gap will only be supported if it is necessary for the purposes of agricultural or if the housing scheme has been identified in SDNP Policy SD25 which it isn't, so this proposal appears contrary to the policy despite the SDNP assessment that there is no conflict. Building 30 homes in the Gap does not show any regard for the policy and rather than minimising the impact they are potentially creating sites for additional infill housing in the future.

5.184 Legal

Statement of Community Involvement - Southdowns Farm site (SDA55) was not in the Regulation 18 version of the South Downs Local Plan. Residents and local businesses do not feel sufficient opportunity has been made available to comment on this site. Only this current Reg 19 consultation which requires more technical submissions which the average person would find difficult.

5.185

It is noted in supporting text 5.185 that vehicular access to a proposed new allotment site will be limited. Whilst the Parish Council understand the need to encourage use of walking routes, provision should be provided for a small number of car parking spaces within the boundary of the allotments to avoid allotment holders using the new estate to park cars. This provision should be explicitly set out within the development requirements. The need for a water supply and security features within any allotment site should be accounted for in the design. It is inevitable that at some point sheds will be requested on plots. An agreement needs to be in place with SDNP planning to allow this without the need for a complicated planning permission process. The only statutory duty for a Parish Council is to provide allotments and currently the waiting time for Hassocks residents is 3 years. The

development requirements should detail the need for a legal agreement that requires any site promoter/developer to transfer into Parish Council ownership the relevant parcel of land that is planned for allotments.

Public pathway HAS12k leading toward Butcher's Woods provides a quiet amenity. The development of SDA55 fails to respect NPPF open space protections and violates the SDNPA's own land development principles.