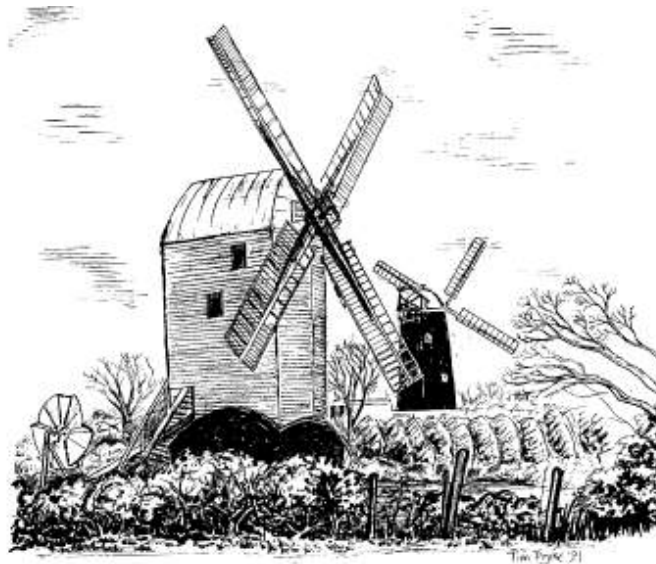


# **Basic Conditions Statement**

## **Hassocks Neighbourhood Plan**

### **2014-2031**



**June 2016**

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**Appendix 1** - Hassocks Neighbourhood Plan Map

**Appendix 2** - Minutes of meeting with MSDC 06 April 2016 & Minutes of meeting with WSCC 06 April 2016

**Appendix 3** - MSDC letter dated 06th June 2016: Hassocks Neighbourhood Plan- Air Quality

## 1. INTRODUCTION

- 1.1. This Basic Conditions Statement has been prepared by DOWSETTMAYHEW Planning Partnership for, and on behalf of, Hassocks Parish Council (HPC). It is in support of their preparation of the Hassocks Neighbourhood Plan (HNP).
- 1.2. In order to satisfy Regulation 15 of the Neighbourhood Planning (General) Regulations 2012, the Parish Council, as the 'qualifying body' must include a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8(2) of Schedule 4B to the Town & Country Planning (T&CP) Act 1990 (as amended).
- 1.3. This statement has been prepared in order to illustrate compliance.
- 1.4. Section 2 of this report summarises the legislative requirements associated with these 'basic conditions'; Section 3 summarises and responds to the matters that the appointed Examiner must consider; Sections 4 - 9 set out the basic conditions and assesses how the HNP meets these requirements; Section 10 confirms that the HNP is compatible with the Convention Rights.
- 1.5. It is considered that the HNP complies with the requirements of the basic conditions as set out in Paragraph 8(2) of Schedule 4B of the Act.

## 2. LEGISLATIVE REQUIREMENTS

- 2.1. Paragraph 8 of Schedule 4B of the Town & Country Planning Act (as amended) sets out the basic conditions which the Neighbourhood Plan (NP) must comply with. Detailed below are the matters that must be considered by the appointed NP Examiner, and the "basic conditions" that the NP must meet in order to be found sound and be able to progress to a Referendum.
- 2.2. Paragraph 8(1) states that the Examiner must consider the following:
  - (a) *whether the draft Neighbourhood Development Plan meets the basic conditions (see subparagraph(2)),*
  - (b) *whether the draft order complies with the provision made by or under sections 61E(2), 61J and 61L(The provision of 61E, 61J & 61L as amended by Section 38C(5)(b) is by reference to the provisions of 38A and 38B of the 2004 Compulsory Purchase Act),*
  - (d) *whether the area for any referendum should extend beyond the Neighbourhood Area to which the draft Neighbourhood Development Plan relates, and*
  - (e) *such other matters as may be prescribed.*
- 2.3. Paragraph 8(2) states that a draft Neighbourhood Development Plan meets the basic conditions if:
  - (a) *having regard to National Policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan,*
  - (d) *the making of the order contributes to the achievement of sustainable development,*
  - (e) *the making of the Neighbourhood Development Plan is in general conformity with the strategic Policies contained in the Development Plan for the area of the authority (or any part of that area),*

*(f) the making of the Neighbourhood Development Plan does not breach, and is otherwise compatible with, EU obligations, and*

*(g) prescribed conditions are met in relation to the Neighbourhood Development Plan and prescribed matters have been complied with in connection with the proposal for the Neighbourhood Development Plan.*

- 2.4. The requirements of Paragraph 8(2)(b), (2)(c) (3), (4) and (5) are not of relevance to the compliance with the basic conditions tests.
- 2.5. Paragraph 8(6) states that the examiner is not to consider any matter that does not fall within subparagraph 8(1), apart from considering whether the draft Neighbourhood Development Plan is compatible with the Convention Rights.

### **3. WHAT THE EXAMINER MUST CONSIDER**

- 3.1. The following details how the requirements of Schedule 4B Paragraph 8 (1) have been met.

#### ***4B 8 (1)(a) Whether The Draft NP Meets The Basic Conditions***

- 3.2. This requires the NP to demonstrate compliance with paragraph 8(2) of Schedule 4B of the T&CP Act.
- 3.3. This is considered in detail in Sections 4 - 9 of the Statement.

#### ***4B 8 (1)(b) Whether The Draft Order Complies With Sections 38A & 38B Of The Compulsory Purchase Act 2004***

- 3.4. This requires the draft order to comply with Sections 38A & 38B of the Compulsory Purchase Act 2004.
- 3.5. Section 38A(1) sets out the “Meaning of Neighbourhood Development Plan”. S38A(1) states that *“any qualifying body is entitled to initiate a process for the purpose of requiring a Local Planning Authority in England to make a Neighbourhood Development Plan.”*
- 3.6. HPC is the qualifying body and entitled to submit a Neighbourhood Development Plan for their Parish.
- 3.7. S38A(2) states that a *“Neighbourhood Development Plan is a plan which sets out policies (however expressed) in relation to the development and use of land in the whole or any part of a particular neighbourhood area specified in the plan.”*
- 3.8. The HNP sets out Policies that relate to the development and use of land within the neighbourhood area.
- 3.9. The remainder of Section 38A, Paragraphs (3) - (12), are not of relevance to the Parish Council.
- 3.10. Section 38B sets out the provisions that may be made by the Neighbourhood Development Plan. Paragraph 38B(1)(a) notes that a Neighbourhood Development Plan *“Must specify the period for which it is to have effect.”*

- 3.11. The HNP covers the period from 2014 up to 2031. The end date reflects the plan period of the emerging Mid Sussex District Plan 2014-2031.
- 3.12. Paragraph 38B(1)(b) states that a Neighbourhood Development Plan “*may not include provision about development that is excluded development.*”
- 3.13. The HNP does not include provision for excluded development (as defined in Section 61K of the Planning and Compulsory Purchase Act 2004).
- 3.14. Paragraph 38B(1)(c) states that a Neighbourhood Development Plan “*may not relate to more than one neighbourhood area*”.
- 3.15. The HNP does not relate to more than one neighbourhood area. It solely relates to the Neighbourhood Plan Area as ratified by Mid Sussex District Council (MSDC) and the South Downs National Park Authority (SDNPA) in July 2012.
- 3.16. Paragraph 38B(2) states that only one Neighbourhood Development Plan may be made for each neighbourhood area.
- 3.17. There are currently no other NP’s in place in this neighbourhood area.
- 3.18. Paragraph 38B(3) states that, if to any extent a policy set out in a Neighbourhood Development Plan conflicts with any other statement or information in the plan, the conflict must be resolved in favour of the policy.
- 3.19. There are no conflicts within the NP.
- 3.20. Paragraph 38B(4)(a) states that Regulations made by the Secretary of State may make provisions for “*restricting the provision that may be included in Neighbourhood Development Plans about the use of land.*”
- 3.21. These Regulations are set out in Statutory Instrument 2012 No 637, The Neighbourhood Planning (General) Regulations 2012, which have been used to inform the process of making the HNP.
- 3.22. Paragraph 38B(4)(b) states that Regulations made by the Secretary of State may make provisions “*requiring Neighbourhood Development Plans to include such matters as are prescribed in the Regulations.*”
- 3.23. The HNP has had regard to The Neighbourhood Planning (General) Regulations 2012, Regulation 15 (a), (b), (c) and (d), and has been subject to the Sustainability Appraisal (SA), including the requirements of the Strategic Environmental Assessment (SEA).
- 3.24. MSDC confirmed that there were no European Sites in, or near the HNP area which would be affected by the policies within the HNP and it was agreed that a Habitat Regulation Assessment (HRA) was not required.
- 3.25. The remaining requirements of Section 38B, which include paragraphs 38B(4)(c), 5 & 6, are not relevant to this Basic Conditions Statement.

#### ***4B 8 (1)(d) Whether The Referendum Should Extend Beyond The NP Area***

- 3.26. This requires the Examiner to consider whether the area for any Referendum should extend beyond the NP Area to which it relates.
- 3.27. The HNP relates solely to land that falls within the Parish of Hassocks.

#### ***4B 8 (1)(e) Other Matters***

- 3.28. This requires the examiner to consider such other matters as may be prescribed.
- 3.29. There are no other prescribed matters.

### **4. COMPLIANCE WITH THE BASIC CONDITIONS**

- 4.1. Paragraph 8(2) of Schedule 4B of the T&CP Act sets out the basic conditions that must be met by a draft NP. Subsections (a),(d),(e), (f), and (g) are of relevance to this statement.
- 4.2. Set out below in Section 5 - 9 is an assessment and justification of how the HNP complies with each of these basic condition tests.

### **5. 4B 8(2)(a) NATIONAL POLICIES**

- 5.1. Section 4B(2)(a) states that a draft NP will meet the basic conditions if, having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan.
- 5.2. The following sections sets out compliance of the HNP policies and aims with those contained in higher level national guidance.
- 5.3. The National Planning Policy Framework (NPPF) provides national planning guidance and is a material consideration in the formation of Development Plan Documents (DPDs). Paragraphs 183-185 of the NPPF confirm that an NP must have regard to the policies contained within the NPPF and must be in general conformity with the strategic policies of the Local Plan.

#### **National Planning Policy Framework**

- 5.4. The 'golden thread' running through the NPPF is a requirement for development plans to comply with the aims of sustainable development. There is a presumption in favour of sustainable development. Paragraph 7 confirms that sustainable development comprises the three dimensions of economic, social and environmental. In order to achieve the aims of sustainable development policies must seek to deliver all three strands.
- 5.5. The SA (incorporating the requirements of the SEA), prepared in support of the HNP has fully assessed the sustainability of all policies in the HNP and found them to all meet the aims of sustainable development. The following details where policies are specifically in accordance with the NPPF.
- 5.6. The following chapters of the NPPF are considered of relevance to the 4B 8(2)(a) assessment:
- Chapter 1: Building a strong and competitive economy;

- Chapter 3: Supporting a prosperous rural economy;
- Chapter 4: Promoting sustainable transport;
- Chapter 6: Delivering a wide choice of high quality homes;
- Chapter 7: Requiring good design;
- Chapter 8: Promoting health communities;
- Chapter 10: Meeting the challenge of climate change, flooding and coastal change;
- Chapter 11: Conserving and enhancing the natural environment; and
- Chapter 12: Conserving and enhancing the historic environment.

### Chapter 1 - Building A Strong And Competitive Economy

5.7. This chapter seeks to ensure that planning acts to encourage growth and not as an impediment to growth. Planning policies should seek to recognise and address barriers to investment, such as poor environment, infrastructure, services and housing.

#### Policies should:

- Set criteria, or identify strategic sites, for local and inward investment and to meet anticipated needs over the plan period;
  - Support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances;
  - Plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries;
  - Identify priority areas for economic regeneration, infrastructure provision and environmental enhancement; and
  - Facilitate flexible working practices such as the integration of residential and commercial uses within the same unit.
- 5.8. The Parish has a relatively highly skilled workforce, many of whom either work from home or commute significant distances to work. This reflects the relative absence of, particularly industrial, employment floorspace in the Parish, and its relative accessibility by train to higher tier centres such as London.
- 5.9. The HNP includes a Strategic Objective to “encourage economic development and job creation within the built-up area of the village and to develop the centre of the village to form a distinctive social hub”.
- 5.10. The HNP also includes an Aim (Aim 3: Village Centre) to enhance the village centre and a Policy to promote tourism activities (Policy 21: Tourism).

### Chapter 3: Supporting a Prosperous Rural Economy

- 5.11. This chapter seeks to support economic growth in rural areas in order to create jobs and prosperity. There should be a positive approach taken to sustainable new development that will support a strong rural economy.
- 5.12. Policies should:
- Support sustainable growth of all business and rural enterprises;
  - Promote diversification;
  - Support leisure and tourism;
  - Promote retention of local services and community facilities.
- 5.13. Hassocks is a Parish of high landscape and townscape quality. It includes the steep chalk scarp slopes of South Downs that gives way to the Low Weald to the north.
- 5.14. The HNP includes Strategic Objectives to:
- ensure all sections of the community have access to key local services including education, health, community services, sporting, cultural, religious, performing and social clubs, groups and shops.
  - To encourage economic development and job creation within the built-up area of the village and to develop the centre of the village to form a distinctive social hub.
  - 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.
- 5.15. The HNP also includes Policy 10: Outdoor Play Space, Policy 11: Community Facilities and Policy 21: Tourism.

### Chapter 4: Promoting Sustainable Transport

- 5.16. This chapter requires policies to facilitate sustainable development that contributes to wider sustainability and health objectives. The transport system should be balanced in favour of sustainable transport, but it acknowledges solutions will vary across different geographies.
- 5.17. Policies should:
- Encourage the reduction of greenhouse gas emissions;
  - Ensure that major developments are accompanied by Travel Plans which seek to promote sustainable transport modes;
  - Ensure development that generates significant movements are located where the need to travel will be minimised;
  - Seek to use sustainable transport modes for goods and people. This includes priority for pedestrians and cyclists, safe layouts of new development, provision of charging points for electric cars and includes facilities for disabled people;
  - Ensure there is a mixture of land uses within an area;



- Ensure key facilities are in walking distance
- Ensure parking facilities in centres are improved.

- 5.18. The HNP includes a Strategic Objective which seeks to “reduce the impact of traffic in terms of congestion, pollution and parking through the management of parking and speeds, accessibility of public transport and improvements in pedestrian and cycle safety; encouraging people to walk, cycle and ride in and around Hassocks”.
- 5.19. The HNP includes Aim 6: Parking, Aim 7: Safety, Aim 9: Rail, Aim 10: Bus.

### **Chapter 6: Delivering A Wide Choice Of High Quality Homes.**

- 5.20. This chapter seeks to significantly boost the supply of housing. Housing applications should be considered in the context of the presumption in favour of sustainable development.
- 5.21. Policies should:
- Deliver a wide choice of high quality homes. Based on demographic trends they should plan for a mix of housing sizes, types and tenure. It should include affordable housing;
  - Ensure there is a requirement, especially in rural areas, to plan housing development to reflect local needs particularly affordable housing;
  - In rural areas, ensure new housing is located to enhance or maintain the vitality of rural communities;
  - Promote sustainable development in rural areas. Isolated new homes should be avoided, unless there are special circumstances such as where it relates to; a rural worker, the most appropriate use of a heritage asset; the re-use of a redundant or disused building; or where development is of exceptional quality or innovative nature.
- 5.22. The HNP includes a Strategic Objective which seeks to “To provide the opportunity for appropriately sizes, affordable and sustainable housing, developed in sympathy with the village and its surroundings, built to very high standards of design, construction and energy and water efficiency”.
- 5.23. The HNP includes Policy 8: Character and Design; Policy 13: Housing Allocations; Policy 14: Hassocks Golf Club; Policy 15: Land to the north of Clayton Mills and Mackie Avenue; Policy 16: National Tyre Centre; Policy 17: Windfall Development; Policy 18: Housing Mix; Policy 19: Affordable Housing; and Policy 20: Reuse of Rural Buildings for Residential Use.

### **Chapter 7: Requiring good design**

- 5.24. This chapter confirms the importance of design and how it contributes to sustainable development. Good design is indivisible from good planning and should positively contribute to making places better for people.
- 5.25. Policies should:
- Ensure development is inclusive and high quality;

- Respond to local character and the important qualities of local defining characters should be understood;
- Ensure new development is planned for the long term, establish a strong sense of place, optimise site potential, have an appropriate mix of uses, reflect local character and materials, create safe and accessible areas, are visually attractive and result in good architecture.
- Include local design codes to facilitate development;
- Ensure architectural style is not imposed and innovation is not stifled;
- Secure high quality development that goes beyond architectural appearances.

5.26. The HNP includes a Strategic Objective which seeks to “Provide the opportunity for appropriately sized, affordable and sustainable housing, developed in sympathy with the village and its surroundings, built to very high standards of design, construction and energy and water efficiency”.

5.27. The HNP includes Policy 6: Conservation Area; Policy 8: Character and Design; Policy 13: Housing Allocations; Policy 14: Hassocks Golf Club; Policy 15: Land to the north of Clayton Mills and Mackie Avenue; Policy 16: National Tyre Centre; and Policy 20: Reuse of Rural Buildings for Residential Use.

### **Chapter 8: Promoting Healthy Communities**

5.28. This chapter seeks to facilitate social interaction, health and inclusive communities. Local communities should be involved in planning and neighbourhood planning should be promoted.

5.29. Policies should:

- Deliver social, recreational and cultural facilities that the community needs;
- Positively plan public spaces;
- Protect against the loss of valued facilities;
- Ensure shops, services and facilities are able to develop in a sustainable manner;
- Ensure great weight is attached to the provision of adequate school places;
- Ensure communities have access to high quality open spaces, sport and recreation facilities;
- Ensure open space, sports and recreation buildings and land are not generally built on;
- Ensure Public Rights of Way (PRoW) are protected and enhanced.

5.30. The HNP includes a Strategic Objective which seeks to “Ensure all sections of the community have access to key local services including education, health, community services, sporting, cultural, religious, performing and social clubs, groups and shops”.

5.31. The HNP includes Policy 3: Local Green Spaces, Policy 4: Green Infrastructure, Policy 8: Character and Design, Policy 9: Open Space, Policy 10: Outdoor Play Space, Policy 11: Community Facilities, Aim 2: Healthcare Facilities, Policy 14: Hassocks Golf Club, Policy 15: Land to the north of Clayton Mills and Mackie Avenue, Aim 11: Footpaths and Accessibility and Aim 12: Cycleways and Bridleways.

## **Chapter 10: Meeting The Challenge Of Climate Change, Flooding And Coastal Change**

- 5.32. This chapters places planning policy at the heart of the drive to reduce greenhouse gas emissions and minimise the impacts of climate change. It seeks to facilitate a transition to low carbon technologies.
- 5.33. Policies should:
- Plan for new developments in locations which reduce greenhouse gases, support energy efficiency and require building sustainability;
  - Expect communities to contribute towards energy generation from renewable or low carbon technologies;
  - Ensure plans take account of climate change over the long term and factors such as flooding, water supply, biodiversity and landscape;
  - Ensure development is directed away from flood sensitive areas.
- 5.34. The HNP includes a Strategic Objective which seeks to “To provide the opportunity for appropriately sized, affordable and sustainable housing, developed in sympathy with the village and its surroundings, built to very high standards of design, construction and energy and water efficiency”.
- 5.35. The HNP includes Policy 16: National Tyre Centre which requires development to be directed away from flood sensitive areas.

## **Chapter 11: Conserving And Enhancing The Natural Environment**

- 5.36. This chapters seeks to ensure that the planning system contributes to and enhances the natural and local environment.
- 5.37. Polices should:
- Protect and enhance valued landscapes;
  - Recognise wider benefits of ecosystems;
  - Minimise impacts on biodiversity and provide net gains where possible;
  - Ensure plans minimise pollution and other adverse impacts on the environment;
  - Aim to encourage the redevelopment of brownfield land;
  - Protect the most versatile agricultural land;
  - Avoid major developments in designated areas such as National Parks;
  - Avoid noise impact on health and quality of life as part of new developments;
  - Not unreasonably restrict well established land uses on noise grounds because of changes in nearby land uses;
  - Limit the impact of light pollution through good design.

- 5.38. The HNP includes a Strategic Objective which seeks to “preserve and enhance the rural character and biodiversity of the Parish and its historic buildings, maintaining Gaps to neighbouring towns and villages and having regard to the proximity of the Parish to the South Downs National Park and its biodiversity”.
- 5.39. The HNP includes Policy 1: Hassocks- Burgess Hill Gap (Burgess Hill Gap); Policy 2: Hassocks - Ditchling Gap (Ditchling Gap) & Hassocks- Hurstpierpoint Gap (Hurstpierpoint Gap); Policy 3: Local Green Spaces; Policy 4: Green Infrastructure; Policy 5: South Downs National Park; Policy 7: Air Quality Management; Policy 8: Character and Design; and Aim 8: Pollution.

### **Chapter 12: Conserving And Enhancing The Historic Environment**

- 5.40. This chapter seeks to ensure that there are positive strategies for the conservation and enjoyment of heritage assets. Heritage assets are irreplaceable resources and should be conserved in a manner appropriate to their significance.
- 5.41. Policies should:
- Take account of the desirability of sustaining and enhancing the significance of an heritage asset's wider; social, cultural, economic and environmental benefits, the desirability of new development contributing to local character and distinctiveness, and, opportunities to draw on the contribution of the historic environment;
  - Ensure great weight is attached to the conservation of heritage assets. Significance can be harmed through alteration, destruction or impact on setting. Impacts should avoid substantial harm or total loss;
  - Ensure where development proposals would lead to a less than substantial harm on a designated heritage asset, this should be weighed against the public benefit.
- 5.42. The HNP includes a Strategic Objective which seeks to “preserve and enhance the rural character and biodiversity of the Parish and its historic buildings, maintaining Gaps to neighbouring towns and villages and having regard to the proximity of the Parish to the South Downs National Park and its biodiversity”.
- 5.43. The HNP includes Policy 5: South Downs National Park; Policy 6: Conservation Areas; Policy 14: Hassocks Golf Club; and Policy 20: Reuse of Rural Buildings for Residential Use.

## **6. 4B 8(2)(d) SUSTAINABLE DEVELOPMENT**

- 6.1. Section 4B 8(2)(d) states that a draft neighbourhood plan will meet the basic conditions if, the making of the order contributes to the achievement of sustainable development.
- 6.2. The HNP is considered to fully comply with the aims of, and contribute to the achievement of, sustainable development, as set out in the various sections of the NPPF.
- 6.3. All policies contained within the Submission Version of the HNP have been tested within the SA (incorporating the requirements of the SEA) to ensure that the most sustainable policy option was chosen. The SA carefully appraises each policy against a series of alternatives and then compares them to the sustainable objectives.

- 6.4. The HNP contributes to the achievement of sustainable development through its Strategic Objectives, Policies and Aims. The HNP comprises a balance of economic, social and environmental goals.
- 6.5. The economic goal is to;
- Encourage economic development and job creation within the built-up area of the village and to develop the centre of the village to form a distinctive social hub.;
- 6.6. The social goals are to;
- Ensure all sections of the community have access to key local services including education, health, community services, sporting, cultural, religious, performing and social clubs, groups and shops.
  - Provide the opportunity for appropriately sized, affordable and sustainable housing, developed in sympathy with the village and its surroundings, built to very high standards of design, construction and energy and water efficiency.
  - To reduce the impact of traffic in terms of congestion, pollution and parking through the management of parking and speeds, accessibility of public transport and improvements in pedestrian and cycle safety; encouraging people to walk, cycle and ride in and around Hassocks.
  - 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.
- 6.7. The environmental goals are to;
- To preserve and enhance the rural character and biodiversity of the Parish and its historic buildings, maintaining Gaps to neighbouring towns and villages and having regard to the proximity of the Parish to the South Downs National Park and its biodiversity.
- 6.8. The HNP accordingly complies with and contributes to the achievement of sustainable development in its three limbs of economic, social and environmental.

## **7. 4B 8(2)(e) GENERAL CONFORMITY WITH THE DEVELOPMENT PLAN**

- 7.1. Section 4B 8(2)(e) states that a draft Neighbourhood Plan will meet the basic conditions if, the making of the NP is in general conformity with the strategic policies contained in the Development Plan for the area (or any part of that area).
- 7.2. The adopted Development Plan covering the Neighbourhood Plan area is the Mid Sussex Local Plan 2004. The HNP area is also within the South Downs National Park.
- 7.3. The Mid Sussex Local Plan 2004, initially covered the period 2004 to 2006. The majority of the policies were saved in 2007 until replaced by a new Development Plan document.
- 7.4. The table below shows how each HNP Policy/Aim is in general conformity with the policies of the Mid Sussex Local Plan.

MSDC LP Policy	Summary of Policy (including comments on relevance where necessary)	General Conformity of HNP Policies
G1	<p>Development will not be permitted where it would:</p> <ul style="list-style-type: none"> <li>(a) cause irretrievable or irreplaceable loss of significant natural, created or social assets;</li> <li>(b) cause unacceptable environmental damage;</li> <li>(c) cause unacceptable disturbance or nuisance; and</li> <li>(d) be inefficient in its use of resources, including water and energy.</li> </ul>	HNP as a whole.
G2	<p>Development will be expected to:</p> <ul style="list-style-type: none"> <li>(a) make efficient use of derelict or vacant land or buildings within built-up areas before using Greenfield sites;</li> <li>(b) be efficient in the use of land in terms of density;</li> <li>(c) meet high standards of design, construction and layout;</li> <li>(d) include provision, where appropriate for adequate open space;</li> <li>(e) be accessible by a choice of means of transport and not rely solely for access on the private car; and</li> <li>(f) create high quality landscape settings including, where appropriate, wildlife habitats.</li> </ul>	<p>Policy 8: Character and Design,</p> <p>Policy 9: Open Space,</p> <p>Policy 10: Outdoor Play Space,</p> <p>Policy 20: Reuse of Rural Buildings for Residential Use,</p> <p>Aim 9: Public Transport- Rail,</p> <p>Aim 10: Public Transport- Bus,</p> <p>Aim 11: Footpaths and Accessibility,</p> <p>Aim 12: Cycleways and Bridleways.</p>
G3	<p>Ensure adequate infrastructure is provided with new development.</p>	<p>Policy 14: Hassocks Golf Club,</p> <p>Policy 15: Land to the north of Clayton Mills and Mackie Avenue,</p> <p>Policy 16: National Tyre Centre,</p> <p>Policy 17: Windfall Development.</p>

MSDC LP Policy	Summary of Policy (including comments on relevance where necessary)	General Conformity of HNP Policies
C1	The policy seeks to firmly resist development beyond existing built-up area boundaries.	<p>Policy 1: Hassocks-Burgess Hill Gap (Burgess Hill Gap)</p> <p>Policy 2: Hassocks - Ditchling Gap (Ditchling Gap) &amp; Hassocks-Hurstpierpoint Gap (Hurstpierpoint Gap),</p>
C2	<p>A strategic gap is defined between Burgess Hill and Hurstpierpoint/Keymer/Hassocks. Development will not be permitted unless it:</p> <p>(a) is necessary for the purposes of agricultural or another rural use;</p> <p>(b) makes a valuable contribution to the landscape and amenity of the gap and enhances its value as open countryside;</p> <p>(c) would not compromise individually or cumulatively the objective and fundamental integrity of the gap.</p>	Policy 1: Hassocks-Burgess Hill Gap (Burgess Hill Gap)
C3	A local gap is defined between Hurstpierpoint, Albourne and Sayers Common, and Hurstpierpoint and Hassocks. Development will not be permitted unless it [it complies with the same criteria as C2].	Policy 2: Hassocks - Ditchling Gap (Ditchling Gap) & Hassocks-Hurstpierpoint Gap (Hurstpierpoint Gap)
C4	Relates to the High Weald AONB. The Sussex Downs AONB no longer exists having been replaced by the SDNP. HNP is located outside of the High Weald AONB area.	N/A
C5	Aims to protect designated sites of nature conservation importance or areas which are important in the landscape and natural habitats from inappropriate development and seek enhancements	<p>Policy 1: Hassocks-Burgess Hill Gap (Burgess Hill Gap),</p> <p>Policy 2: Hassocks - Ditchling Gap (Ditchling Gap) &amp; Hassocks-Hurstpierpoint Gap (Hurstpierpoint Gap),</p> <p>Policy 4: Green Infrastructure,</p> <p>Policy 5: South Downs National Park.</p>

MSDC LP Policy	Summary of Policy (including comments on relevance where necessary)	General Conformity of HNP Policies
C6	Development resulting in the loss of woodlands, hedgerows and trees which are important in the landscape, or as natural habitats, or historically, will be resisted.	Policy 4: Green Infrastructure,  Policy 5: South Downs National Park
C7	Deleted Policy	N/A
C8	Seeks to use Article 4 Directions to control changes to agricultural practice that affect the character and appearance of the countryside.	Policy relied upon at district level.
C9	Proposals involving the incorporation of agricultural land or other open land into residential curtilages will not be permitted where it is considered that such a change would result in a reduction in the character of the locality.	Policy relied upon at district level.
C10	Relates to Agricultural planning permission and prior notification applications.	Policy relied upon at district level.
C11	Relates to livestock buildings.	Policy relied upon at district level.
C12	Relates to diversification of existing farm units. Seeks to allow this, subject to protection and enhancement of the countryside.	Policy relied upon at district level.
C13	Allows conversion and re-use of rural buildings in countryside locations, subject to a range of criteria.	Policy 20: Reuse of Rural Buildings for Residential Use
C14	Relates to the re-use of institutional buildings in the countryside for new uses.	Policy relied upon at district level.
C15	Relates to the extension of institutional buildings in the countryside.	Policy relied upon at district level.
B1	A high standard of design, construction and layout will be expected in new buildings, including alterations and extensions. Subject to compliance with a range of criteria.	Policy 8: Character and Design



MSDC LP Policy	Summary of Policy (including comments on relevance where necessary)	General Conformity of HNP Policies
B2	<p>Where new residential estate development is proposed, there will be an additional requirement to:</p> <p>(a) establish a design concept for the layout of the estate;</p> <p>(b) introduce a variety of design types;</p> <p>(c) provide cohesion by using materials and design styles which reflect the local distinctiveness of building in the area;</p> <p>(d) link areas of open space and play areas within the site by footways and cycleways;</p> <p>(e) establish a co-ordinated network of footpaths and cycleways</p> <p>Within and up to the fringes of the site to reduce distances to walk and cycle to shops, schools, bus stops and other community facilities;</p> <p>(f) ensure the estate layout is not visually dominated by roads and car parking areas; and</p> <p>(g) build walls to match the materials used for dwellings where it is necessary to screen private areas from public view.</p>	<p>Policy 8: Character and Design,</p> <p>Policy 9: Open Space,</p> <p>Policy 10: Outdoor Play Space,</p> <p>Policy 11: Community Facilities,</p> <p>Policy 18: Housing Mix,</p> <p>Aim 3: Village Centre,</p> <p>Aim 4: Roads, Traffic and Congestion,</p> <p>Aim 5: Speed and Speed Limits,</p> <p>Aim 6: Parking,</p> <p>Aim 7: Safety,</p> <p>Aim 9: Public Transport- Rail,</p> <p>Aim 10: Public Transport- Bus,</p> <p>Aim 11: Footpaths and Accessibility,</p> <p>Aim 12: Cycleways and Bridleways</p>
B3	<p>Seeks to ensure that developments, extensions and change of use do not negatively impact on neighbouring amenities through noise, disturbance, loss of privacy, overlooking, reduction in sunlight and outlook.</p>	<p>Policy 8: Character and Design</p>
B4	<p>All new development proposals should have regard to maximising opportunities for energy efficiency, efficient use of water and natural drainage and ensure adequate levels of daylight and sunlight are achieved.</p>	<p>Policy 8: Character and Design</p>
B5	<p>Relates to disabled access for all buildings that will have public access.</p>	<p>Policy relied upon at district level.</p>

MSDC LP Policy	Summary of Policy (including comments on relevance where necessary)	General Conformity of HNP Polices
B6	Proposals for development which would result in the loss of areas of public or private open space of particular importance to the locality by virtue of their recreational, historical, conservation, wildlife or amenity value will not be permitted. Where such open space is to be lost to development, for whatever reason, appropriate alternative provision may be sought elsewhere.	Policy 3: Local Green Spaces,  Policy 9: Open Space,  Policy 11: Community Facilities
B7	Resist the loss of trees which are of significant public amenity value.	Policy 4: Green Infrastructure
B8	Encourages the provision of works of art within development schemes. Policy out of date as per the Community Infrastructure Levy 2010	Policy relied upon at district level.
B9	Layout of new development should minimise the risk of crime.	Policy 8: Character and Design
B10	Aims to protect listed buildings and their settings.	Policy 6: Conservation Areas/Policy relied upon at district level.
B11	Seeks to find viable uses for buildings of intrinsic architectural value or historic merit which make a positive contribution to the street scene.	Policy relied upon at district level.
B12	The protection of the special character and appearance of each Conservation Area will receive high priority.  When development in a Conservation Area is permitted, the retention or reinstatement of original features including walls and banks, and the removal of any unsympathetic features may be required.	Policy 6: Conservation Areas
B13	Resists demolition of buildings in conservation areas, unless there are exceptional circumstances.	Policy 6: Conservation Areas
B14	New pavements, roads and other surfaces in Conservation Areas will normally be permitted where the development reflects the traditional scale and configuration of streets and public spaces.	Policy 6: Conservation Areas.
B15	Development affecting the setting of a Conservation Area should be sympathetic to, and should not adversely affect its character and appearance.	Policy 6: Conservation Areas

MSDC LP Policy	Summary of Policy (including comments on relevance where necessary)	General Conformity of HNP Policies
B16	When determining applications for development in an Area of Townscape Character, particular regard will be had to the impact on the character and appearance of the area. Development in an Area of Townscape Character should retain features important to the character of the area	Policy relied upon at district level.
B17	The important features, including trees, of a registered park, or park or garden of special local historic interest will be protected.	Policy relied upon at district level.
B18	Sites of archaeological interest and their settings will be protected and enhanced where possible.	Policy 6: Conservation Areas/Policy relied upon at district level.
B19	Advertisements which are detrimental to the visual amenity of an area, or would adversely affect public safety, will not be permitted.	Policy relied upon at district level.
B20	Within Conservation Areas and on Listed Buildings, consent for any illuminated sign will be granted only where it is of a discreet nature and does not cause detriment to the character and appearance of the Conservation Area and/or Listed Building.	Policy 6: Conservation Areas/Policy relied upon at district level.
B21	Restricts adverts in countryside and in particular the AONB.	Policy relied upon at district level.
B22	The impact on the street scene of any shopfront security measures should be minimised, particularly when a proposal affects a Conservation Area and/or Listed Building.	Policy 6: Conservation Areas/Policy relied upon at district level.
B23	Proposals for new developments, including roads, should be designed, located and controlled to minimise the impact of noise on neighbouring properties and the surrounding environment in order to protect the environment and residential amenity.	Policy 8: Character and Design Aim 6: Parking
B24	All new lighting proposals that require planning permission should be kept to the minimum necessary both in terms of intensity and in terms of the number of fittings proposed.	Policy relied upon at district level.
B25	Satellite television dish proposals that require planning permission for their installation and siting must be located to ensure their impact is minimised.	Policy relied upon at district level.
H1	Total new housing requirement until 2006. This Policy requirement has now expired.	N/A

MSDC LP Policy	Summary of Policy (including comments on relevance where necessary)	General Conformity of HNP Polices
H2	<p>New housing developments shall include a mix of dwelling types, sizes and affordability and shall ensure that efficient use is made of land. Proposals should:</p> <p>(a) take account of the local housing needs and site characteristics;</p> <p>(b) be provided at an average net density of at least 30 dwellings per hectare, where appropriate;</p> <p>(c) include a significant proportion of affordable housing (as required by policy H4);</p> <p>(d) include a significant proportion of smaller dwellings; and</p> <p>(e) meet the requirements of design policies B1 and B2. Proposals which, by virtue of design, layout or size, are likely to give rise to unsatisfactory living conditions such as overcrowding or lack of privacy, will be refused.</p>	<p>Policy 8: Character and Design</p> <p>Policy 13: Housing Allocations,</p> <p>Policy 14: Hassocks Golf Club,</p> <p>Policy 15: Land to the north of Clayton Mills and Mackie Avenue,</p> <p>Policy 16: National Tyre Centre,</p> <p>Policy 18: Housing Mix,</p> <p>Policy 19: Affordable Housing</p>
H3	<p>Within defined built-up areas permission will be given to proposals for residential development.</p>	<p>Policy 13: Housing Allocations,</p> <p>Policy 14: Hassocks Golf Club,</p> <p>Policy 15: Land to the north of Clayton Mills and Mackie Avenue,</p> <p>Policy 16: National Tyre Centre,</p> <p>Policy 17: Windfall Development.</p>
H4	<p>Requires affordable housing threshold against up-to-date needs assessments. Policy is now considered out of date.</p>	<p>N/A</p>
H5	<p>In exceptional circumstances additional land may be released outside the built-up areas for housebuilding carried out by the Local Housing Authority &amp; Registered Social Landlords.</p>	<p>Policy relied upon at district level.</p>
H6	<p>The net loss of residential accommodation (by change of use or redevelopment) will not be permitted unless there are special circumstances.</p>	<p>Policy relied upon at district level.</p>
H7	<p>Proposals for sheltered housing accommodation for the elderly will be permitted.</p>	<p>Policy relied upon at district level.</p>

MSDC LP Policy	Summary of Policy (including comments on relevance where necessary)	General Conformity of HNP Policies
H8	Within the built-up area proposals for changes of use to nursing or residential care homes or extensions to such homes will only be permitted where development would not cause a loss of residential amenity, particularly in terms of increased vehicle movements.	Policy relied upon at district level.
H9	Set out requirements for residential extensions.	Policy relied upon at district level.
H10	Set out when conversion of existing houses into flats will be permitted.	Policy relied upon at district level.
H11	Outside the defined built-up area boundaries proposals for new housing development for agricultural or forestry workers will be permitted where it can be demonstrated that there is a proven and overriding need for the dwelling to be in such a location, that it is of an appropriate size, and that it forms part of a viable agricultural or forestry holding.	Policy relied upon at district level.
H12	Sets out policy requirements for replacement of single dwellings in rural locations.	Policy relied upon at district level.
H13	Sets out policy requirements for residential extensions to properties in rural locations.	Policy relied upon at district level.
H14	Proposal for sites for gypsies will be permitted subject to a range of criteria.	Policy relied upon at district level.
H15	Safeguards existing gypsy sites.	Policy relied upon at district level.
H16	Sets out policy requirements for traveling show people.	Policy relied upon at district level.
E1	Strategic policy for economic expansion of allocated sites. Policy is now considered out of date.	N/A
E2	Other than in exceptional circumstances, such as where an existing business use is inappropriately located, or where new development will bring about wider community benefit, proposals for redevelopment or changes of use which would result in the loss of existing business floorspace will not be permitted.	Policy 13: Housing Allocations  Policy 16: National Tyre Centre
E3	Proposals for storage and warehousing development on existing industrial land or in suitable existing buildings will be permitted where they are of an appropriate scale and character, and where access and highway criteria can be met.	Policy relied upon at district level.
E4	Sets out considerations on new location of business space in relation to residential properties.	Policy relied upon at district level.

MSDC LP Policy	Summary of Policy (including comments on relevance where necessary)	General Conformity of HNP Policies
E5	Set out requirements for additional units at allocated sites.	N/A
E6	In order to meet demands for local employment permission will be given to proposals for new business development in appropriate locations within the defined built-up areas of the villages in the District.	Policy relied upon at district level.
E7	Provides policy requirements for new business uses outside the defined built up area boundaries.	Policy relied upon at district level.
S1	Relates to improved strategic shopping sites. None fall within HNP Area.	N/A.
S2	Sets out policy requirements for new shopping facilities of over 500 Sq.m.	Policy relied upon at district level.
S3	Within primary shopping frontages change of use to Class A2 financial and professional services or A3 food and drink uses will be permitted subject to a range of criteria.	Policy relied upon at district level.
S4	Within secondary shopping frontages change of use to Class A2 financial and professional services or A3 food and drink uses will be permitted subject to a range of criteria.	Policy relied upon at district level.
S5	Changes of use of vacant premises above ground floor level in primary and secondary shopping frontages to residential or B1a office will be permitted, subject to satisfactory access arrangements being made available.	Policy relied upon at district level.
S6	Sets out criteria for new out of centre retail.	Policy relied upon at district level.
S7	In order to maintain the range and availability of local shopping facilities changes of use from Class A1 shop use to other uses will be resisted in the villages and in neighbourhood centres.	Policy relied upon at district level.
S8	Proposals for new or enhanced shopping facilities on edge-of-town centre sites, which are contiguous to or within easy walking distance of an existing shopping centre will need to meet a range of criteria.	Policy relied upon at district level.
S9	Sets out requirements for out of centre retail developments.	Policy relied upon at district level.
S10	Policy specifically for new garden centres and farm shops in rural locations.	Policy relied upon at district level.
T1	Strategic policy for new road in Haywards Heath.	N/A.
T2	Strategic policy for improvements to A23.	N/A.

MSDC LP Policy	Summary of Policy (including comments on relevance where necessary)	General Conformity of HNP Policies
T3	Proposals for development which would give rise to significant movements of freight within the villages or on roads not designed to accommodate Heavy Goods Vehicles will not be permitted and the Council will object to applications for operating site licenses where it considers the site to be unsuitable.	Policy relied upon at district level.
T4	Sets out sustainability requirements for new developments.	Aim 4: Roads, Traffic and Congestion  Aim 5: Speed and Speed Limits  Aim 6: Parking  Aim 7: Safety  Aim 9: Public Transport- Rail  Aim 10: Public Transport- Bus  Aim 11: Footpaths and Accessibility  Aim 12: Cycleways and Bridleways
T5	Sets out on site parking standards for new development. Reductions of on site capacity might be acceptable, subject to having regard to environmental and highway safety.	Aim 6: Parking
T6	The provision of cycle parking will be required in any new public car parks and in, or close to, private car parking areas, in connection with development proposals.	Aim 6: Parking, Aim 12: Cycleways and Bridleways
T7	Guidance for new lorry or coach parking.	Policy relied upon at district level.
T8	Further roadside facilities associated with the A23 trunk road will not be permitted.	Policy relied upon at district level.
T9	Relates to airport parking.	N/A.
R1	Within defined built-up areas, proposals for new sporting and recreational development will be permitted where they will enhance the range and quality of facilities within the District providing such development would not be detrimental to the character of the area or the amenity of nearby residents.	Policy 11: Community Facilities

MSDC LP Policy	Summary of Policy (including comments on relevance where necessary)	General Conformity of HNP Policies
R2	Proposals which would result in the loss of existing formal or informal open space with recreational or amenity value whether privately or publicly owned, will only be permitted where the applicant can demonstrate that a replacement site has been identified and will be developed to provide facilities of an equivalent or improved standard. This new site must be fully operational prior to development commencing on the original site.	Policy 11: Community Facilities
R3	Sets out play space requirements for new development.	Policy 10: Outdoor Play Space
R4	Provide mechanisms for achieving off site play space for new developments.	Policy 10: Outdoor Play Space
R5	Policy requirements for new artificial pitches.	Policy relied upon at district level.
R6	The Local Planning Authority will seek the provision of informal open space within or adjacent to new housing developments.	<p>Policy 10: Outdoor Play Space</p> <p>Policy 13: Housing Allocations</p> <p>Policy 14: Hassocks Golf Club</p> <p>Policy 15: Land to the north of Clayton Mills and Mackie Avenue</p> <p>Policy 16: National Tyre Centre</p>
R7	Development that would result in a reduction of existing recreation facilities in the countryside, including public rights of way and other recreational routes, will not be permitted.	<p>Policy 11: Community Facilities,</p> <p>Policy 14: Hassocks Golf Club</p> <p>Policy 15: Land to the north of Clayton Mills and Mackie Avenue</p> <p>Aim 11: Footpaths and Accessibility,</p> <p>Aim 12: Cycleways and Bridleways</p>



MSDC LP Policy	Summary of Policy (including comments on relevance where necessary)	General Conformity of HNP Policies
R8	Permission will be granted for small scale development in the countryside associated with quiet informal recreation or the extension of existing facilities, provided that such development will not have a serious effect on the resources and character of the rural area.	Policy relied upon at district level.
R9	Within the countryside permission will be given for proposals for the development of golf courses provided that they would not detract from the character and appearance of the countryside.	Policy 14: Hassocks Golf Club
R10	Relates to minerals works. This is not applicable to the scope of HNP Policy.	N/A.
R11	Proposals for noisy sports will only be permitted subject to a range of criteria.	Policy relied upon at district level.
R12	Proposals for all forms of equestrian development ranging from horse shelters to riding schools will only be permitted subject to a range of criteria.	Policy relied upon at district level.
R13	Outside defined built-up areas permission for new tourist facilities will only be permitted where they are of an appropriate scale which is in keeping with the surroundings and where they would not have a detrimental impact on the character or appearance of the countryside.	Policy 21: Tourism
R14	Relates to the Bluebell railway line which is outside the Parish and therefore not relevant the the HNP.	N/A.
R15	Outside defined built-up areas proposals for the development of new serviced tourist accommodation will only be approved if they involve the use of existing buildings which are of permanent and sound construction.	Policy 21: Tourism
R16	Outside defined built-up areas proposals for the development of self-catering accommodation will only be approved if they involve the use of existing buildings.	Policy 21: Tourism
R17	Policy relates to static caravan parks.	Policy relied upon at district level.
R18	Policy relates to static caravan parks.	Policy relied upon at district level.
CS1	Allows for new education facilities, subject to a range of criteria.	Policy 12: Education Provision  Aim 1: Education Facilities

MSDC LP Policy	Summary of Policy (including comments on relevance where necessary)	General Conformity of HNP Policies
CS2	New educational facilities and extensions should be designed to enable their dual use for community purposes.	Policy 12: Education Provision  Aim 1: Education Facilities
CS3	This policy is out of date with the NPPF and new permitted development rights relating to schools.	N/A.
CS4	Proposals for child care and pre-school educational facilities will be permitted in residential dwellings subject to a range of criteria.	Aim 1: Education Facilities
CS5	Proposals for the change of use of existing dwelling houses to use by a medical practitioner will be permitted subject to a range of criteria.	Aim 2: Healthcare Facilities
CS6	Proposals for the change of use or redevelopment of health, social service, library or other community facilities will only be permitted where the community use is relocating, or improved facilities are to be provided in the locality.	Aim 2: Healthcare Facilities
CS7	Proposals for a change of use or redevelopment which would result in the loss of a public house will not be permitted other than in exceptional circumstances where a change of use to another community use or residential use will be permitted subject to a range of policy provisos.	Policy relied upon at district level.
CS8	Within the built-up area boundary proposals to develop, extend or improve education, health, social service, library and other community facilities will be permitted.	Policy 11: Community Facilities  Policy 12: Education Provision  Aim 1: Education Facilities  Aim 2: Healthcare Facilities
CS9	Where residential developments create a need for new community facilities, the provision of such facilities, or a contribution towards their provision, will be sought from the developers before planning permission is granted.	Policy 11: Community Facilities
CS10	Proposals which would result in the loss of existing allotments will not be permitted.	Policy 4: Green Infrastructure

MSDC LP Policy	Summary of Policy (including comments on relevance where necessary)	General Conformity of HNP Policies
CS11	Developments which create a need for new or improved infrastructure will not be permitted unless such infrastructure is provided, or a contribution is made towards its provision, by the developer.	Policy relied upon at district level.
CS12	Sets out water, drainage and sewerage requirements for new developments.	Policy relied upon at district level.
CS13	Developers will be required, where necessary, to provide facilities to control the rate of surface water run-off from development sites or, subject to there being no detriment to the natural habitat, carry out improvements to the receiving watercourses. Proposals for the design and long term maintenance of any engineering works (e.g. balancing ponds) must be submitted to and approved by the Local Planning Authority.	Policy relied upon at district level.
CS14	Relates to flood defences.	Policy relied upon at district level.
CS15	Planning permission will not be granted for development (including redevelopment and intensification of existing development) in areas at risk of flooding or for land raising within river floodplains unless environmentally acceptable flood mitigation measures to protect the floodplain can be provided by the developer compensating impact.	Policy 16: National Tyre Centre
CS16	Relates to development having a detrimental impact on water quality, water habitats and ground water levels.	Policy relied upon at district level.
CS17	The development of telecommunications equipment associated with the code system operators' networks will be permitted subject to a range of criteria.	Policy relied upon at district level.
CS18	The inclusion of a suitable area for recycling facilities will be sought within all major new retail, industrial, commercial and residential developments.	Policy relied upon at district level.
CS19	Relates to the provision of renewable technologies.	Policy relied upon at district level.
CS20	Relates to contaminated land and the investigation of this required as part of an application.	Policy 16: National Tyre Centre
CS21	Relates to development and land stability.	Policy relied upon at district level.
CS22	Relates to development and pollution levels in terms of air, water, noise, dust, fumes, vibration light and heat.	Policy 7: Air Quality Management Aim 8: Pollution

MSDC LP Policy	Summary of Policy (including comments on relevance where necessary)	General Conformity of HNP Policies
CS23	Relates to storage of hazardous items.	Policy relied upon at district level.
KH1	Relates to a strategic housing site within Hassocks (Land at the highway depot, London Road, Hassocks), to provide approximately 20 residential units.	Already implemented.
KH2	Relates to a strategic housing site within Hassocks (Land west of Mackie Avenue, as a reserve housing site for approximately 120 dwellings).	Housing development implemented.
KH3	Relates to Proposals for the intensification of employment uses at Hassocks railway station goods yard.	Superseded by SSH6.  SSH6: Policy relied upon at district level/ Policy 20: Reuse of Rural Buildings for Residential Use
KH4	Relates to proposals for a recreational cycle track / bridleway / footpath between Hassocks and Burgess Hill to run through the countryside parallel to the A273.	Aim 12: Cycleways and Bridleways
KH5	Relates to proposals for recreation use and formal sport on land to the south and west of Hassocks Football Club off the Brighton Road (A273). Footpaths will be provided from South Bank and Misty's Bridge to allow safe pedestrian access.	Policy 9: Open Space  Policy 11: Community Facilities  Aim 11: Footpaths and Accessibility
KH6	Relates to Butchers Wood and Lag Wood being allocated as informal public open space.	Policy 3: Local Green Space
KH7	Relates to proposed footpath link between Parklands Road, Keymer/Hassocks and Whitelands Reservoir.	Aim 11: Footpaths and Accessibility

7.5. The HNP has also been mindful of the emerging District Plan which the MSDC are preparing to cover the period to 2031. Pre- Submission Consultation took place in June-July 2015. The Council published a further consultation on "Focussed Amendments" to the Pre Submission Draft District Plan in November 2015. As part of this, the Council reviewed it's strategy on housing provision and set out a revised housing provision figure of 13,600 (an increase of 2,550 since the previous consultation).

7.6. The table below shows how each HNP Policy/Aim is in general conformity with the emerging policies of the Mid Sussex District Plan.

MSDC Focussed Amendments	Summary of Policy (including comments on relevance where necessary)	General Conformity of HNP Policies
Strategic Objectives	The strategic objectives of the DP were used to test all policies of the HNP in the Sustainability Appraisal (SA).	Full conformity.
DP1	Sets out a presumption in favour of sustainable development. All policies in the HNP meet the aims of sustainable development. The SA fully appraises the NP against the three strands of sustainable development.	Full conformity.
DP2	<p>Sets out objectives for achieving sustainable economic development.</p> <p>Neighbourhood Plans should:</p> <ul style="list-style-type: none"> <li>• Identify the needs of local businesses and their local residents for employment opportunities and any areas requiring economic regeneration, infrastructure provision or environmental enhancement.</li> <li>• Allocate sufficient land within their towns and villages to meet these needs.</li> </ul>	Policy 21: Tourism
DP3	Sets out objectives for town centre development for major centres. It is not therefore of relevance to HNP Area.	N/A.
DP4	Relates to village and neighbourhood centres and key objectives for ensuring these are vibrant and attractive.	Aim 3: Village Centre
DP5	Housing policy, setting out the housing requirement of 13,600 and the strategic housing allocations between 2014 and 2031. This includes an additional strategic development site at Pease Pottage for 600 homes along with 3500 homes to be delivered in Burgess Hill. It also includes 1730 homes to come forward through future neighbourhood plans and a Site Allocation Document.	<p>Policy 13: Housing Allocations</p> <p>Policy 14: Hassocks Golf Club</p> <p>Policy 15: Land to the north of Clayton Mills and Mackie Avenue</p> <p>Policy 16: National Tyre Centre</p>

MSDC Focussed Amendments	Summary of Policy (including comments on relevance where necessary)	General Conformity of HNP Policies
DP6	Sets out criteria relating to development in areas with defined built-up area boundaries. Sets out the settlement hierarchy of the District. Hassocks is classified under Category 2 Settlement-Larger Villages.	<p>Policy 13: Housing Allocations</p> <p>Policy 14: Hassocks Golf Club</p> <p>Policy 15: Land to the north of Clayton Mills and Mackie Avenue</p> <p>Policy 16: National Tyre Centre</p> <p>Policy 20: Reuse of Rural Buildings for Residential Use</p>
DP7	Relates to general principles for strategic development at at Burgess Hill. This policy requirement is not therefore applicable to the HNP.	N/A.
DP8	Relates to the east of Burgess Hill at Kings Way. This policy requirement is not therefore applicable to the HNP.	N/A.
DP9	Relates to strategic allocation to the north and north-west of Burgess Hill. This policy requirement is not therefore applicable to the HNP.	N/A.
DP9a	Relates to the strategic allocation to the east of Pease Pottage. This policy requirement is not therefore applicable to the HNP.	N/A.

MSDC Focussed Amendments	Summary of Policy (including comments on relevance where necessary)	General Conformity of HNP Policies
DP10	<p>Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the policies Map, where:</p> <ul style="list-style-type: none"> <li>• It is necessary for the purposes of agriculture, or some other use that has to be located in the countryside;</li> <li>• It maintains or where possible enhances the quality of the rural and landscape character of the District;</li> <li>• it takes account of the economic and other benefits of the best and most versatile agricultural land and seeks to use areas of poorer quality land in preference to that of higher quality; or</li> <li>• It is supported by a specific policy reference elsewhere in the Plan including DP11 Sustainable Rural Development and the Rural Economy, DP12 New Homes in the Countryside, DP17 Sustainable Tourism and DP30 Rural Exception Sites.</li> </ul>	<p>Policy 1: Hassocks-Burgess Hill Gap (Burgess Hill Gap)</p> <p>Policy 2: Hassocks - Ditchling Gap (Ditchling Gap) &amp; Hassocks-Hurstpierpoint Gap (Hurstpierpoint Gap)</p> <p>Policy 5: South Downs National Park</p> <p>Policy 8: Character and Design</p> <p>Policy 12: Education Provision</p> <p>Policy 13: Housing Allocations</p> <p>Policy 14: Hassocks Golf Club</p> <p>Policy 15: Land to the north of Clayton Mills and Mackie Avenue</p> <p>Policy 18: Housing Mix</p> <p>Policy 20: Reuse of Rural Buildings for Residential Use</p> <p>Policy 21: Tourism</p>

MSDC Focussed Amendments	Summary of Policy (including comments on relevance where necessary)	General Conformity of HNP Policies
DP11	<p>The individual towns and villages in the District each have their own unique characteristics. It is important that the separate identity is maintained. When travelling between settlements people should have a sense that they have left one before arriving at the next.</p> <p>Provided it is not in conflict with policy DP9 Protection and Enhancement of the Countryside:</p> <ul style="list-style-type: none"> <li>• Development will be permitted if it does not result in the coalescence of settlements which harms the separate identity and amenity of settlements, such as visually or by an increase in activity which has an urbanising effect on the area between settlements; and</li> <li>• Local Gaps can be identified in Neighbourhood Plans (or other appropriate planning documents) where there is robust evidence that development within the Gap would individually or cumulatively result in coalescence and the loss of the separate identity and amenity of nearby settlements.</li> </ul>	<p>Policy 1: Hassocks-Burgess Hill Gap (Burgess Hill Gap)</p> <p>Policy 2: Hassocks - Ditchling Gap (Ditchling Gap) &amp; Hassocks-Hurstpierpoint Gap (Hurstpierpoint Gap)</p> <p>Policy 14: Hassocks Golf Club</p> <p>Policy 15: Land to the north of Clayton Mills and Mackie Avenue</p>
DP12	<p>Seeks to permit sustainable rural development provided it is not in conflict with Policy DP10 Protection and Enhancement of the Countryside and DP11 Preventing Coalescence:</p> <p>New small-scale economic development, including tourism related development, within the countryside (defined as the area outside of built up area boundaries as per the policies Map) will be permitted provided</p> <ul style="list-style-type: none"> <li>• It supports sustainable growth and the vitality of the rural economy; an</li> <li>• It utilises previously developed sites (where possible).</li> <li>• Diversification of activities on existing farm units will be permitted provided:</li> <li>• They are of a scale which is consistent to the location of the farm holding; and</li> <li>• They would not prejudice the agricultural use of a unit.</li> </ul>	<p>Policy 20: Reuse of Rural Buildings for Residential Use</p> <p>Policy 21: Tourism</p>
DP13	<p>Permits new homes in the countryside, subject to a range of criteria.</p>	<p>Policy relied upon at district level.</p>
DP14	<p>Relates to the High Weald AONB which is outside of the HSCPC NP Area and is not therefore relevant.</p>	<p>N/A.</p>



MSDC Focussed Amendments	Summary of Policy (including comments on relevance where necessary)	General Conformity of HNP Policies
DP15	Relates to the Ashdown Forest Special Protection Area, the 7km buffer zone for this falls outside of the HNP Area and is not therefore of relevance.	N/A.
DP16	Relates to development affecting the setting of the SDNP.	<p>Policy 1: Hassocks-Burgess Hill Gap (Burgess Hill Gap)</p> <p>Policy 2: Hassocks - Ditchling Gap (Ditchling Gap) &amp; Hassocks-Hurstpierpoint Gap (Hurstpierpoint Gap)</p> <p>Policy 5: South Downs National Park</p>
DP17	Supports sustainable tourism, subject to a range of criteria.	Policy 21: Tourism
DP18	Development will be permitted where any necessary social, physical and green infrastructure needed to support the proposed development and contributes to sustainable communities exists, or can be provided in a timely manner, through developer-funded contributions.	<p>Policy 4: Green Infrastructure</p> <p>Policy 9: Open Space</p> <p>Policy 10: Outdoor Play Space</p> <p>Policy 11: Community Facilities</p> <p>Policy 14: Hassocks Golf Club</p> <p>Policy 15: Land to the north of Clayton Mills and Mackie Avenue</p> <p>Policy 16: National Tyre Centre</p>
DP19	<p>Seeks to support the requirements of the West Sussex Local Transport Plan.</p> <p>Neighbourhood Plans can set local standards for car parking provision provided that it is justified by evidence.</p>	Aim 6: Parking

MSDC Focussed Amendments	Summary of Policy (including comments on relevance where necessary)	General Conformity of HNP Policies
DP20	Rights of way and recreational routes will be protected by ensuring development does not result in the loss of, or adversely affect, a right of way or other recreational routes unless a new resource is provided which is of at least an equivalent value.	Aim 11: Footpaths and Accessibility
DP21	The expansion of the electronic communication network, including the provision of high-speed broadband and 4G connection to the towns and rural areas of the District will be supported.	Policy relied upon at district level.
DP22	<p>Development that provides new and/or enhanced leisure and cultural activities and facilities, including allotments, in accordance with the strategic aims of the Leisure and Cultural Strategy for Mid Sussex will be supported, provided it is in accordance with other policies in the Plan.</p> <p>Sites for appropriate leisure and cultural facilities to meet local needs will be identified through Neighbourhood Plans or other appropriate planning documents.</p>	<p>Policy 3: Local Green Spaces</p> <p>Policy 4: Green Infrastructure</p> <p>Policy 10: Outdoor Play Space</p> <p>Policy 11: Community Facilities</p>
DP23	<p>The provision or improvement of community facilities and local services that contribute to creating sustainable communities will be supported provided it is in accordance with other policies within the Plan.</p> <p>Community facilities and local services to meet local needs will be identified through Neighbourhood Plans or other appropriate planning documents.</p>	<p>Policy 11: Community Facilities</p> <p>Policy 12: Education Provision</p> <p>Aim 1: Education Facilities</p> <p>Aim 2: Healthcare Facilities</p> <p>Aim 3: Village Centre</p>
DP24	All development, including alterations and extensions to existing buildings, and surrounding spaces will be well designed, reflect the distinctive character of the towns and villages and create environments that are accessible to all members of the community.	Policy 8: Character and Design

MSDC Focussed Amendments	Summary of Policy (including comments on relevance where necessary)	General Conformity of HNP Policies
DP24A	To make efficient use of land, policy includes net residential criteria.	<p>Policy 13: Housing Allocations</p> <p>Policy 14: Hassocks Golf Club</p> <p>Policy 15: Land to the north of Clayton Mills and Mackie Avenue</p> <p>Policy 16: National Tyre Centre</p>
DP25	<p>Minimum standards for internal floor space and storage space will be applied to new development. These standards are applicable to:</p> <ul style="list-style-type: none"> <li>• Open market dwellings and affordable housing;</li> <li>• The full range of dwelling types; and</li> <li>• Dwellings created through subdivision or conversion.</li> </ul>	Policy relied upon at district level.
DP26	<p>All development will be required to meet high standards of accessibility so that all users can use them safely and easily, wherever possible.</p> <p>This will apply to all new buildings within the urban and rural areas, changes of use, refurbishments and extensions, the layout of development, open spaces and the public realm and transport infrastructure and this will be demonstrated by the applicant, through a Design and Access Statement.</p>	Policy relied upon at district level.
DP27	The environment, including nationally designated environmental sites; areas of nature conservation or geological interest and the quality of people’s life will be protected from unacceptable levels of noise, light and air pollution.	<p>Policy 1: Hassocks-Burgess Hill Gap (Burgess Hill Gap)</p> <p>Policy 2: Hassocks - Ditchling Gap (Ditchling Gap) &amp; Hassocks-Hurstpierpoint Gap (Hurstpierpoint Gap)</p> <p>Policy 4: Green Infrastructure</p>

MSDC Focussed Amendments	Summary of Policy (including comments on relevance where necessary)	General Conformity of HNP Policies
DP28	<p>To support sustainable communities, housing development will:</p> <ul style="list-style-type: none"> <li>• Provide a mix of dwelling types and sizes from new development (including affordable housing) that reflects current and future local housing needs;</li> <li>• Include provision to meet the needs of different groups in the community including older people, and vulnerable groups. This could include bungalows and other forms of suitable accommodation.</li> </ul> <p>Evidence of housing need will be based on the best available evidence (including local evidence provided to support Neighbourhood Plans).</p>	<p>Policy 13: Housing Allocations</p> <p>Policy 14: Hassocks Golf Club</p> <p>Policy 15: Land to the north of Clayton Mills and Mackie Avenue</p> <p>Policy 16: National Tyre Centre</p> <p>Policy 18: Housing Mix</p> <p>Policy 19: Affordable Housing</p>
DP29	<p>The Council will require the following percentage of affordable housing:</p> <ul style="list-style-type: none"> <li>• A minimum of 30% affordable housing provision on all residential development of 4 dwellings and above;</li> <li>• On residential developments of 1-3 dwellings, and in other circumstances where on-site provision is not practicable, a commuted payment towards off-site provision will be required, equivalent to providing 30% on-site affordable housing provision;</li> <li>• A mix of tenure (normally approximately 75% social or affordable rented homes, with the remaining 25% for intermediate homes, unless the best available evidence supports a different mix).</li> </ul> <p>Neighbourhood Plans can set local Policies for affordable housing that exceed the targets set out by this Policy provided that it is justified by evidence including local housing needs assessments and does not affect viability.</p>	<p>Policy 13: Housing Allocations</p> <p>Policy 14: Hassocks Golf Club</p> <p>Policy 15: Land to the north of Clayton Mills and Mackie Avenue</p> <p>Policy 16: National Tyre Centre</p> <p>Policy 19: Affordable Housing</p>
DP30	Sets out criteria for allowing rural exceptions housing.	Policy relied upon at district level.
DP31	Sets out criteria for gypsy, travellers and travelling showpeople sites.	Policy relied upon at district level.
DP32	Relates to protection of listed buildings.	Policy 6: Conservation Areas/Policy relied upon at district level.

MSDC Focussed Amendments	Summary of Policy (including comments on relevance where necessary)	General Conformity of HNP Policies
DP33	Development in a conservation area will be required to preserve and enhance its special character and appearance.	Policy 6: Conservation Areas
DP34	Relates to protection of historic parks and gardens.	Policy relied upon at district level.
DP35	Relates to requirements for developments which affect archaeological sites and heritage assets.	Policy 6: Conservation Areas/Policy relied upon at district level.
DP36	Biodiversity will be protected and enhanced.	Policy 4: Green Infrastructure  Policy 8: Character and Design
DP37	Green infrastructure will be protected and enhanced.	Policy 4: Green Infrastructure  Policy 8: Character and Design
DP38	Policy seeks new development to achieve certain levels on the Code for Sustainable Home and BREEAM rating.	Policy relied upon at district level.
DP39	Seeks to ensure that new developments achieve certain levels of renewable technology use.	Policy relied upon at district level.
DP40	Relates to large and small scale energy related schemes.	Policy relied upon at district level.
DP41	Development proposals must avoid areas at risk from flooding, and not increase the risk of flooding elsewhere. In identifying flood risk areas, reference will be made to the District Council's Strategic Flood Risk Assessment (SFRA), which identifies fluvial (including rivers and streams), surface water, groundwater, infrastructure and reservoir flood risks.	Policy 16: National Tyre Centre
DP42	New development proposals must be in accordance with the objectives of the Water Framework Directive, and accord with the findings of the Gatwick Sub Region Water Cycle Study with respect to water quality, water supply and wastewater treatment.	Policy relied upon at district level.

- 7.7. The HNP also falls within the South Downs National Park Planning Authority (SDNPA) boundary. The SDNPA are preparing a Local Plan covering the Park, which will shape the future of the SDNP.
- 7.8. The SDNPA began consultation with "Options Consultation" in February 2014- April 2014. Based on feedback from this consultation and new evidence, a draft Local Plan, known as the Preferred Options, was consulted on in September 2015- October 2015.

7.9. The Preferred Options, sets out the Strategic Policies of the Plan under Chapter 5: A Thriving Landscape, Chapter 6: People Connected with Places, Chapter 7: Towards a Sustainable Future and Chapter 8: Strategic Sites.

7.10. The table below shows how each Neighbourhood Plan policy is in general conformity with the Strategic Policies of the emerging South Down National Park Local Plan.

SDNP Strategic Policy	Summary of Policy	General Conformity of HNP Polices
SD5: Landscape Character	<p>Seeks to support development proposals which conserve and enhance the landscape character of the South Downs National Park</p> <p>Policy seeks to ensure development proposals are informed by:</p> <ul style="list-style-type: none"> <li>• the South Downs Integrated Landscape Character Assessment (SDILCA) (2011);</li> <li>• community-led/local landscape character assessments; and</li> <li>• appropriate site based investigations</li> </ul>	<p>Policy 3: Local Green Spaces</p> <p>Policy 5: South Downs National Park</p>
SD6: Design	<p>Seeks to support development proposals which comply with other relevant policies, in particular Policy SD5 (Landscape Character), and are of a high-quality design.</p>	<p>Policy 5: South Downs National Park</p> <p>Policy 8: Character and Design</p>
SD7: Safeguarding Views	<p>Proposals take into account the view types and patterns which are identified in the Viewshed Characterisation Study:</p>	<p>Policy 5: South Downs National Park</p>
SD8: Relative Tranquility	<p>Seeks to support proposals that conserve and enhance the relative tranquillity of the National Park</p>	<p>Policy 1: Hassocks-Burgess Hill Gap (Burgess Hill Gap)</p> <p>Policy 2: Hassocks - Ditchling Gap (Ditchling Gap) &amp; Hassocks-Hurstpierpoint Gap (Hurstpierpoint Gap)</p> <p>Policy 5: South Downs National Park</p>

SDNP Strategic Policy	Summary of Policy	General Conformity of HNP Policies
SD9: Dark Night Skies	Seeks to support development proposals that conserve and enhance relative tranquillity, in relation to light pollution and dark night skies.	<p>Policy 1: Hassocks-Burgess Hill Gap (Burgess Hill Gap)</p> <p>Policy 2: Hassocks - Ditchling Gap (Ditchling Gap) &amp; Hassocks-Hurstpierpoint Gap (Hurstpierpoint Gap)</p> <p>Policy 5: South Downs National Park</p>
SD10: The Open Coast	Seeks to support development proposals within the Sussex Heritage Coast area of the National Park and the undeveloped coastal zone of the National Park subject to criteria.	N/A
SD11: Historic Environment	Seeks to protect designated and non designated heritage assets.	<p>Policy 5: South Downs National Park</p> <p>Policy 6: Conservation Areas</p>
SD12: Biodiversity and Geodiversity	Seeks to support development proposals that conserve and enhance biodiversity and geodiversity provided that they are in accordance with the requirements and hierarchy of designation.	<p>Policy 4: Green Infrastructure</p> <p>Policy 5: South Downs National Park</p> <p>Policy 8: Character and Design</p>
SD13: International Sites	Seeks to protect internationally designated sites to ensure proposals for new development avoid or adequately mitigate against on these sites.	Policy 5: South Downs National Park
SD14: Green Infrastructure	Promotes the provision of new green infrastructure whilst protecting existing assets.	<p>Policy 4: Green Infrastructure</p> <p>Policy 5: South Downs National Park</p>
SD15: Aquifers	Seeks to safeguard ground water aquifers from contamination.	Policy relied upon at SDNPA level

SDNP Strategic Policy	Summary of Policy	General Conformity of HNP Policies
SD16: Rivers and Watercourses	Seeks to safeguard rivers, their corridors and other watercourses.	Policy relied upon at SDNPA level
SD17: Flood Risk Management	Seeks to ensure development does not increase flood risk and avoids areas at risk of flooding.	Policy 5: South Downs National Park
SD18: Transport and accessibility	Seeks to ensure new development should be located and designed to reduce the need to travel	Policy 5: South Downs National Park  Aim 9: Public Transport- Rail  Aim 10: Public Transport- Bus  Aim 11: Footpaths and Accessibility  Aim 12: Cycleways and Bridleways
SD19: Walking, Cycling and Equestrian Routes	Supports the development of a network of high-quality, multiuser non-motorised routes with appropriate signage throughout the National Park.  South Downs Link is safeguarded for future use as non-motorised transport corridors.	Policy 4: Green Infrastructure  Policy 5: South Downs National Park  Aim 11: Footpaths and Accessibility  Aim 12: Cycleways and Bridleways
SD20: Sustainable Tourism and the Visitor Economy	Seeks to support proposals for visitor accommodation and visitor attractions subject to criteria.	Policy 5: South Downs National Park  Policy 21: Tourism



SDNP Strategic Policy	Summary of Policy	General Conformity of HNP Policies
SD21: Recreation	Seeks to support proposals for recreational activities, environmental education and interpretation subject to criteria.	Policy 3: Local Green Spaces  Policy 4: Green Infrastructure  Policy 5: South Downs National Park
SD22: Development Strategy	Identifies defined settlement boundaries within the five Broad Areas of the National Park.	N/A to HNP area.
SD23: Housing	Sets out how the SDNPA seeks to deliver affordable homes.	N/A to HNP area.
SD24: Affordable Housing Provision	Sets out the affordable housing targets to maximise the delivery of affordable housing in the National Park.	Policy 5: South Downs National Park/Policy relied upon at district level.
SD25: Rural Exception Sites	Sets out support for new residential development of 100 per cent affordable housing outside of settlement boundaries provided they comply with other relevant policies and criteria.	Policy 5: South Downs National Park/Policy relied upon at district level.
SD26: Gypsies and Travellers and Travelling Showpeople	Seeks to support permanent and transit gypsy and traveller accommodation needs subject to compliance with other relevant policies and criteria.	Policy 5: South Downs National Park/Policy relied upon at district level.
SD27: Sustaining the Rural Economy	Seeks to support proposals for rural businesses subject to compliance with other relevant policies and criteria.	Policy 5: South Downs National Park/Policy relied upon at district level.
SD28: Employment Land	Seeks to accommodate new employment land, take a flexible approach to change of use and safeguard existing employment sites, subject to compliance with other relevant policies	Policy 5: South Downs National Park/Policy relied upon at district level.
SD29: Town and Village Centres	Seeks to support proposals for town centre development that comply with other relevant policies where they promote and protect the identified hierarchy:	N/A

SDNP Strategic Policy	Summary of Policy	General Conformity of HNP Policies
SD30: Strategic Infrastructure Provision	Strategic infrastructure proposals will be accepted only in exceptional circumstances and where it can be demonstrated they are in the public interest.	Policy 5: South Downs National Park/Policy relied upon at district level.
SD31: Climate Change	Seeks to support development proposals that incorporate high standards of sustainable construction and comply with other relevant planning policies subject to criteria.	Policy 5: South Downs National Park/Policy relied upon at district level.
SD32: Shoreham Cement Works	Sets out development proposals for the sustainable mixed use development of land at the Shoreham Cement Works site.	N/A
SD33: Syngenta, Fernhurst	Sets out development proposals for the sustainable mixed use development of approximately 11 hectares of land at the former Syngenta site.	N/A
SD34: North Street Quarter and adjacent Eastgate area, Lewes	Sets out development proposals for the sustainable mixed-use development of land amounting to approximately 9 hectares at North Street and the neighbouring part of Eastgate.	N/A

## 8. 4B 82(f) COMPATIBLE WITH EU OBLIGATIONS

- 8.1. Section 4B 8(2)(f) states that a draft Neighbourhood Plan will meet the basic conditions if, the making of the Neighbourhood Plan does not breach, and is otherwise compatible with EU obligations.
- 8.2. The SA submitted with the HNP includes the provisions of a Strategic Environmental Assessment (SEA) which is required by European Law.
- 8.3. A Scoping Report of the SA (including the requirements of the SEA) was submitted directly to English Heritage, the Environment Agency and Natural England for assessment against environmental requirements.
- 8.4. Amendments and additional document/objectives were then considered when the SA was formally prepared. The SA is a live document and has been continually updated.
- 8.5. MSDC have confirmed that there is no European Sites in or near HNP Area that would require a Habitat Regulation Assessment.

- 8.6. Action to manage and improve air quality is largely driven by European (EU) legislation. The 2008 Ambient Air Quality Directive (2008/50/EC) sets legally binding limits for concentrations in outdoor air of major air pollutants that impact public health such as particulate matter and nitrogen dioxide.
- 8.7. Stonepound Crossroads (located within the HNP area), was designated an Air Quality Management Area (AQMA) in March 2012, due to the measured levels of nitrogen dioxide. The AQMA includes parts of Keymer Road, Brighton Road, London Road and Hurst Road. The boundary of the AQMA has been defined on the basis of the areas which are, or are likely to exceed the air quality objectives for nitrogen dioxide and where there is “relevant exposure”, that is places where people live close to the road.
- 8.8. In response to the designation of the AQMA, an Action Plan was approved by MSDC in September 2013 and subsequently approved by DEFRA.
- 8.9. The HNP has been mindful of the air quality issues within the Parish and have taken this environmental constraint into consideration throughout the Plan making process including the selection of housing sites. The evidence base, which includes amongst other documents, the HNP Map, acknowledges the environmental constraints of the Parish and includes an AQMA buffer which ranges from 250m-1000m (see Appendix 1).
- 8.10. The HNP acknowledges air quality and includes Policy 7: Air Quality Management, which seeks to support development where it would not have an unacceptable adverse effect upon air quality within the AQMA. The Parish Council do not wish to support proposals which could lead to unacceptable adverse effects, upon air quality within the AQMA, in line with European Union air quality standards. The HNP also includes Aim 8: Pollution which supports actions which could help reduce traffic levels through Stonepound Crossroads.
- 8.11. Following Regulation 14 consultation, the approach of the HNP, with respect to air quality, was discussed at a meeting on 06 April 2016 with both Mid Sussex District Council and West Sussex County Council (copies of Minutes available in Appendix 2).
- 8.12. Subsequent to the meeting in April, the District confirmed the HNP has had regard to the AQMA in a proportionate way and complies with national policy and guidance (see Appendix 3).
- 8.13. The HNP does not breach any EU obligations and would be otherwise compatible with all EU obligations.

## **9. 4B 8(2)(g) COMPLIANCE WITH PRESCRIBED CONDITIONS AND MATTERS**

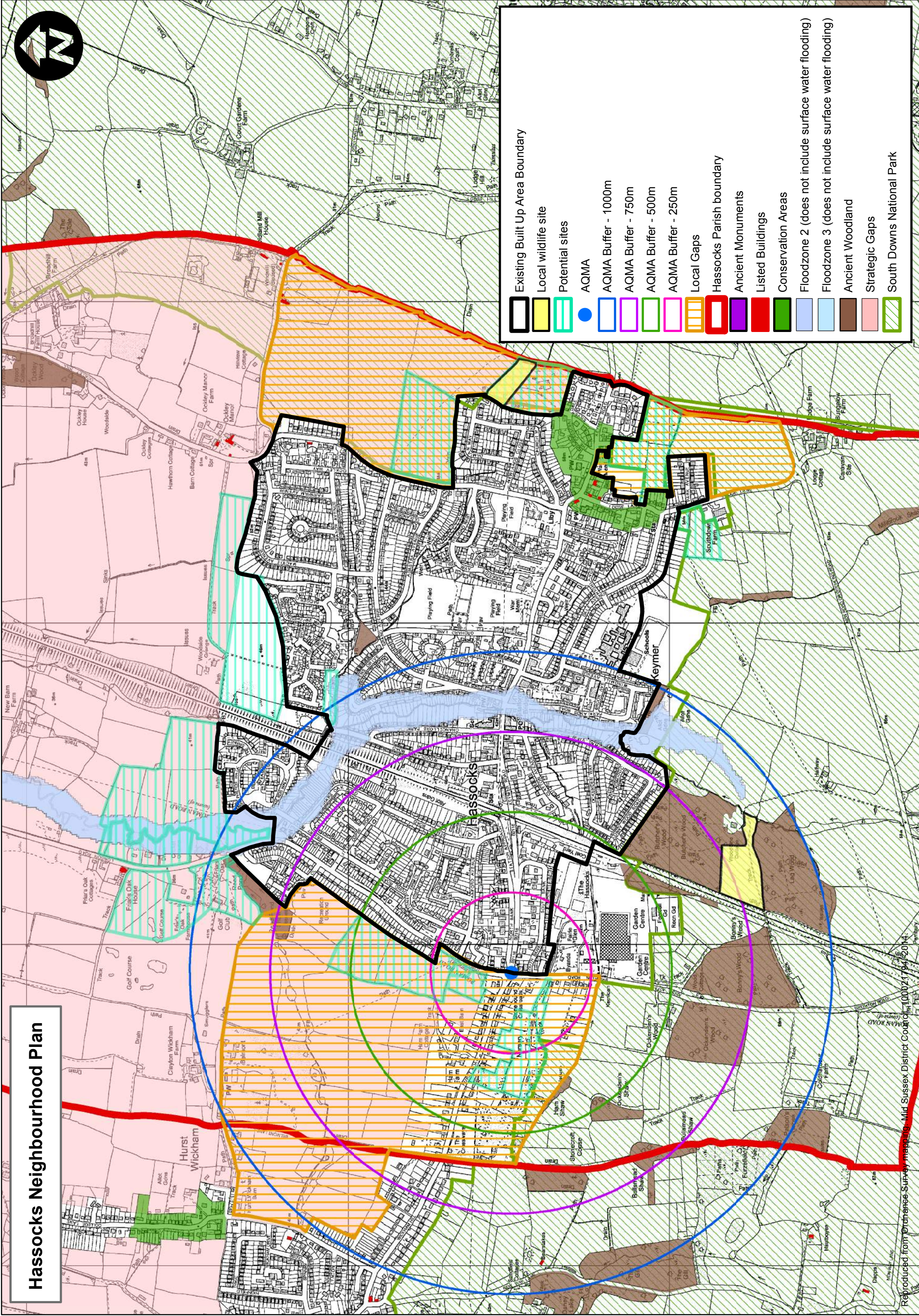
- 9.1. Section 4B 8(2)(g) states that a draft Neighbourhood Plan will meet the basic conditions if prescribed conditions are met in relation to the Neighbourhood Plan and prescribed matters have been complied with.
- 9.2. The Basic Conditions as set out in Schedule 4B to the Town and Country Planning Act 1990, and the prescribed conditions and matters are considered to be met by the HNP. It is therefore submitted that the HNP complies with Paragraph 8(1)(a) of Schedule 4B of the Act.

## **10. 4B 8(6) COMPATIBILITY WITH CONVENTION RIGHTS**

- 10.1. Section 4B 8(6) states that the Examiner is not to consider any matter that does not fall within sub-paragraph 4B(1) apart from considering whether the draft Neighbourhood Plan is compatible with Convention Rights.
- 10.2. The HNP has regard to the fundamental rights and freedoms guaranteed under the EU convention on human rights. It has particularly had regard to Article 1 - respecting rights, Article 8 - privacy and Article 14 - discrimination. It is submitted that the HNP complies with the Human Rights Act 1998.

APPENDIX 1  
HASSOCKS NEIGHBOURHOOD PLAN MAP

# Hassocks Neighbourhood Plan



APPENDIX 2  
MINUTES OF MEETING WITH MSDC & WSCC  
06 APRIL 2016

## DRAFT M I N U T E S

Meeting held with Mark Bristow (Neighbourhood Planning Officer, MSDC)

06 April 2016

Mid Sussex District Council Offices at 10am

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**Attendees:** Sue Hatton (SH), Hassocks Parish Council.  
Bill Hatton (BH), Hassocks Parish Council.  
Mark Bristow (MB), Mid Sussex District Council.  
Dale Mayhew (DM), dowsettmayhew Planning Partnership.  
Laura Bourke (LB), dowsettmayhew Planning Partnership.

### 1. Regulation 14 Consultation

DM gave an update of Regulation 14 consultation, number of responses received and how the neighbourhood plan working group (NPWG) are dealing with the comments received.

### 2. Mid Sussex District Council response

MSDC comments were discussed generally.

#### Policy 3: Local Green Space

A general discussion followed on Local Green Spaces (LGSs) within the Plan.

MB indicated Ham Fields was more likely to be acceptable to an Examiner, than the current proposed extent of Friars Oak LGS.

MB highlighted concerns regarding Friars Oak LGS designation as it may be perceived as an excessively large tract of land. MB highlighted the extent to which the LGW spreads north and the need for the LGS to relate well to the community.

MB identified Ardingly NP as an example where an LGS had been designated on a site being promoted for development. The LGS was supported by the Examiner.

MB identified Slaugham NP as an example where an Examiner had recommended the deletion of a LGS.

He nonetheless highlighted the Mid Sussex Playing Pitch Strategy which identified a deficit in Open Space and suggested this may add to other areas of green space being valued. MB recommended the LGS justification is aligned to the requirements of para 77 of the National Planning Policy Framework (NPPF).



MB recommended the background LGS paper be included as an Appendix to the Consultation Statement or as a stand alone document.

### Policy 10: Outdoor Playing Space

MB highlighted how the “commuted sum” referred to under Policy 10 should be amended to ensure a contribution is provided towards both the provision and long term maintenance of community facilities. A discussion followed on how this could be used for additional play space at Adastra Park.

#### **DM ACTION**

MB recommended the policy identifies how the contribution would be spent.

### **3. West Sussex County Council response**

WSCC response to Hassocks NP discussed.

DM highlighted the main areas of concern to the NPWG and queried which Authority was responsible for air quality.

MB clarified that air quality falls to Mid Sussex District Council and they are responsible for monitoring. MB also advised air quality is a strategic issue, not an issue best suited to be addressed via a NP. It is arguably unreasonable/ not proportionate for a NP to deal with especially when WSCC are struggling to deal with the issue.

MB confirmed colleagues within the Council had not raised concerns regarding air quality during the Regulation 14 consultation.

MB advised that an Examiner would be look seeking a proportionate evidence base. However air quality is covered under EU obligations which is dealt with under the Basic Conditions Statement. This is therefore a matter the Examiner may be compelled to consider in detail.

A dicussion followed on the approach of Examiners with respect to air quality. The Burgess Hill examination and its impact on Stonepound Crossroads was also discussed.

DM asked if the NPWG could request a formal response from MSDC with respect to WSCC air quality comments. This could then be submitted with the Consultation Statement/Basic Conditions Statement. **DM ACTION**

MB confirmed he would be happy to respond to such a request.

DM advised that there was further evidence available from the proponents of the Golf Club with respect to air quality.

MB advised if the NPWG had any further evidence it may be useful at Examination.

### **Housing Numbers**

General discussion followed on housing numbers.

MB confirmed the HEDNA was the starting point for Parishes and acknowledged that Hassocks then had to take the constraints of the Parish into account. MB confirmed he was comfortable with the housing number proposed in the Hassocks NP.

MB recommended the HEDNA is acknowledged. DM agreed the Housing Paper could be updated to clearly reflect the HEDNA. **DM ACTION**

A discussion then followed on the housing allocation in the Plan.

#### Policy 15: Land to the north of Clayton Mills and Mackie Avenue

DM shared the proposed policy compliment Masterplan from Gleasons.

Discussion followed regarding MSDC position should the landscape buffer be moved north beyond the current allocation (as identified on the Proposals Map). MB confirmed MSDC would be comfortable if the landscape buffer went beyond the buffer but if housing were to be extended further north than the current site allocation boundary MB advised this would require a further Regulation 14 consultation exercise.

A discussion followed on access arrangements. MB suggested if access is to be gained off Ockley Lane, the associated land to achieve this, could be gifted to the Parish Council, MSDC or a Land Trust. MB confirmed this could be through agreement and would not necessarily have to be written into the policy. **DM ACTION**

MB also confirmed the NP need not specify an access point to the public highway; this could be dealt with at the application stage.

The Mackie Avenue Residents Management Company Limited (MARMC) response was then discussed.

MB confirmed MARMC

- Is not a statutory consultee
- Have had adequate opportunity to comment

#### Policy 14: Hassocks Golf Course

Discussion followed on the allocation and consultation responses received.

MB confirmed it is his informal opinion that the requirement for the Golf Course to change ownership but be rented back as part of the Policy is acceptable and legitimate.

Discussion followed on the request of the site proponent for the Policy to allow greater flexible to create a serpentine edge to the development.

DM explained the NPWG had discussed this issue and were not minded to support westward expansion into the Gap.

MB confirmed MSDC is very aware of the potential coalescence issue in this part of the Parish.

MB advised if the allocation was to extend beyond the current allocation (as identified on the Proposals map) this would require an additional Regulation 14 consultation.

#### Policy 16: National Tyre Centre

DM shared the Environment Agency's response to Policy 16.

DM confirmed the majority of the site is within the lower flood risk zones with a small proportion in the higher flood risk zone.

MB confirmed MSDC carry out a Flood Risk Assessment for all sites at the Regulation 16 stage.

MB advised it would be useful for DM to speak with the Environment Agency to clarify how built development will be located outside the higher risk zones. **DM ACTION**

### **South Downs National Park response**

A general discussion followed on the main points raised by the SDNP.

DM highlighted which recommendations the NPWG were minded to endorse.

MB advised where the NPWG were not minded to endorse with the recommendations of the SDNP a memorandum of understanding should be agreed with the Park.

MB advised DM to contact Sarah Nelson at SDNP to discuss. **DM ACTION**

### **Policy 6: Conservation Areas**

DM highlighted comments made by Historic England and the SDNP on this policy.

MB agreed there was no need to repeat national policy. MB advised further consideration should be given to additional wording to ensure the policy is locally specific. MB also advised how NP can seek to amend conservation area boundaries. MB advised Emily Wade may be helpful if the NPWG wished to explore this option. Other options include the removal of the policy or to leave the policy as it. **DM ACTION**

### **Mapping**

A brief discussion followed on mapping. MB confirmed it is not possible to map green infrastructure (GI) at a useable Parish scale.

### **Examination**

DM enquired if MSDC had yet to source an Examiner. MB advised he is reluctant to do this prior to Regulation 16 consultation. It is then undertaken in partnership with the Parish. MB should be advised by the Parish Council if they have a preferred Examiner. Although a minimum of 3 quotes will be sought.

MB advised MSDC seek to use NPIERS and have used Trevor Roberts Associates.

MB advised MSDC would require 2 weeks between the NP being submitted and the commencement of the Regulation 16 consultation.

MB advised the Submission Plan and Sustainability Appraisal must be submitted in Word format. Word documents are needed to ease further editing requirements following the Examiners Report. MB advised the Consultation Statement could be submitted as a PDF. MB advised docs could be submitted on a disc or USB stick but could not be shared via Dropbox. MB also advised no paper copies were needed.

## MINUTES

Meeting held with Chris Owen (West Sussex County Council)

06 April 2016

Mid Sussex District Council Offices at 11.30am

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**Attendees:** Sue Hatton (SH), Hassocks Parish Council.  
Bill Hatton (BH), Hassocks Parish Council.  
Chris Owen (CO), West Sussex County Council.  
Mark Bristow (MB), Mid Sussex District Council.  
Dale Mayhew (DM), dowsettmayhew Planning Partnership.  
Laura Bourke (LB), dowsettmayhew Planning Partnership.

1. Regulation 14 Update - DM gave update on Hassocks Neighbourhood Plan (NP) Pre Submission consultation.
2. WSCC response to Pre-Submission Plan - DM confirmed "general comments" from WSCC were OK.
3. WSCC comments on Ch4: Environment and Heritage Green Infrastructure (GI).

CO confirmed comments on this aspect had been obtained from the Public Right of Way (PRoW) officer. CO confirmed WSCC are keen for non-car modes of transport to play a role in GI with regard connectivity. Also confirmed WSCC are keen to see as much as possible is done to draw attention to GI to provide for movement which doesn't include the car, i.e. walking, cycling, riding.

DM agreed an additional reference to other modes of transport could be included in the Policy. **DM ACTION**

4. WSCC comments on Ch6: Housing.

DM explained HEDNA number for Hassocks (635) and confirmed MSDC are content with the proposed housing numbers detailed in the Hassocks NP.

Discussion followed on air quality and traffic issues associated with housing allocations.

CO confirmed for WSCC air quality is the dominant issue.

CO explained the WSCC Transport Plan sets out County objectives which include "security, safety and health" and how these are air quality/transport related.

CO advised air quality is not a matter for the District Council alone.

WSCC seek NP to look at traffic and air quality management.

CO confirmed Stonepound is a junction of concern for WSCC and they have had limited success in dealing with the problems at this junction.

CO confirmed there is no obvious solution. He believed minor improvements have been made by altering the timings of the traffic lights. The traffic consultants in support of the Ham Field scheme have identified further potential minor improvements to the geometry of the junction to improve its operation.

Discussion followed regarding current applications and housing numbers in the “pipeline” which may have an affect on Stonepound Crossroads.

DM highlighted there is an application pending determination for Friars Oak Field, totalling 137 units; a re-determined Appeal at Ham Fields for 97 dwellings; and a current application pending determination on the latter site for 51 units (DM/15/4609).

DM highlighted WSCC response to DM/15/4609 which stated “a sensitivity test has been included that included for the proposed 137 units as well as the 97 units dwellings that formed part of the two earlier planning applications. The LHA has concluded that a severe capacity impact would not result should these two developments have been permitted”.

DM highlighted WSCC had raised no objection to 234 dwellings on London Road, and that the Hassocks NP was seeking to allocate 130 units at the Golf Club, 140 units at Clayton Mills and 20 units at the National Tyre Centre site.

DM questioned what else is needed to demonstrate to West Sussex County Council that NP can proceed.

CO confirmed WSCC had looked at all allocated sites which total 290 units. CO confirmed Friars Oak is different to Ham Fields due to the distance from Stonepound Crossroads/access to Burgess Hill).

CO confirmed that allocations in Development Plan Documents and committed developments is what WSCC look at when reviewing and taking a view on the impacts.

BH questioned what further information can be provided. And highlighted that a Transport Assessment (TA) had already been undertaken for Friars Oak Field and Ham Fields.

DM questioned if the NPWG could submit existing information from the above apps and if WSCC could use this as a basis to determine if the NP can proceed?

BH: Explained how he struggled to see how the impact of the Golf Club is any different to Friars Oak Field. BH saw no reason why information submitted in support of other housing applications in the area should not be used. BH submitted this evidence would be proportionate.

CO confirmed that the Clayton Mills and National Tyre Centre sites are different and the sites are a matter of concern due to lack of evidence base. CO confirmed it requires some form of analysis - so WSCC can understand implications for Stonepound with respect air quality and capacity.

DM again questioned if there was not enough evidence now available to allow the NP to proceed. DM queried if the T.A. could follow at application stage.

CO confirmed the situation was an unusual case and agreed:

- Small scale/proportionate evidence should be done at NP level;
- Not appropriate for PC to undertake a detailed study;

CO confirmed WSCC cannot be certain that evidence is available now and so will not be a show stopper in future.

MB gave MSDC view on Air Quality

- MB gave update on response to Hassocks NP and stated no concerns were raised from internal MSDC Officers.
- Confirmed Stonepound is not a show stopper for the District.
- MSDC are aware of the site selection which has been done.
- MSDC are confident/satisfied enough has been done.

- MSDC are reliant on NP's to bring forward houses.
- Haven't raised concerns re AQMA.
- Everything has been done to allow NP to move forward.
- Quantum of growth right for Hassocks.

It was noted there is a difference between evidence needed by MSDC and WSCC. Different view between WSCC and MSDC.

DM highlighted Burgess Hill allocation and evidence which was provided for their Neighbourhood Plan.

CO confirmed WSCC are happy with this data and data for Friars Oak and Ham Field. However not happy with 290 identified in Hassocks.

BH asked if there was evidence which already exists and can WSCC response be revised.

CO response reiterated WSCC concerns re cumulative affect given all the applications.

CO stated with respect to Burgess Hill - evidence is still being gathered. WSCC have looked at the allocation and accept there will be some impact on Stonepound. However the Burgess Hill strategy will seek to mitigate impact via A2300 improvements. CO confirmed LEP funding has been sourced for this.

BH requested WSCC review position set out and comments provided so far.

Discussion followed on the potential methodology of preparing further traffic/ travel studies to support the NP allocations.

CO confirmed that in Tangmere developers of proposed sites, funded, and provided evidence to demonstrate development is acceptable.

CO confirmed that the Methodology involves a 2-stage process:

**Part 1: Produce estimate of number of extra vehicles through Stonepound.**

Taking into account Neighbourhood Plan allocations and committed developments, with the focus on Hassocks (relevant local commitments).

Based on:

- 1/A Number of vehicles and peak hours generated by NP allocations.
- 1/B Origin and destination of trips.

**Part 2: Capacity Modelling**

This is based on additional trips. The need for this work would be dependant on the results from Part 1.

Discussion followed on next steps.

CO confirmed WSCC will review response and will discuss the matter further with colleagues.

DM suggested an update is provided to WSCC setting out the response of NPWG to WSCC comments, provide further information on existing studies relating to air quality; and seek WSCC to review their position/ response.**DM ACTION**

Discussion followed re costs for work - WSCC confirmed it is appropriate for developer to pay.

DM asked if WSCC would scope out work for NPWG? CO confirmed WSCC would provide assistance for drafting of brief however Local Authority/Parish Council are to provide the Brief for WSCC to comment on.

## APPENDIX 3

# MSDC LETTER DATED 06 JUNE 2016: HASSOCKS NEIGHBOURHOOD PLAN- AIR QUALITY

**Contact:**

Ms Claire Tester 01444 477322, Fax: 01444 477507  
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**Your Ref:**

**Our Ref:**

**Date:** 6<sup>th</sup> June 2016

DowsettMayhew Planning Partnership  
63a Ship Street  
Brighton  
BN1 1AE

Dear Dale,

Hassocks Neighbourhood Plan – Air Quality

Thank you for your letter dated 25<sup>th</sup> April and also for copying me into correspondence with Chris Owen at WSCC concerning the air quality issue raised in their Regulation 14 consultation response.

The National Planning Practice Guidance at Paragraph: 003 Reference ID: 32-003-20140306 states:

*“Air quality concerns can be relevant to neighbourhood planning, and it is important to consider air quality when drawing up a neighbourhood plan or considering a neighbourhood development order. The local planning and environmental health departments will be able to advise whether air quality could be a concern”.*

Paragraph: 002 Reference ID: 32-002-20140306 relates to Local Plans but could also be seen as relevant to Neighbourhood Plans:

*“Local Plans can affect air quality in a number of ways, including through what development is proposed and where, and the encouragement given to sustainable transport. Therefore in plan making, it is important to take into account air quality management areas and other areas where there could be specific requirements or limitations on new development because of air quality. Air quality is a consideration in Strategic Environmental Assessment and sustainability appraisal can be used to shape an appropriate strategy, including through establishing the ‘baseline’, appropriate objectives for the assessment of impact and proposed monitoring.*

*Drawing on the review of air quality carried out for the local air quality management regime, the Local Plan may need to consider:*

- *the potential cumulative impact of a number of smaller developments on air quality as well as the effect of more substantial developments;*
- *the impact of point sources of air pollution (pollution that originates from one place); and,*
- *ways in which new development would be appropriate in locations where air quality is or likely to be a concern and not give rise to unacceptable risks from pollution. This could be through, for example, identifying measures for offsetting the impact on air quality arising from new development including supporting measures in an air quality action plan or low emissions strategy where applicable”.*

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As you highlight in your letters, the AQMA at Stonepound Crossroads was a key consideration in the evidence base for the Neighbourhood Plan, including the site selection work, and the Sustainability Appraisal has had due regard to it.

The Regulation 14 Pre Submission Consultation Neighbourhood Plan also highlights the Air Quality issue at:

- paragraph 2.31 of the Parish Profile;
- Strategic Objectives: bullet 5;
- Policy 7: Air Quality Management (which states that development will be supported where it would have no adverse effect upon air quality within the Air Quality Management Area);
- Policy 12: Education Facilities (which includes a criteria that any new school site should avoid adverse significant effect upon air quality at the Stonepound Crossroads);
- Aim 4: (Proposals to reduce congestion, pollution and safety problems at Stonepound Crossroads, Dale Avenue and Keymer Road will be supported); and
- Aim 8: (Support will be offered to actions which could help reduce traffic levels through Stonepound).

In my opinion this demonstrates that the Neighbourhood Plan has had regard to the Air Quality Management Area in a proportionate way, and therefore complies with national policy and guidance in this respect.

In the interests of clarity, I would advise that the wording in Policy 7 and Policy 12 about air quality impacts be made consistent as the tests for impact of development are currently different. Alternatively you could just remove the criteria in Policy 12 as it is already covered by Policy 7.

Happy to discuss further at our meeting on the 18<sup>th</sup> May.

Yours sincerely,



Claire Tester  
Head of Economic Promotion and Planning

Cc Chris Owen WSCC

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