

Hassocks Neighbourhood Plan

Submission Consultation (Regulation 16)

**Sustainability Appraisal (incorporating Strategic
Environmental Assessment)**



June 2016

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1. INTRODUCTION

- 1.1. This Sustainability Appraisal (SA) report is in respect of the Regulation 16 Submission Consultation of the Hassocks Neighbourhood Plan (HNP).
- 1.2. The Parish is located within Mid Sussex District Council (MSDC). Hassocks Parish is located south of Burgess Hill, east of Hurstpierpoint and west of Ditchling. To the south is the South Downs National Park (SDNP), beyond which is the urban area of Brighton. The largest settlement in the parish is Hassocks. This is connected to the east to the settlement of Keymer. To the south, on the fringes of the parish, is the settlement of Clayton, located at the foot of the Downs.
- 1.3. Neighbourhood planning is a new way for communities to decide the future of the places in which they live and work. The HNP has been driven and prepared by Hassocks Parish Council, with input from local residents, community groups and other stakeholders. Throughout this process there has been extensive public consultation and feedback forums.
- 1.4. The HNP is important for the future of the Parish. If successfully supported at a public referendum, it will become a key material consideration in guiding development in the Parish and determining planning applications up to 2031.
- 1.5. Neighbourhood Plans must be in general conformity with the adopted Development Plan Document (DPD) of the District, of which the main document is the Mid Sussex District Local Plan (2004). The HNP has also had regard to the emerging policies of the Mid Sussex District Plan 2014-2031.
- 1.6. Mid Sussex have most recently prepared a “Focussed Amendments” consultation which was the subject of public consultation between 19th November 2015 and 31 December 2015. As part of this, the Council has reviewed its strategy on housing need and proposes a revised housing provision figure of 13,600 (an increase of 2,550 over the previous consultation). The Sustainability Appraisal and Habitats Regulation Assessment underwent a “Focused Amendments” consultation over the same period.
- 1.7. The obligation to undertake a SA is set out in Section 39 of the Planning and Compulsory Purchase Act 2004. This requires Local Development Documents to be prepared with a view to contributing to the achievement of sustainable development. The process involves examining the likely effects of the Plan and considering how they contribute to social, environmental and economic well-being.
- 1.8. A Strategic Environmental Assessment (SEA) involves the evaluation of the environmental impacts of the plan or programme. The requirement for SEA is set out in the European Directive 2001/42/EC adopted in UK law as the “Environmental Assessment of Plans or Programmes Regulations 2004”.
- 1.9. The SEA process is very similar to the SA process, with more prescriptive guidance that needs to be followed in order to meet the SEA Directive’s requirements. Government guidance (in a Practical Guide to the Strategic Environmental Assessment Directive (ODPM 2005)) suggests incorporating the SEA process into the SA and consider economic and social effects alongside the environmental

effects considered through the SEA. This approach has been followed. For simplification, this report is referred to as a Sustainability Appraisal, although it incorporates the SEA.

- 1.10. The purpose of this SA is to assess whether the HNP may have effects on a range of sustainability topics and consider alternatives and mitigation to reduce any negative impact. The SA has been carried out by independent consultants.
- 1.11. Much of the data used in the preparation of the SA comprises 'baseline information' which was contained and presented in the Scoping Report. The Scoping Report collated baseline data on broad areas of economic, social and environmental issues. It analysed a range of environmental protection objectives established at International, European, national or local level which were relevant to the HNP. It considered the implications of other plans and documents and set out a series of Sustainability Objectives. The Scoping Report also set out the proposed methodology for undertaking the SA.
- 1.12. The Scoping Report and baseline data has been subject to public consultation with statutory bodies (English Heritage, Natural England, the Environment Agency). The document has been continually updated to ensure that any new plans or documents released whilst the HNP has been prepared, have been assessed.
- 1.13. This report is structured as follows:
 - Section 2 - details the SA (inc SEA) appraisal methodology;
 - Section 3 - summarises the baseline collection work, identification of the plans, policies and programmes that have an impact on the HNP, with updates on these in light of feedback on the Scoping Report. It also includes a summary of the challenges for the future of the Parish;
 - Section 4 - sets out the objectives and indicators (collectively known as the Sustainability Framework), which will be used to appraise the various policy options. The HNP objectives are tested against the Sustainability Objectives for compatibility;
 - Section 5 - contains the individual policy appraisals, testing realistic options against the Sustainability Framework.
 - Section 6 - sets out the next steps.
- 1.14. The SA process has established a range of sustainability issues and options to be considered in formulating the proposals for the HNP. It has ensured consideration of a range of potential social, economic and environmental effects. This has enabled the most sustainable policy options to be identified for inclusion with the HNP.

2. APPRAISAL METHODOLOGY

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

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

Figure 1: Stages in the SA process

- 2.3. Stage A and the associated tasks have been undertaken as part of the preparation of the Scoping Report. This was the subject of formal consultation in early 2015. The feedback from this consultation and any consequential changes to the baseline data and sustainability framework are detailed below in this report. The Scoping Report, and responses to it, are an intrinsic part of the SA process, and should be read in conjunction with this report.
- 2.4. Stage B involves measuring the likely significant social, economic and environmental effects of the strategy and policies contained within the Pre-Submission (Regulation 14) HNP consultation.
- 2.5. Section 4 of this report sets out the Sustainability Framework and tests the objectives of the HNP against this framework. Section 5 sets out the policy appraisal. This highlights the different advantages and disadvantages of each option, showing the preferred policy is the most sustainable option, given reasonable alternatives. The following symbols and colours are used to record this:

✓✓	Significant positive impact on the sustainability objective
✓	Positive impact on the sustainability objective
?✓	Possible positive or slight positive impact on the sustainability objective
0	No impact or neutral impact on the sustainability objective
?✗	Possible negative or slight negative impact on the sustainability objective
✗	Negative impact on the sustainability objective
✗✗	Significant negative impact on the sustainability objective

Figure 2: Symbols in the SA process

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

3. BASELINE INFORMATION

- 3.1. As part of Stage A of this SA process, a review of other plans, programmes, policies, strategies and initiatives that may influence the content of the HNP was undertaken, together with the collation of extensive baseline data for the Parish. .

- 3.2. The Baseline Data (as outlined in the Scoping Report) is presented below. Where this data has been updated either due to the availability of more recent baseline data or in response to consultation advice received in response to consultation on the Scoping Report and Pre Submission Plan this is also set out below under each topic.

General Parish Characteristics

- 3.3. Hassocks Parish is located south of Burgess Hill, east of Hurstpierpoint and west of Ditchling. To the south is the South Downs National Park, beyond which is the urban area of Brighton. The B2116 runs through the centre of the parish in a broadly east-west direction, connecting Hurstpierpoint with Ditchling. The A273 runs north-south through the western side of the parish, connecting Burgess Hill with the dualled A23 to the south. The B2112 (New Road) leads from the A273 at Clayton, in a broadly northeast direction, to connect to Ditchling. The main London to Brighton railway line travels through the parish in a broadly north-south direction, with a station located within the centre of Hassocks Village.
- 3.4. The largest settlement in the parish is Hassocks. This is connected to the east to the settlement of Keymer. To the south, on the fringes of the parish, is the settlement of Clayton, located at the foot of the Downs.
- 3.5. It is a parish of mixed character that incorporates part of the South Downs Scarp, the main built up area, surrounded by a rural hinterland, with neighbouring settlements to the north, east and west. In total, the parish extends to some 10.88kms² (4.20sq miles).
- 3.6. It is bordered to the north by Burgess Hill Town Council area, to the east by Ditchling Parish, to the south by Pyecombe Parish, and to the west by Hurstpierpoint and Sayers Common Parish.
- 3.7. The southern part of the parish is within the designated South Downs National Park. The boundary of this broadly follows the edge of built up area on the south side of Hurst Road (to the west of the A273) before turning south to exclude the South Downs Nursery Garden Centre and Hassocks Football Club, before turning north again and crossing the railway line to include Butchers Wood, and exclude residential development to the north. It excludes the grounds of Downlands School before wrapping around the southern and eastern periphery of the built up area of Keymer and heading north to include the eastern fringes of the parish. It follows the parish boundary line north, as far as Wellhouse Lane, before heading east and north within the parish of Ditchling.

Social Characteristics - Population

- 3.8. The Census data from 2011 shows that the total population for the parish was 7,667. This was an increase of 846 people (12.4%) from 2001. A total of 47.28% (3,625) were male, whilst 52.72% (4,042) were female. The total population represents a density of some 7 persons per hectare.
- 3.9. The age structure comprises:
- 1,531 persons aged between 0-17;
 - 2,062 persons aged between 18-44;
 - 2,101 persons aged between 45-64; and
 - 1,973 persons aged 65 and over.

3.10. There were a total of 3,341 households (at least 1 person occupying at the time of the Census). This comprised a mix of:

- 994 x 1-person households;
- 1,258 x 2-person households;
- 456 x 3-person households;
- 475 x 4-person households;
- 123 x 5-person households;
- 25 x 6-person households;
- 6 x 7-person households;
- 4 x 8+ person households.

3.11. Based on the total population living in a household and the number of households in total, the average household size in the parish was 2.28 persons.

3.12. Since the publication of the Scoping Report, the Office of National Statistics released “Annual Mid-year Population Estimates for the UK 2014” in June 2015. The official 2014 mid-year estimates, built on the mid-2013 estimate. Results show a national increase of 491,000 (0.77%) people resident in the UK at 30 June 2014, with Mid Sussex District showing an increase of 1611 (1.1%) people resident in the District.

3.13. No updates are available at the Parish level.

Social Characteristics - Housing

3.14. There were a total of 3,414 dwellings, of which 3,341 were occupied. This comprised:

- Detached dwellings - 1,427;
- Semi-Detached - 1,149;
- Terraced - 279;
- Flat/Maisonette - 447;
- Flat/Maisonette in converted or shared house - 53;
- Flat/Maisonette in commercial building - 57;
- Caravan/mobile home - 2.

3.15. Of these 3,341 households, 1,579 were owned outright; 1,142 were owned with a mortgage; 15 were in shared ownership, 293 were socially rented; 254 were privately rented; 20 were privately rented through other means; and 38 were rent free.

3.16. The size of the properties were:

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

3.17. The number of bedrooms in each property were:

- No bedrooms - 2;
- 1 bedroom - 300;
- 2 bedrooms - 896;
- 3 bedrooms - 1,300;
- 4 bedrooms - 662;
- 5+ bedrooms - 181.

3.18. The Census indicated there were a total of 4,516 cars owned by residents within the parish. Ownership per household was as follows:

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

Social Characteristics - Human Health

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

Social Characteristics - Deprivation

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

measure of deprivation. An area which has low deprivation will not necessarily be a wealthy area, whilst conversely, an area of higher deprivation will not necessarily be a poor area. The LSOAs are not of uniform size and they cover an area of population, not geographic size.

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

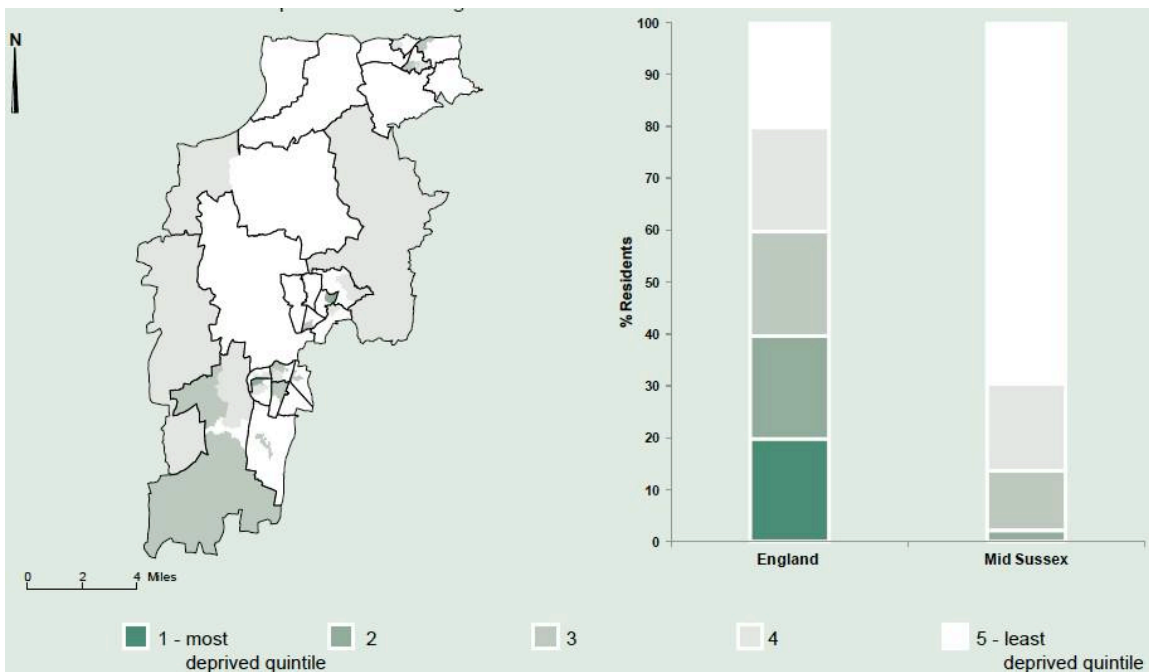


Figure 3:IMD data

3.35. The IMD data for the parish, relative to the district and England is shown on Figure 3. The assessment of deprivation for each LSOA is comprised of individual rankings, which are weighted and combined to produce the overall result. The topic areas used for this are: Income; Employment; Health; Education and Training; Barriers to Housing/Services; Crime; and Living Environment. In addition, there are data sets produced for deprivation affecting children and deprivation affecting older people. These do not form part of the overall LSOA ranking.

3.36. Those relating to the 5 LSOAs that cover the parish of Hassocks have the following ranking:

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

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

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

- Income - 29,245 (least deprived 10%);
- Employment - 28,650 (least deprived 15%);
- Health - 28,510 (least deprived 15%);
- Education and Training - 27,821 (least deprived 15%);
- Barriers to Housing/Services - 29,589 (least deprived 10%);
- Crime - 27,149 (least deprived 20%);

- Living Environment - 29,839 (least deprived 10%);
- Elderly Deprivation - 30,217 (least deprived 10%);
- Child Deprivation - 31,080 (least deprived 5%).

LSOA3 - Central Village (Overall 18,981):

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

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

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

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

- Income - 30,083 (least deprived 10%);
- Employment - 30,755 (least deprived 10%);
- Health - 29,369 (least deprived 10%);
- Education and Training - 26,988 (least deprived 10%);
- Barriers to Housing/Services - 16,466 (least deprived 50%);
- Crime - 18,844 (least deprived 45%);
- Living Environment - 26,086 (least deprived 20%);
- Elderly Deprivation - 29,843 (least deprived 10%);
- Child Deprivation - 31,660 (least deprived 5%).

3.37 A breakdown of the IMD data reveals that overall, the parish fares very well with regard to most measures of deprivation. There is however a deprivation issue regarding barriers to housing and services. This is likely to be driven by the number of houses available and the desirability of Hassocks as a location to live. The central part of the village also has greater deprivation issues in respect of all other categories in relation to the rest of the parish.

3.38 The Indices of Multiple Deprivation (IMD) update of 30 September 2015 outlined that there were no boundary changes to LSOAs within the Parish of Hassocks. There are 32,844 LSOA's for the 2015 rank, whereas in 2010 there were 32,482.

- 3.39 In the South of Parish LSOA (Clayton and Central/Western/Southern Village), there is no marked change in the overall LSOA ranking. There have been some minor changes, both comparatively more and comparatively less deprived ranking of individual measures. The LSOA remains one of the comparatively least deprived areas in England, being within the least deprived 5%. However, the LSOA is now in the most deprived 4th decile in terms of Barriers to Housing & Services.
- 3.40 In the East of Village LSOA, there is no marked change in the overall ranking. There have been some minor changes, both comparatively more and comparatively less deprived ranking of individual measures. The LSOA remains one of the comparatively least deprived areas in England, being within the least deprived 0.5% LSOAs.
- 3.41 In the Central Village LSOA, there has been a slight improvement from 2010 and is now comparatively less deprived. The notable improvements to individual rankings include, Health and Living Environment. Overall the changes are quite small and the LSOA still has relatively low levels of deprivation.
- 3.42 In the Central/Northeast Village LSOA, there is no marked change in the overall LSOA ranking. There have been some minor changes, both comparatively more and comparatively less deprived ranking of individual measures. The largest improvement has been to the Crime measure and the largest drop has been to the Child Deprivation measure. The LSOA remains in the least deprived 5% of England.
- 3.43 In the Western/Northwestern/North And Northeastern Parish LSOA, there is no marked change in the overall LSOA ranking. There have been some minor changes, both comparatively more and comparatively less deprived ranking of individual measures. The largest improvement has been to the Health measure and the largest drop has been to the Barriers to Housing & Services, and Living Environment measures. The LSOA remains in the least deprived 5% of England.

Environmental Characteristics - Biodiversity, Flora And Fauna

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

Ockley Hill and pockets of woodland on the west side of the A273 (London Road) immediately south of its junction with the Jane Murray Way.

Environmental Characteristics - Landscape, Soil And Geology

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

landscape, although there is a danger of the cumulative visual impact of buildings and other structures here and elsewhere in the area.

- 3.51 The Hickstead Low Weald covers the northern part of the parish, principally beyond the settlement edge of Hassocks and Keymer. It is described as a lowland mixed arable and pastoral landscape, with a strong hedgerow pattern. It lies over low ridges and clay vales, drained by the upper Adur streams. It notes that the area has experienced high levels of development centred on Burgess Hill. It notes there are alternating west-east trending low ridges with sandstone beds and clay vales, carrying long, sinuous upper Adur streams. Views are dominated by the steep Downland scarp to the south and the High Weald fringes to the north. The arable and pastoral rural landscape comprises a mosaic of small and larger fields, scattered woodlands, shaws and hedgerows with hedgerow trees.
- 3.52 More recently, the District Council commissioned a Landscape Capacity Study, with the final report published in July 2007. This is not a Landscape Character Assessment, but rather a Landscape Capacity Assessment. As is made clear in the preface of this report, it was commissioned to assess the physical and environmental constraints on development in the district, with a view to identifying the capacity of the district's landscape to accommodate future development. It sought to reach determinations on the landscape sensitivity and landscape value of the landscape character areas of the district. The report contained a structural analysis of the area, to identify the main elements which contribute to the structure, character and setting of the settlements. This identified 9 zones, of which 2 cover the parish of Hassocks; Zone 5 - Burgess Hill and surrounding area; and Zone 9 - Hurstpierpoint, Hassocks, Keymer, Sayers Common and Albourne.
- 3.53 Within Zone 5, the report notes that the central and southeastern parts of Burgess Hill are elevated and located on the end of a spur of high ground leading down from the South Downs Foothills to the south. It notes the settlement extends southwest onto a prominent ridge, which skirts the southern edge of the town and extends east to include Ditchling Common. The north-facing slopes of this ridge are occupied by the town and include a crescent of recreational routes and land use. It notes the majority of the south-facing slopes are undeveloped and can be seen from the South Downs. With the exception of high ground around World's End, to the northeast of the town, Burgess Hill occupies gently sloping ground which falls north and west. It notes that small pastoral fields with thick continuous boundary vegetation provide a distinctive setting to the southeast of Burgess Hill. These fields separate Burgess Hill from the wider landscape to the east.
- 3.54 Within Zone 9, it notes that the three settlements of Hurstpierpoint, Hassocks and Keymer sit on the lower slopes of the South Downs Foothills. It notes to the north of these settlements, the landscape is generally lower lying land, and the landscape consists of mainly small, medium-sized fields interspersed with larger fields, including areas of recreation, such as golf course and Hurstpierpoint College Playing Fields. It notes that from this area, there are open views of the South Downs with little urban influence from the settlements set below the South Downs. It notes that south of the villages, the swathe of wooded foothills gives way to more open landscape and pasture and north-facing scarp of the South Downs.
- 3.55 The report sought to build on the 2005 Landscape Character Study and identified 8 small local landscape character areas affecting the parish, as detailed below in Figure 4.

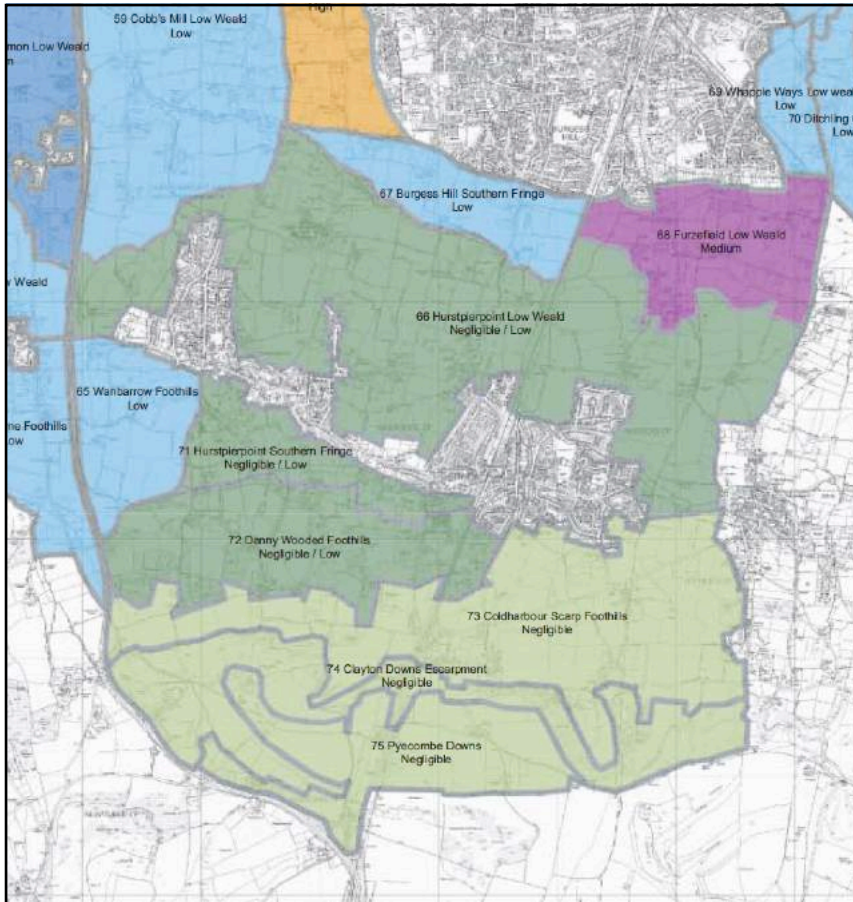


Figure 4: Extract of MSDC Commissioned Landscape Capacity Study 2007

- 3.56 The report undertook an analysis of the landscape capacity of each local character area, having regard to its landscape sensitivity and its landscape value. This assessment, with respect to the 8 local landscape character areas, identified within the parish, is set out below.
- 3.57 Number 67 - Burgess Hill Southern Fringe - this is a small area, located in the far northwest corner of the parish, contained to the west of the railway line and broadly east of Hurstpierpoint College;
- 3.58 Number 68 - Furze Field Low Weald - this is a small area, located within the northeast corner of the parish, around the junction of Keymer Road with Wellhouse Lane.
- 3.59 Number 66 - Hurstpierpoint Low Weald - this is contained south of landscape character areas numbers 67 and 68 and is contained to the south by the built up area of Hassocks and Keymer.
- 3.60 Number 71 - Hurstpierpoint Southern Fringe - this is a small area of the parish, located to the west of the railway line and immediately south of the properties fronting Hurst Road and located south of Keymer Road. It includes Hassocks Tennis Club, but excludes the South Downs Nurseries Garden Centre to the south.
- 3.61 Number 72 - Danny Wooded Foothills - this area is immediately south of the Hurstpierpoint southern fringe and occupies an area either side of the mainline railway line. It includes the South

Downs Nurseries Garden Centre, Hassocks Football Club, and woodland either side of the railway line, as well as land east of this and the A273 up to the parish boundary and beyond.

- 3.62 Number 73 - Coldharbour Scarp Foothills - this area occupies the land immediately south of the built up area of Keymer and Hassocks and to the east of the woodland that borders the eastern side of the railway line. It includes land south of this, up to the edge of the Downland scarp. It includes the settlement of Clayton.
- 3.63 Number 74 - Clayton Downs Scarpment - this is a relatively narrow area of the parish that comprises the steep north-facing escarpment of the South Downs.
- 3.64 Number 75 - Pyecombe Hills - this comprises the very southern fringes of the parish, immediately south of the steep escarpment. It includes the land that occupies the Jack and Jill Windmills and the land immediately south of the wooded Clayton Holt.

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

Figure 5: Summary of Landscape Character Area

Environment Characteristics - Heritage Assets

- 3.65 There are a total of 26 Listed Buildings within the parish of Hassocks. The majority of these are Grade II Listed, but there are also three Grade II* Listed Buildings (Ockley Manor, Clayton Windmills and the attached Millhouse, and Clayton Priory) together with one Grade I Listed Building; the Parish Church of St John the Baptist in Clayton.
- 3.66 There are also two Conservation Areas: the historic core of Clayton, to the east of Clayton Hill (the A273) and clustered around Underhill Lane, up to its junction with Spring Lane; and the historic core of Keymer including the Church of St Cosmos and St Damian; the Greyhound Public House; 3, 5 and 7 Lodge Lane, The Old Thatch and The Old Manor, all Grade II Listed. It includes properties on Lodge Lane, north of its junction with Dale Avenue, together with properties on Keymer Road, east from the junction with Lodge Lane, and properties in The Crescent and Keymer Park.

- 3.67 Other Listed Buildings of interest include the Clayton Tunnel North Portal, a group of four Listed Buildings around Oldland Windmill, a group of Listed Buildings around Ockley Manor and Clayton Prior and The Lodge and Gateway to the east of this.
- 3.68 There is also one Scheduled Ancient Monument. This comprises four bowl barrows, some 802m east of New Barn Farm. Bowl barrows, the most numerous form of round barrow, are funerary monuments dating from the late Neolithic period to late Bronze Age, with most examples belonging to the period to 2400 - 1500BC. They were constructed as earthen or rubble mounds, sometimes ditched, with covered single or multiple burials. The barrows have been part levelled by ploughing, but survive as buried remains and/or earthworks. The barrows were originally formed of broadly circular-shaped mounds surrounded by infilled quarry ditches with which material to construct the mounds was excavated. In the late 20th century, the mounds were recorded as being 8m and 12m in diameter and 0.6m high with slight hollows in the centre, possibly the result of unrecorded excavation.
- 3.69 Historic England advised that the Scoping Report did not provide consideration of the presence of non-designated heritage assets within the plan area and recommended this is included.
- 3.70 Historic England also recommended a broader set of indicators would help to draw out the key characteristics of the area and would be valuable in helping ensure the plan meets the Vision and Objectives set out in the Scoping Report.
- 3.71 In response to consultation feedback, a Historic Environmental Report was sourced from West Sussex County Council. This additional information has been added to the baseline information that has informed the preparation of the HNP and the accompanying SA. Additional indicators have also been included to monitor the heritage assets of the Parish.

Environmental Characteristics - Air Quality And Climate

- 3.72 The parish is the subject of one Air Quality Management Area, focused on Stonepound Crossroads, comprising the intersection of the A273 with the B2116, on the western edge of Hassocks. The Air Quality Management Area Order came into effect on 13 March 2012.
- 3.73 The subsequent Air Quality Action Plan, dated August 2013 (and approved by the Council's Cabinet on 11 September 2013 and subsequently approved by DEFRA) confirms that the air quality monitoring and modeling carried out by the Council indicate that despite good air quality within most of the district, the air quality objectives for nitrogen dioxide (NO₂) were not being met in the Stonepound Crossroads area.
- 3.74 It notes the air quality objective for nitrogen dioxide is an annual average of 40 micrograms per cubic metre, and that the highest annual average measured level for Stonepound Crossroads in 2011, at the nearest property, was 46mgpcm. It notes that there are 8 residential dwellings within the AQMA. The plan notes that the main contributing source of pollutants is vehicular traffic and that in 2011, the crossroads intersection had a total annual average daily traffic (AADT) flow of 40,887, comprising 23,018 AADT travelling on the A273 and 17,689 travelling on the B2116. Of these, some 90% were cars. The report concludes that the "do nothing" option would fail to bring about sufficient improvements in the nitrogen dioxide level and the Council must undertake planned actions to reduce the level of pollution, in order to comply with Government legislation.

- 3.75 It notes that the results indicate that exceedences of the annual mean nitrogen dioxide objective at the worst case receptor of the AQMA exceeds the objective level and that only very substantial reductions in total vehicle emissions are predicted to reduce modelling concentrations to a level where the annual mean objective would be met. The modelled predictions indicate that a 25% reduction in all vehicle classes would be necessary to reduce nitrogen dioxide concentrations to below 40mgpcm. The action plan notes that the main direct actions proposed are:
- Reassessing traffic light sequences - seeing if any adjustments could be made to the computerised system to improve traffic flow and reduce stationery waiting time;
 - Minimising heavy goods vehicle movements - signage on the A273, A2300 and A23, advising HGV drivers to use alternative routes; and
 - Put up “Cut Engine - Cut Pollution” signs, requesting stationery motorists to turn off their engines to reduce pollution.
- 3.76 In response to concerns raised by West Sussex County Council with respect to air quality and the Stonepound Crossroads, an additional indicator was included under Objective 5 Climate Change to monitor air quality in the Stonepound Crossroads Air Quality Management Area (AQMA).
- 3.77 The climate of the parish is generally temperate. Average temperatures in January vary from an average low of 1 degree Centigrade to an average high of 8 degrees, which increases to a peak in July and August, where the average low is 11 degrees and the average high is 22 degrees. The number of average rainfall days varies throughout the year from a high in January of 24 days to a low in June and July of 17 days per month. Peak rainfall is in October at circa 110mm for the month, with a low in June and July of circa 50mm.¹

Environmental Characteristics - Water And Flooding

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

¹ Data taken from the years 2000-2012

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

- 3.81 In response to consultation on the Scoping Report, the Environment Agency recommended an objective be included to protect and enhance the environment. They also recommended indicators be included in relation to the environmental constraints of the area. They recommended this could include flood risk, water quality, and biodiversity. The Environment Agency further recommended the SEA take account of relevant policies, plans and strategies in the Mid Sussex Strategic Flood Risk Assessment, flood risk strategies and the South East River Basin Management Plan.
- 3.82 Having reviewed this feedback, it is considered no amendment is required to the SA baseline data and/or objectives and indicators as the Objectives adequately cover flood risk, water quality and biodiversity. The SA has also taken into account the Mid Sussex Strategic Flood Risk Assessment, and the South East River Basin Management Plan.

Economic Characteristics - Employment

- 3.83 The 2011 Census reveals that the number of residents of working age (16-74) was 5,229. Of this figure, 3,737 (71.47%) were economically active, and 1,429 (27.33%) were economically inactive.
- 3.84 Of those who were economically active, the split in roles were as follows:
- 874 - employed part time;
 - 1,926 - employed full time;
 - 701 - self employed;
 - 112 - unemployed; and
 - 124 - economically active full time students.
- 3.85 Of those who were economically active, they indicated their jobs were as follows:
- Managers, Directors, Senior Officials - 464;
 - Professional Occupations - 845;
 - Associate Professional and Technical Occupations - 563;
 - Admin and Secretarial Occupations - 447;
 - Skilled Traders - 341;
 - Caring, Leisure and Service - 330;
 - Sales and Customer Service - 226;
 - Process, Plant and Machine Operatives - 147;
 - Elementary Occupations - 251.
- 3.86 Those who were economically inactive indicated they were:
- Retired - 989;
 - Looked after the family/home - 181;
 - Long term sick/disabled - 94;

- Economically inactive full time students - 124;
- Economically inactive for other reasons - 59.

3.87 A total of 6,303 residents were aged 16 and over and indicated their qualifications were as follows:

- No qualifications - 1,003;
- Highest qualification Level 1 (CSE/O Level/GCSE) - 748;
- Highest qualification Level 2 (5 or more GCSEs/1 A Level) - 990;
- Highest qualification Apprenticeship - 233;
- Highest qualification Level 3 and 4 (2+ A Levels/Degree/Masters/Top NVQ Grade/ Top Diplomas/BTEC National/Professional Qualifications) - 3,087;
- Other qualifications - 242.

3.88 There are businesses distributed throughout the parish, including the main business and retail area of Hassocks and Keymer, centred around the B2116 that runs east-west. There are also employment roles in the South Downs Nurseries Garden Centre, located on the east side of the A273 and businesses at the station goods yard. There are however no significant industrial estates within the parish.

3.89 It is believed that many of the economically active residents commute out of the parish to work (including via the Brighton to London mainline), work from home, have a land use based profession, or are located in small individual business premises.

Economic Characteristics - Material Assets

3.90 The parish benefits from a range of material assets. These are focused within the built up area of Hassocks and Keymer. This includes primary school, secondary school, pre-school childcare facilities, village hall, retail provision, including Post Office, banking, travel agents, newsagents, hairdressers, supermarket, hardware store, takeaways, restaurants, public houses, coffee shop, car repair and car dealerships, medical centre, veterinary surgery, recreation ground, including sports pitches, community pavilion (there is in addition a sports pavilion and related facilities at Clayton and Belmont), tennis courts, equipped children's play space, bowls green, tennis club, garden centre, golf course, petrol filling station, library and church and religious meeting houses.

3.91 There are extensive footpath networks, both through the village and around its hinterland. These include providing access onto the South Downs and parts of both the South Downs Way and Sussex Border Path, across the southern fringe of the parish. This includes footpaths past the Grade II * Jack and Jill Clayton Windmills, and Oldlands Windmill, north of Keymer.

3.92 The parish also benefits from a wide range of sports and leisure clubs and societies. These include football, cricket, tennis, badminton, stoolball, bowls, croquet, billiards and snooker, dance, angling, chess, bridge, bingo, music, bellringers, horticultural, film, mother and toddler group, Womens Institute, Hassocks Amenity Association, Hassocks Community Association, British Legion, cubs, scouts, brownies and girl guides.

Updated Review Of Other Plans, Programmes, Policies, Strategies And Initiatives That May Influence The Content Of The HNP

- 3.93 In response to the consultation on the Scoping Report additional documents produced by MSDC have been added to the list of Background Documents that have influenced the content of the HNP.
- 3.94 Since consultation on the Scoping Report in February 2015, the District Plan and the accompanying SA and underwent Pre-Submission consultation in June 2015.
- 3.95 The Council have published a further consultation on “Focussed Amendments” to the Pre-Submission Draft District Plan. As part of this, the Council has reviewed its strategy on housing provision and sets out a revised housing provision figure of 13,600 over the Plan period (2014-2031), an increase of 2,550 since the previous consultation.
- 3.96 The Council proposes to meet this increase through existing commitments, 3,500 new homes at the strategic development to the north-west of Burgess Hill and a further 600 homes at Pease Pottage. It is also estimated that the historic windfall delivery rate of 45 units per year will facilitate a further 495 units to come forward. The consultation sets out the residual figure of 1,730 will be delivered through future Neighbourhood Plans and a Site Allocations document.
- 3.97 Prior to consultation on the Scoping Report, on 28 November 2014, a Written Ministerial Statement, followed by changes to the National Planning Practice Guidance (NPPG) established that no affordable housing or tariff-based infrastructure contributions could be sought from developments at or below a threshold of 10 residential units or less, with immediate effect.
- 3.98 On 31 July 2015, a High Court Judgement was issued upholding the joint Judicial Review by West Berkshire Council and Reading Borough Council effectively quashing the threshold changes introduced in November 2014.
- 3.99 As a result of the successful Judicial Review, the Government amended the National Planning Practice Guidance on 1 August 2015, removing all references to thresholds in relation to affordable housing and infrastructure contributions as well as the vacant building credit.
- 3.100 On Wednesday 11th May 2016 the Court of Appeal allowed the Government’s appeal on all four grounds against the judgment in West Berkshire District Council and Reading Borough Council v Secretary of State for Communities and Local Government.
- 3.101 The Court of Appeal held that the national planning policy on minimum thresholds for affordable housing and on the vacant building credit was lawfully made when promulgated by Written Ministerial Statement in November 2014, and within amendments to the PPG early in 2015.
- 3.102 Mid Sussex District Council, commissioned a Transport Study to support the District Plan. The Study, at a strategic level, examines the impact of development proposed in the District Plan (including the strategic allocation at Burgess Hill, Pease Pottage and Neighbourhood Plans with a specific allowance of circa 300 homes to be delivered in the HNP) on the district’s roads; and whether any unwanted effects of development can be practically resolved.

Challenges Facing Hassocks Parish

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

4. SUSTAINABILITY FRAMEWORK - OBJECTIVES AND INDICATORS

- 4.1. This SA seeks to test the contribution the HNP will make towards achieving sustainable development, through the identification of a number of objectives and indicators, known as the Sustainability Framework. These are used to judge the sustainability impacts of the policies within the plan. The Objectives are based on the three strands of sustainability; i.e. social, economic and environmental. The indicators are chosen to quantify and measure the achievement of each Objective. The Sustainability Framework has emerged through careful appraisal of relevant International, National, Regional, District and Local Plans and Programmes, the collection of baseline data, local knowledge of sustainability challenges faced in the Parish and a SWOT analysis.
- 4.2. The Sustainability Framework was the subject of consultation at the Scoping Report stage. The sustainability Objectives and their corresponding indicators are set out below. Colour coding of the Objectives is provided to indicate which relate to environmental; social or economic.

Environmental Objective
Social Objective
Economic Objective

Objective 1 - Countryside: To conserve and enhance the countryside areas of the Parish.

- Number of new residential dwellings approved within the parish beyond the defined settlement boundaries and areas allocated for development;
- Quantum of new employment floor space approved within the parish beyond defined settlement boundaries and areas allocated for development.

Objective 2 - Ecology: To protect and enhance the biodiversity of the Parish.

- Condition of the parish's Site of Special Scientific Interest;
- Sussex Wildlife Trust records;
- Quality and condition of local watercourses;
- Extent of Ancient and Semi-Natural Woodland within the parish.

Environmental - Objective 3 - Heritage Assets: To protect and enhance the heritage assets of the Parish.

- Number and condition of Listed Buildings;
- Condition of Scheduled Ancient Monument.

Environmental - Objective 4 - Water & Flooding: To ensure development does not take place in areas at risk of flooding or where it may cause flooding elsewhere.

- Number of properties at risk of flooding within the parish, as defined by the Environment Agency Flood Maps;
- Number of applications approved contrary to the advice of the Environment Agency on flood risk and water quality grounds.

Environmental - Objective 5 - Climate Change: To reduce the parish's impact on climate change and prepare the community and environment for its impacts.

- Number of Green energy developments and installations in the parish;
- Number of developments built to exceed standard Building Regulation requirements;
- Number of households within a 10 minute walk of a train station or a bus stop with a service of a frequency of 1 hour or more during the working day.
- Air quality in the Stonepound Crossroads Air Quality Management Area.

Environmental - Objective 6: Transport: Improve highway safety and minimise the impact of traffic congestion.

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

Social - Objective 7 - Housing: To enable those with identified local housing needs to have the opportunity to live in an affordable home within the parish.

- Number of new home completions;
- Number of affordable dwelling completions;
- Number registered on the Council's housing waiting list wishing to live within the parish

Social - Objective 8 - Crime: To ensure residents live in a safe environment.

- Overall crime rates;
- Number of domestic burglaries

Social - Objective 9 - Sustainable Transport Patterns: To increase the opportunities for residents and visitors to travel by sustainable and non-car modes of transport.

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

Social - Objective 10 - Community Infrastructure:

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

Economic - Objective 11 - Economy: To maintain and enhance employment opportunity and provision within the parish.

- Levels of unemployment within the Parish;
- Total amount of employment floor space created in the Parish;
- Amount of employment floor space lost to other uses in the Parish;
- Amount of employment floor space in the Parish.

Economic - Objective 12 - Wealth: To ensure high and stable levels of employment and address disparities in employment opportunities in the parish so residents can benefit from economic growth.
<ul style="list-style-type: none"> • Indices of Multiple Deprivation; • Percentage of residents who are economically active and employed; • Percentage of residents who are unemployed

Economic - Objective 13 - Retail: To maintain and enhance retail facilities within the parish.
<ul style="list-style-type: none"> • Total amount of retail floor space created in the parish; • Amount of retail floor space lost to other uses in the parish; • Number of households within a 10 minute walk (approximately 800m) from shopping facilities.

- 4.3. The HNP sets out 6 strategic objectives. These are important as they state what the Plan is aiming to achieve through its overall strategy and accompanying policies. The strategic policies have been chosen in order to help solve or mitigate as many of the issues and challenges for the Parish as possible through the planning system
- 4.4. The following 7 Strategic Objectives reflect the 6 Strategic Objectives identified in the HNP:

Strategic Objectives Of The HNP
To conserve and enhance the rural character of the Parish.
Maintain gaps between neighbouring towns and villages.
To reduce the impact of traffic and promote non-car modes of travel.
To ensure all sections of the community have access to key local services.
To ensure the village is safe, accessible and attractive to all, acting as a gateway to the South Downs National Park, encouraging tourism, and supporting healthy lifestyles and wellbeing
To provide the opportunity for appropriate sized, affordable and sustainable housing.
To encourage economic development and job creation.

Figure 6: Strategic Objectives of the HNP

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

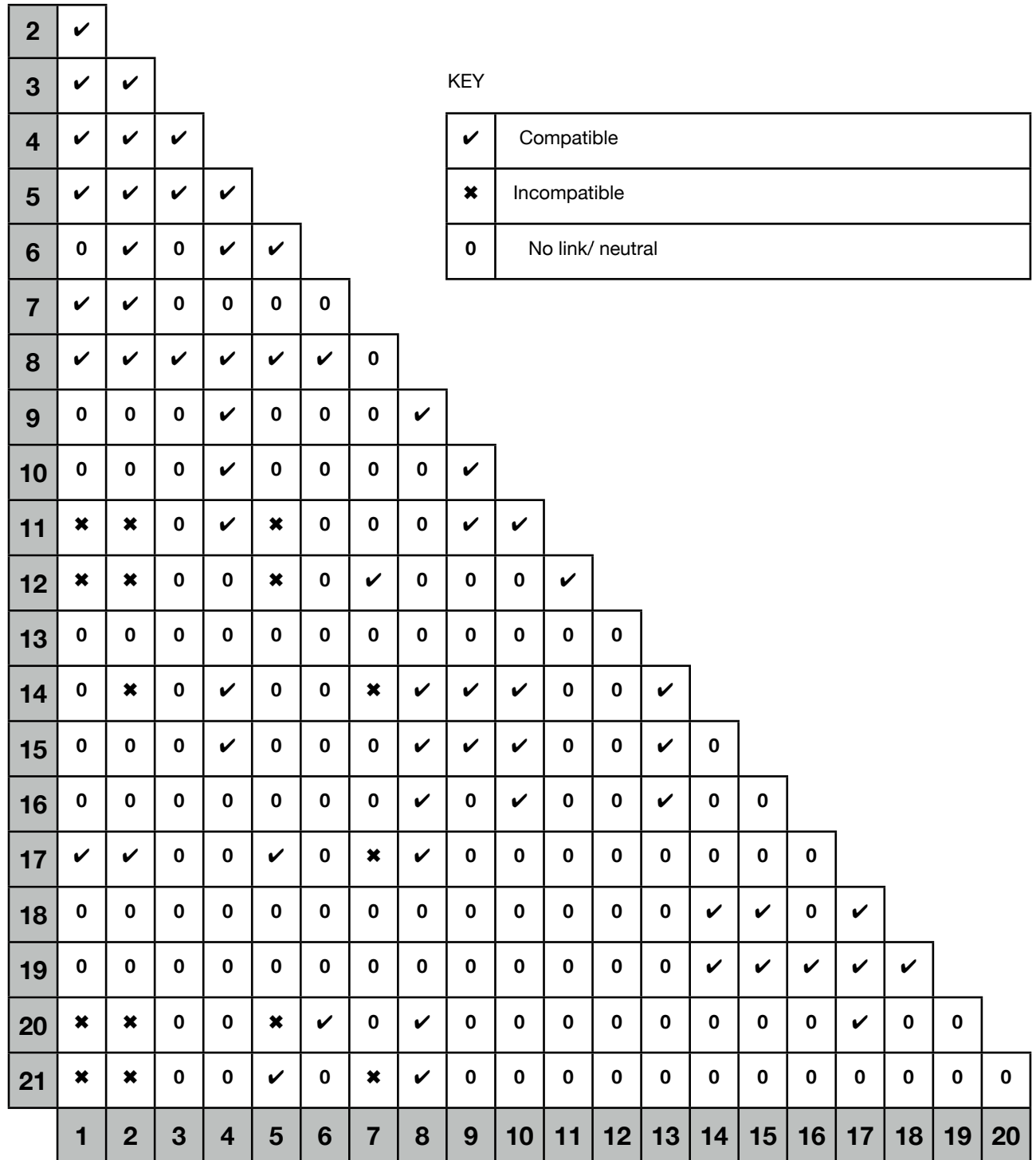
		HNP Objectives						
		1	2	3	4	5	6	7
Sustainability Objectives	1	✓	✓	✓	X	0	X	X
	2	✓	✓	✓	0	0	X	X
	3	✓	✓	0	0	0	X	0
	4	✓	✓	0	0	0	0	0
	5	0	0	✓	✓	✓	0	0
	6	0	0	✓	✓	✓	0	0
	7	X	X	0	0	0	✓	0
	8	0	0	0	0	✓	0	0
	9	0	0	✓	✓	✓	0	0
	10	X	X	0	✓	✓	0	0
	11	X	X	0	0	✓	0	✓
	12	X	X	0	0	✓	0	✓
	13	X	X	0	✓	✓	0	✓

KEY	
✓	Compatible
X	Incompatible
0	No link/ Neutral

Figure 7: Assessment of HNP objectives and SA objectives

- 4.6. The table demonstrates that most of the HNP Strategic Objectives and the Sustainability Objectives are compatible or have a neutral impact. This indicates that the HNP is being prepared positively with the aim of solving some of the sustainability issues identified and that the Sustainability Objectives are appropriate to measure the extent to which it does.
- 4.7. The areas of incompatibility are generally where HNP Strategic Objectives for housing and economic growth are in conflict with the environmental sustainability; and conversely where the HNP Strategic Objectives to preserve the rural character of the Parish and maintain gaps between neighbouring towns and villages conflict with social and economic sustainability objectives. In such situations an appropriate balance must be struck between the need for growth and the benefits this brings, with the negative impact this may have on environmental objectives. Mitigation may be in the form of the location of development, the criteria within policies, or by other policies within the Plan.
- 4.8. A comparative assessment has been undertaken of the policies to test their mutual compatibility. This is shown in the table below. This confirms that most policies are either compatible or have a neutral impact. Where policies are not compatible, this is where the need for development are set against those that are focused on conserving and enhancing the environment. In such situations,

the SA identifies the most suitable option, having regard to all of the Sustainability Objectives. In recommending the preferred policy option, weight is placed on the Sustainability Objectives most closely linked with the specific policy being appraised.



KEY

✓	Compatible
✗	Incompatible
0	No link/ neutral

Figure 8: Comparative assessment of policies

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

- 5.1. In order to meet the Strategic Objectives of the HNP and address some of the challenges facing the Parish, a range of policy areas have been selected for inclusion within the Plan. These have been appraised to determine whether they have a positive or negative impact, using the Sustainability Framework.
- 5.2. In preparing the HNP, a range of policy areas have been considered and a range of options for each policy have been identified. These have been prepared based on the review of other relevant plans, programmes, policies, strategies and initiatives, the extensive baseline data for the Parish, and the overarching Strategic Objectives of the HNP.
- 5.3. All policy options have been appraised, to assess the impact on the 13 Sustainability Objectives set out in the Sustainability Framework. These appraisals are set out in the Tables attached at Appendix 1. The overall appraisal ensures that the policies selected and taken forward in the HNP are the most sustainable, given reasonable alternatives.
- 5.4. Whilst a number of the individual policies may have a negative impact, particularly on a specific small number of Objectives, overall the policies in plan, taken as a whole will have a significant positive impact on the sustainability of the Parish. Furthermore, the negative impacts have been positively mitigated, as far as reasonably possible, such as by the location of new housing development on sites that are most sustainably located relative to the siting of services and facilities, and on impact on the countryside and setting of the settlements. The Tables attached at Appendix 1, demonstrate the overall positive impact of the selected policy option on the social, economic and environmental objectives.
- 5.5. With respect to housing allocations, the SA has sought to test a range of options which could facilitate the delivery of new housing in the Parish (see Appendix 1, Policy 13). The appraisal has tested a range of housing delivery options based on population growth, household formation, demographic growth and the District Housing and Economic Development Needs Assessment (HEDNA) Update November 2015.
- 5.6. The appraisal highlights Option B (to have a policy which sets out the housing need of the Parish at 280-290, based on household formation rates, demographic change rates and employment growth scenarios) as the preferred policy option given it facilitates housing growth to meet identified need² in the Parish over the Plan period, whilst minimising impact on environmental strategic objectives and traffic.
- 5.7. Subsequent to this appraisal, all potential housing sites were each tested against the Sustainability Framework (see Appendix 2).
- 5.8. The assessment has highlighted that all sites will positively contribute to the delivery of housing. The majority would be likely to include some provision of affordable housing. It demonstrated sites

² See Consultation Statement, Appendix 16, Recommendations of the Neighbourhood Plan Working Group (NPWG) on Housing Need; Allocation of Sites; Allocation of Local Green Spaces within the Hassocks Neighbourhood Plan

that are close to existing services and facilities score more favourably against the Objectives which seek to enhance non-car modes of travel.

- 5.9. The assessment shows the majority of sites have a negative impact on environmental Objectives. The extent of this varies dependent on the location of the site, in particular with reference to the South Downs National Park and Gaps. These collectively result in a parish that is relatively constrained in environmental terms.
- 5.10. In order to seek to facilitate the delivery of housing need in the parish, it is considered inevitable there will be some harm, particularly against environmental Objectives. Undertaking the requisite balancing exercise, it is considered sites on the northern edge of the parish generally score more favourably than those to the south, east and west. The potential to limit and mitigate the adverse impacts are greater on these sites, given the extent of spacing that exists between the edge of the built-up area and Burgess Hill, and the proximity to the National Park. Site 4 in combination with 13, and site 15 are considered more favourable than site 9 having regard to the combination of all of the Objectives.
- 5.11. Few sites have an impact on economic Objectives. The main exception to this is 10, which otherwise generally scores more favourably against Objectives than other sites. Given the overall benefits of site 10, which outweigh the negatives, it is considered appropriate to allocate for housing.
- 5.12. Having assessed all reasonable alternative sites, the Parish Council elected to allocated those sites (Land to the north of Clayton Mills and Mackie Avenue, Hassocks Golf Club and the National Tyre Centre) which the Assessment has demonstrated will overall, and on balance, positively meet the Sustainability Objectives of the Plan. This combination of sites equals 290 units, the level at which the appraisal for Policy 13 deemed the most sustainable level of housing growth for Hassocks.

6. NEXT STEPS

- 6.1. This SA report will be consulted on alongside the Submission Version HNP. This will be for a minimum period of 6 weeks.
- 6.2. The information within this report has been taken into account in preparing the Submission Version HNP.
- 6.3. Once adopted, the effects of implementing the HNP are to be monitored to assess any impacts, including unforeseen adverse impacts. This will need to allow for remediate action to take place. On this basis, each Sustainability Objective is accompanied by a range of practical indicators. These are to be used to assess the achievement of the policies against the 13 Sustainability Objectives.

APPENDIX 1

(HNP Policy Option Appraisals)

POLICY APPRAISALS

Potential Policies	Objective 1: Conserve & Protect Countryside & Landscape	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment	Objective 9: Improve Non-Car Transport	Objectives: Maintain/Enhance Community Infrastructure	Objective 11: Maintain/Enhance Economic Base	Objective 12: Stable Employment/Reduce Disparities	Objective 13: Retail
Policy 1: Burgess Hill Gap	✓✓	✓	✓	0	✓	0	??	0	✓	0	✖	✖	0
Policy 2: Ditchling and Hurslepierpoint Gap	✓✓	✓	✓	0	✓	0	??	0	✓	0	✖	✖	0
Policy 3: Local Green Spaces	✓✓	✓✓	?	0	✓	0	0	0	0	✓✓	0	0	0
Policy 4: Green Infrastructure	✓✓	✓	0	✓✓	0	0	✖	0	✓	✓✓	0	0	0
Policy 5: South Downs National Park	✓✓	✓	0	0	0	0	✖	0	0	✓	??	??	0
Policy 6: Development in Conservation Areas	✓✓	0	✓✓	0	0	0	??	0	0	0	??	??	0
Policy 7: Air Quality Management	0	✓	0	0	✓✓	✓	0	0	0	0	✖	✖	0
Policy 8: Character and Design	0	✓✓	0	0	✓✓	0	??	0	0	✓✓	0	0	0
Policy 9: Open Space	0	0	0	0	0	0	0	0	0	✓✓	0	0	0
Policy 10: Outdoor Playing Space	0	0	0	0	0	0	0	0	0	✓✓	0	0	0
Policy 11: Community Facilities	0	0	0	0	0	0	0	0	0	✓✓	✓	✓	✓✓
Policy 12: Education Facilities	??	??	??	??	0	?	0	0	0	✓✓	✓	✓	0
Aim 1: Education Facilities	??	??	??	0	0	0	0	0	0	✓✓	?	?	0
Aim 2: Healthcare Facilities	??	??	??	0	0	0	0	0	0	✓✓	?	?	0
Policy 13: Housing Allocations	✖	✖	??	0	✓	??	✓✓	0	?	0	?	?	0
Housing Allocation Options	✖	✓	✓	✓	✓	0	✓✓	0	✓	✓	0	0	0
Policy 17: Windfall Development	✓✓	?	??	0	✓	0	✓✓	0	✓	0	0	0	0
Policy 18: Housing Mix	0	0	0	0	0	0	✓✓	0	0	0	0	0	0
Policy 19: Affordable Housing	0	0	0	0	0	0	✓✓	0	0	0	0	0	0
Policy 20: Re-use of Rural Buildings for Residential Use	✓✓	✓	✓✓	0	0	0	?	0	0	0	0	0	0
Aim 3: Village Centre	0	0	0	0	0	0	0	?	?	✓✓	✓	✓	✓✓
Policy 21: Tourism	??	0	0	0	0	??	0	0	0	0	✓✓	✓✓	✓
Aim 4: Roads, Traffic and Congestion	0	0	0	0	0	0	0	0	0	0	0	0	0
Aim 5: Speeds and Speed Limit	0	0	0	0	0	✓✓	0	0	0	0	0	0	0
Aim 6: Parking	0	0	0	0	0	✓✓	0	0	0	0	0	0	0
Aim 7: Safety	0	0	0	0	0	✓✓	0	0	0	0	0	0	0
Aim 8: Pollution	0	✓	0	0	✓	✓✓	0	0	0	0	0	0	0
Aim 9: Rail	0	0	0	0	✓	0	0	0	0	0	0	0	0
Aim 10: Bus	0	0	0	0	✓	0	0	0	0	0	0	0	0
Aim 11: Footpaths and Accessibility	0	0	0	0	✓	0	0	0	0	0	0	0	0
Aim 12: Cycleways and Bridleways	0	0	0	0	✓	✓✓	0	0	0	0	0	0	0

✓✓ significant positive impact on the sustainability objectives.
 ✓ positive impact on the sustainability objective.
 ?/ possible positive or slight positive impact on the sustainability objectives.
 0 No impact or neutral impact of sustainability objectives.
 ?? possible negative or slight negative impact on the sustainability objectives.
 ✖ negative impact on the sustainability objective.
 ✖✖ significant negative impact on the sustainability objectives.

Policy 1: Burgess Hill Gap	Objective 1: Conserve & Protect Countryside & Landscape	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/Enhance Community Infrastructure	Objective 11: Maintain/Enhance Economic Base	Objective 12: Stable Employment/Reduce Disparities	Objective 13: Retail
A	✓	?✓	?✓	0	?✓	0	?*	0	?✓	0	*	*	0
B	✓	✓	✓	0	?✓	0	?*	0	?✓	0	*	*	0
C	*	*	?*	0	?*	0	✓	0	0	0	✓	✓	0

Option A: To have a policy that seeks to prevent coalescence between Burgess Hill and Keymer and Hassocks but does not define the extent of the strategic gap.

Option B: To have a policy that seeks to prevent coalescence between Burgess Hill and Keymer and Hassocks by reference to a defined strategic gap.

Option C: To not have a policy and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document of the District.

Appraisal: Options A and B would both aim to prevent coalescence between the settlements. Option A would be a less targeted policy option. Without reference to a defined Gap, a policy would be less certain and targeted. Option B would result in sustainability benefits for countryside protection and would positively protect settlement identity in targeted and focussed areas. Option C would not provide the policy framework to positively deliver sustainable protection of settlement identity.

Preferred Policy Option B

Policy 2: Ditching & Hurstpierpoint Gap	Objective 1: Conserve & Protect Countryside & Landscape	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Reduce Disparities	Objective 13: Retail
A	✓	?✓	?✓	0	?✓	0	?*	0	?✓	0	*	*	0
B	✓	✓	✓	0	?✓	0	?*	0	?✓	0	*	*	0
C	*	*	?*	0	?*	0	✓	0	0	0	✓	✓	0

Option A: To have a policy that seeks to prevent coalescence between Hassocks and Ditching and Hassocks and Hurstpierpoint but does not define the extent of the local gap.
Option B: To have a policy that seeks to prevent coalescence between Hassocks and Ditching and Hassocks and Hurstpierpoint by reference to a defined local gap.
Option C: To not have a policy and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document of the District.

Appraisal: Options A and B would both aim to prevent coalescence between the settlements. Option. Without reference to a defined Gap, a policy would be less certain and targeted. Option B seeks to define the Gap and would therefore result in sustainability benefits for local countryside protection and would positively protect settlement identity in targeted and focussed areas. Option C would not provide the policy framework to positively deliver sustainable protection of settlement identity

Preferred Policy Option B

Policy 3: Local Green Spaces	Objective 1: Conserve & Protect Countryside & Landscape	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/Enhance Community Infrastructure	Objective 11: Maintain/Enhance Economic Base	Objective 12: Stable Employment/Reduce Disparities	Objective 13: Retail
A	✓✓	✓✓	?✓	0	?✓	0	0	0	0	✓✓	0	0	0
B	✘	✘	0	0	0	0	0	0	0	✘	0	0	0

Option A: To have a policy that identifies Local Green Spaces and seeks to safeguard the purpose of the designation.
Option B: To not have a policy and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document of the District.

Appraisal: Option A would positively seek to identify locally important green spaces and safeguard them from unwanted development other than in special circumstances. Option B would not identify or offer protection to local green spaces.

Preferred Policy Option A

Policy 4: Green Infrastructure	Objective 1: Conserve & Protect Countryside & Landscape	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/Enhance Community Infrastructure	Objective 11: Maintain/Enhance Economic Base	Objective 12: Stable Employment/Reduce Disparities	Objective 13: Retail
A	✓	✓	0	✓	✓	0	✗	0	✓	✓	0	0	0
B	✓✓	✓✓	0	✓✓	✓✓	0	✗	0	✓✓	✓✓	0	0	0
C	✗	✗	0	0	0	0	0	0	0	0	0	0	0

Option A: To have a policy that seeks to conserve, maintain and enhance the existing green infrastructure network.

Option B: To have a policy that seeks to conserve, maintain and enhance the existing green infrastructure network as defined in the Hassocks Neighbourhood Plan.

Option C: To not have a policy and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document of the District.

Appraisal: All options would positively seek to protect green infrastructure, Option B offers a targeted approach and such would positively contribute to sustainability benefits. Option A and to a lesser extent Option C would still afford protection but would be less targeted.

Preferred Policy Option B

Policy 5: South Downs National Park	Objective 1: Conserve & Protect Countryside & Landscape	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/Enhance Community Infrastructure	Objective 11: Maintain/Enhance Economic Base	Objective 12: Stable Employment/Reduce Disparities	Objective 13: Retail
A	✓✓	✓	0	0	0	0	?*	0	0	✓	?*	0	0
B	✓✓	✓	0	0	0	0	*	0	0	✓	?*	?*	0
C	✓	?✓	0	0	0	0	?*	0	0	?✓	0	0	0

Option A: To have a policy that seeks to support development which has regard to the purposes and duty of the South Downs National Park (SDNP).

Option B: To have a policy that seeks to support development which has regard to the purposes and duty of the SDNP and land adjacent to the SDNP

Option C: To not have a policy and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document of the District.

Appraisal: All options would seek to positively protect the SDNP. Option A would seek to protect land within the SDNP but not afford protection to land adjacent to the SDNP. Option B would afford protection to both the SDNP and land adjacent to the Park, whilst acknowledging the specific aims of the SDNP in their interpretation of national planning policy and legislation of the purposes of a National Park.

Preferred Policy Option B

Policy 6: Development in Conservation Areas	Objective 1: Conserve & Protect Countryside & Landscape	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Reduce Disparities	Objective 13: Retail
A	✓✓	0	✓✓	0	0	0	??	0	0	0	??	??	0
B	✓	0	✓	0	0	0	??	0	0	0	??	??	0

Option A: To have a policy that seeks to protect, enhance and conserve both conservation areas within the Parish.

Option B: To not have a policy and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document of the District.

Appraisal: Both options would aim to conserve and enhance the conservation areas within the Parish. Both would both assist in protecting the cultural heritage of the historic environment. However Option A allows specific protection of local conservation areas while Option B would be less targeted.

Preferred Policy Option A

Policy 7: Air Quality Management	Objective 1: Conserve & Protect Countryside & Landscape	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/Enhance Community Infrastructure	Objective 11: Maintain/Enhance Economic Base	Objective 12: Stable Employment/Reduce Disparities	Objective 13: Retail
A	0	✓	0	0	✓✓	✓	0	0	0	0	✗	✗	0
B	0	✓	0	0	✓	✓	0	0	0	0	✗	✗	0

Option A: To have a policy that seeks to support development where it would have no adverse effect upon air quality within the Air Quality Management Area;

Option B: To not have a policy and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document of the District.

Appraisal: Both Options would afford protection to air quality. However Option would provide a more targeted option and positively contribute towards sustainability benefits. Having no policy would provide less benefit in sustainability terms.

Preferred Policy Option A

Policy 8: Character and Design	Objective 1: Conserve & Protect Countryside & Landscape	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Reduce Disparities	Objective 13: Retail
A	✓✓ 0	0	✓	0	0	0	0	0	0	0	0	0	0
B	0	0	0	0	0	0	0	0	0	0	0	0	0

Option A: To have a policy that seeks to protect the locally distinctive character and design of Hassocks.

Option B: To not have a policy and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document of the District.

Appraisal: Both Options would ensure design is given due consideration. However Option A seeks to ensure development respects the locally distinctive features of the Parish which will positively impact on sustainability objectives. Option B would not provide local context or character and would fail to achieve as many sustainability objectives.

Preferred Policy Option A

Policy 9: Open Space	Objective 1: Conserve & Protect Countryside & Landscape	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/Enhance Community Infrastructure	Objective 11: Maintain/Enhance Economic Base	Objective 12: Stable Employment/Reduce Disparities	Objective 13: Retail
A	0	✓	0	0	✓	0	0	0	0	✓	0	0	0
B	0	✓	0	0	✓	0	7*	0	0	✓	0	0	0
C	0	✓/✓	0	0	✓/✓	0	7*	0	0	✓/✓	0	0	0
D	0	0	0	0	0	0	0	0	0	0	0	0	0

Option A: To have a policy that seeks to ensure development proposals provide a mix of formal and informal open space to meet local need.

Option B: To have a policy that seeks to ensure open space is replaced.

Option C: To have a policy that seeks to ensure development proposals, provide a mix of formal and informal open space to meet local need and seeks to ensure open space is replaced and not lost.

Option D: To not have a policy and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document of the District.

Appraisal: Policy Options A and C would positively seek the provision of public open space for the benefit of the Parish. This has clear social as well as potential environmental benefits. Option B would seek to ensure open space is replaced but would not facilitate additional provision in the Parish. Option D provides little certainty of delivery. Option C facilitates both the provision of new public open space, whilst seeking to protect and/or replace existing facilities. It therefore provides more benefit against the sustainability objectives.

Preferred Policy Option C

Policy 10: Outdoor Playing Space	Objective 1: Conserve & Protect Countryside & Landscape	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Reduce Disparities	Objective 13: Retail
A	0	0	0	0	0	0	0	0	0	✓	0	0	0
B	0	0	0	0	0	0	0	0	0	0	0	0	0

Option A: To have a policy which requires proposals of 15 or more homes to provide play areas and associated equipment.

Option B: To not have a policy and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document of the District.

Appraisal: Option A would positively facilitate the provision of play areas for the benefit of the Parish. This has clear social benefits to the Parish. Option B provides little certainty of delivery in the local area.

Preferred Policy Option A

Policy 11: Community Facilities	Objective 1: Conserve & Protect Countryside & Landscape	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Reduce Disparities	Objective 13: Retail
A	0	0	0	0	0	✓	0	0	0	✓	✓	✓	✓
B	0	0	0	0	0	✓	0	0	0	✓	✓	✓	✓
C	0	0	0	0	0	✓	0	0	0	✓	✓	✓	✓
D	0	0	0	0	0	0	0	0	0	0	0	0	0

Option A: To have a policy which seeks to resist the loss of community facilities.

Option B: To have a policy to support the provision of enhanced or new community facilities.

Option C: To have a policy which seeks to resist the loss of community facilities and supports enhanced or new community facilities.

Option D: To not have a policy and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document of the District.

Appraisal: Option A would seek to resist the loss of community facilities within the Parish. This would assist in ensuring facilities are not lost but would not enable new facilities to come forward. Option B and C would positively plan for community facilities to meet sustainability objectives. Option D would not positively provide a sustainable framework for delivery. Option C facilitates both the provision of new community facilities, whilst seek to protect and/or replace existing facilities. It therefore provides more benefit against the sustainability objectives.

Preferred Policy Option C

Policy 12: Education Facilities	Objective 1: Conserve & Protect Countryside & Landscape	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Reduce Disparities	Objective 13: Retail
A	✘	?*	?*	?*	0	0	0	0	0	✓✓	✓	✓	0
B	✓	✓	✓	✓	0	✓	0	0	0	✓✓	✓	✓	0
C	?*	?*	?*	?*	0	?	0	0	0	✓✓	✓	✓	0
D	0	0	0	0	0	0	0	0	0	0	0	0	0

Option A: To have a policy which offers support for a two form entry primary school.

Option B: To have a policy which offers support for a two form entry primary school on an identified site.

Option C: To have a policy which offers support for a two form entry primary school on a non identified site but subject to detailed criteria.

Option D: To not have a policy and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document of the District.

Appraisal: Options A, B & C all offer support in principle for a new two form entry primary school. This is an identified community infrastructure need and so scores positively on the relevant sustainability objectives in comparison to Option D which is unlikely to facilitate delivery. Whilst Option B offers support to a specific site, the necessary background to identify the best option has yet to be progressed by the Local Education Authority (LEA) and so cannot demonstrate it is the best against the strategic objectives. Option A offers support in principle, but does not provide a mechanism for ensuring the selected site is the best against strategic objectives. Option C would ensure the site that comes forward is the best option against strategic objectives.

Preferred Policy Option C

Aim 1: Education Facilities	Objective 1: Conserve & Protect Countryside & Landscape	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/Enhance Community Infrastructure	Objective 11: Maintain/Enhance Economic Base	Objective 12: Stable Employment/Reduce Disparities	Objective 13: Retail
A	?*	?*	?*	0	0	0	0	0	0	✓	?✓	?✓	0
B	0	0	0	0	0	0	0	0	0	0	0	0	0

Option A: To have an aim which seeks to support the delivery of adequate education facilities in the Parish.

Option B: To not have an aim and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document of the District.

Appraisal: Option A will ensure support is offered to the delivery of adequate education facilities in the Parish while Option B is less targeted and would not ensure support is offered to the provision of adequate education facilities.

Preferred Policy Option A

Aim 2: Healthcare Facilities	Objective 1: Conserve & Protect Countryside & Landscape	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Reduce Disparities	Objective 13: Retail
A	?*	?*	?*	0	0	0	0	0	0	✓	?✓	?✓	0
B	0	0	0	0	0	0	0	0	0	0	0	0	0

Option A: To have an aim which seeks to support the Local Care Commissioning Group to deliver adequate locally based health care provision in the Parish.

Option B: To not have an aim and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document of the District.

Appraisal: Option A will ensure support is offered to the Local Care Commissioning Group in delivering adequate locally based health care specifically in the Parish. Having no Aim would not impact on sustainability objectives as positively.

Preferred Policy Option A

Policy 13: Housing Allocations	Objective 1: Conserve & Protect Countryside & Landscape	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/Enhance Community Infrastructure	Objective 11: Maintain/Enhance Economic Base	Objective 12: Stable Employment/Reduce Disparities	Objective 13: Retail
A	??	??	??	0	?/	??	✓	0	?/	0	0	0	✓
B	*	*	??	0	?/	??	✓/	0	?/	0	?/	?/	✓
C	??	??	??	0	?/	*	✓/	0	?/	0	?/	?/	✓/
D	??	??	??	0	?/	??	✓/	0	?/	0	?/	?/	✓/

Option A: To have a policy which sets out the housing need of the Parish at 130, based on 0 population growth but assuming a reduction in average household size of 3.2%.
Option B: To have a policy which sets out the housing need of the Parish at 280-290, based on household formation rates, demographic change rates and employment growth scenarios.
Option C: To have a policy which sets out the housing need of the Parish at 474-500, based on a blend of demographic growth change rate of 14.1% and household formation rates.
Option D: To have a policy which sets out the housing need of the Parish at 630, based on the District Housing and Economic Development Needs Assessment (HEDNA)- Update, November 2015.

Appraisal: All options facilitate the delivery of new housing at a level that is likely to have a negative impact on the strategic objectives that seek to conserve and protect the countryside, landscape, biodiversity, heritage assets and traffic. The extent of impact is likely to correlate to the overall question of housing envisaged under each option the negative impact on countryside protection increasing with the number of houses envisaged.

Option A would be likely to have the least positive impact on social and economic objectives; in that it would not facilitate any population growth. This would minimise the positive impact of housing growth against need in the Parish. Conversely, the higher growth option (in particular C and D) would be more likely to positively impact on the strategic objective.

Option B is considered most favourable in that it facilitates housing growth to meet identified need in the Parish over the Plan period, whilst minimising impact on the environmental strategic objectives and traffic.

Preferred Policy Option B

Housing Allocation Options	Objective 1: Conserve & Protect Countryside & Landscape	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/Enhance Community Infrastructure	Objective 11: Maintain/Enhance Economic Base	Objective 12: Stable Employment/Reduce Disparities	Objective 13: Retail
A	x	✓	✓	✓	✓	0	✓✓	0	✓	✓	0	0	0
B	xxx	?*	?*	0	0	0	✓	0	0	0	0	0	0
C	x	?✓	?✓	?✓	?✓	0	✓✓	0	?✓	?✓	0	0	0
D	xxx	?*	?*	0	0	0	✓	0	0	0	0	0	0

Option A: To have a policy which seeks to support 280-290 homes on the National Tyre Centre, Land north of Clayton Mills and Mackie Avenue (including land to the north of Clayton Mills) and Hassocks Golf Club.

Option B: To have a policy which seeks to support 280-290 homes but does not identify the Parish's preferred sites.

Option C: To have a policy which sets out criteria to enable up to 290 homes to come forward.

Option D: To not have a policy and rely on the adopted Development Plan Document and the National Planning Policy Framework to facilitate development.

Appraisal: Option A, B and C all seek to promote a policy that supports the delivery of 280-290 new houses in the Parish over the Plan period. Option D would provide no such policy and so would not help to positively meet the strategic objectives in relation to housing need. Option A seeks to identify and allocate sites to meet the identified housing need. The sites have been selected by reference to a sustainability appraisal and a range of candidate sites; thereby ensuring development comes forward on sites that best comply with the strategic objectives (See Appendix 4). Option B would support the delivery of housing to meet the identified need but would not provide a framework or mechanism to ensure the most appropriate sites are identified. Similarly whilst Option C provides a selection criteria, it is less certain how sites coming forward over the Plan period can be comparatively assessed. Both B & C Options therefore result in uncertainty against the strategic objectives in comparison to Option A.

Preferred Option A

Policy 17: Windfall Development	Objective 1: Conserve & Protect Countryside & Landscape	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Reduce Disparities	Objective 13: Retail
A	✓✓	?✓	?*	0	?✓	0	✓✓	0	✓✓	0	0	0	0
B	✓	0	0	0	0	0	✓	0	✓	0	0	0	0

Option A: To have a policy which supports windfall development within the built up area boundary.

Option B: To not have a policy and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document of the District.

Appraisal: Both Options would facilitate windfall development and positively meet a number of sustainability objectives. Option A however seeks to positively support housing development within the defined built up area of the Parish on unidentified sites subject to compliance with other relevant policies. The approach is likely to best foster delivery whilst protecting the character of the Parish's built up area.

Preferred Policy Option A

Policy 18: Housing Mix	Objective 1: Conserve & Protect Countryside & Landscape	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Reduce Disparities	Objective 13: Retail
A	0	0	0	0	0	0	✓	0	0	0	0	0	0
B	0	0	0	0	0	0	✓	0	0	0	0	0	0

Option A: To have a policy that seek to provide a mix of dwelling types and sizes.

Option B: To not have a policy and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document of the District.

Appraisal: Option A seeks to ensure an appropriate mix of new housing is provided which would meet the needs of current and future households. Option B would not provide local context and would fail to achieve as many sustainability objectives or ensure new housing is best aligned to the needs of the resident community.

Preferred Policy Option A

Policy 19: Affordable Housing	Objective 1: Conserve & Protect Countryside & Landscape	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Reduce Disparities	Objective 13: Retail
A	0	0	0	0	0	0	✓	0	0	0	0	0	0
B	0	0	0	0	0	0	✓	0	0	0	0	0	0

Option A: To have a policy that seeks to provide a mix of housing sizes, types and tenures to meet the needs of the Parish.

Option B: To not have a policy and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document of the District.

Appraisal: Both Options would positively contribute towards meeting the housing need requirements of the Parish and therefore score similarly in sustainability terms. However Option A would positively contribute to the Strategic Objectives of the Plan and ensure the mix, type and tenure is locally specific to the Parish. Option B would positively contribute to the provision of affordable housing but would be less targeted.

Preferred Policy Option A

Policy 20: Reuse of Rural Buildings for Residential Use	Objective 1: Conserve & Protect Countryside & Landscape	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/Enhance Community Infrastructure	Objective 11: Maintain/Enhance Economic Base	Objective 12: Stable Employment/Reduce Disparities	Objective 13: Retail
A	✓	0	✓✓	0	0	0	✓✓	0	0	0	0	0	0
B	✓✓	✓	✓	0	0	0	✓✓	0	0	0	0	0	0
C	✓✓	✓	✓✓	0	0	0	✓✓	0	0	0	0	0	0
D	✓	0	✓	0	0	0	✓✓	0	0	0	0	0	0

Option A: To have a policy that seeks to support the re-use and adaptation of rural buildings for residential use in the countryside where its reuse would secure the future of a designated heritage asset.

Option B: To have a policy that seeks to support the re-use and adaptation of rural buildings for residential use in the countryside where its reuse would lead to an enhancement of the immediate setting.

Option C: To have a policy that seeks to support the re-use and adaptation of rural buildings for residential use in the countryside where its reuse would secure the future of a designated heritage asset or would lead to an enhancement of the immediate setting.

Option D: To not have a policy and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document of the District.

Appraisal: Option B and D are similar in so far as they would facilitate residential re use of rural buildings subject of an enhancement to the immediate setting. Option A would separately offer support for such schemes whereas this positively secures the future of a designated heritage asset. Option C would offer support facilitated under both Option A and B. It would ensure a more positive impact on the strategic objectives, whilst continuing to afford support for the protection of the countryside and landscape character.

Preferred Policy Option C

Aim 3: Village Centre	Objective 1: Conserve & Protect Countryside & Landscape	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Reduce Disparities	Objective 13: Retail
A	0	0	0	0	0	0	0	?✓	?✓	✓✓	✓	✓	✓✓
B	0	0	0	0	0	0	0	0	0	0	0	0	0

Option A: To have an aim which seeks to enhance the character and sense of place of Hassocks village centre.

Option B: To not have an aim and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document of the District.

Appraisal: Option A facilitates support for the enhancement of the public realm of the village. Option B would not offer such support and so not impact on sustainability objectives as positively.

Preferred Policy Option A

Policy 21: Tourism	Objective 1: Conserve & Protect Countryside & Landscape	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/Enhance Community Infrastructure	Objective 11: Maintain/Enhance Economic Base	Objective 12: Stable Employment/Reduce Disparities	Objective 13: Retail
A	??	0	0	0	0	??	0	0	0	0	✓✓	✓✓	✓
B	0	0	0	0	0	0	0	0	0	0	0	0	0

Option A: To have a policy that supports development proposals which promote tourism activities and the provision of overnight accommodation
Option B: To not have a policy and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document of the District.

Appraisal: Option A would positively support the tourism economy and has clear economic and employment benefits for the Parish. Option B would be likely to have a less positive impact on a number of sustainability objectives.

Preferred Policy Option A

Aim 4: Roads, Traffic and Congestion	Objective 1: Conserve & Protect Countryside & Landscape	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Reduce Disparities	Objective 13: Retail
A	0	0	0	0	0	✓✓	0	✓✓	0	0	0	0	0
B	0	0	0	0	0	✓✓	0	✓✓	0	0	0	0	0
C	0	0	0	0	0	0	0	0	0	0	0	0	0

Option A: To have an aim that offers support for proposals to reduce congestion, pollution and safety problems at Stonepound Crossroads, Dale Avenue and Keymer Road.
Option B: To have an aim that offers support for proposals to reduce congestion, pollution and safety problems without reference to specific areas of the Parish.
Option C: To not have an aim and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document of the District.

Appraisal: Option A would seek to positively manage traffic issues within identified areas which would be likely to have a positive impact on objectives. Option B would also seek to positively manage traffic issues but would be less targeted. Option C would be less likely to have a positive impact on objectives.

Preferred Policy Option A

Aim 5: Speed Limits	Objective 1: Conserve & Protect Countryside & Landscape	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/Enhance Community Infrastructure	Objective 11: Maintain/Enhance Economic Base	Objective 12: Stable Employment/Reduce Disparities	Objective 13: Retail
A	0	0	0	0	0	✓✓	0	✓✓	0	0	0	0	0
B	0	0	0	0	0	0	0	0	0	0	0	0	0

Option A: To have an aim that offers support for the exploration of the possibility to introduce 20 mph zone on Keymer Road.

Option B: To not have an aim and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document of the District.

Appraisal: Option A would seek to positively address traffic speeds on Keymer Road to the benefit of social sustainability objectives. Option B would fail to have this impact.

Preferred Policy Option A

Aim 6: Station Parking	Objective 1: Conserve & Protect Countryside & Landscape	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/Enhance Community Infrastructure	Objective 11: Maintain/Enhance Economic Base	Objective 12: Stable Employment/Reduce Disparities	Objective 13: Retail
A	0	0	0	0	0	✓✓	0	✓	✓✓	0	0	0	0
B	0	0	0	0	0	0	0	0	0	0	0	0	0

Option A: To have an aim to support the development of long-term plans for improvements to station car parking.

Option B: To not have an aim and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document of the District.

Appraisal: Option A would support improvements to station car parking. This would have a benefit in terms of safety and also improve accessibility. This option would achieve a number of sustainability objectives. Option B would not positively address this existing challenge.

Preferred Policy Option A

Aim 7: Road Safety	Objective 1: Conserve & Protect Countryside & Landscape	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/Enhance Community Infrastructure	Objective 11: Maintain/Enhance Economic Base	Objective 12: Stable Employment/Reduce Disparities	Objective 13: Retail
A	0	0	0	0	0	✓✓	0	✓✓	0	0	0	0	0
B	0	0	0	0	0	0	0	0	0	0	0	0	0

Option A: To have an aim to support measures to improve road safety with reference to specific areas of the Parish.

Option B: To not have an aim and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document of the District.

Appraisal: Option A would reflect one of the strategic objectives of the Neighbourhood Plan and would facilitate support for delivery of sustainability objectives. Option B would rely on a higher level policy which would lack a local focus or acknowledge this as a key aim of the Plan.

Preferred Policy Option A

	Objective 1: Conserve & Protect Countryside & Landscape	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Reduce Disparities	Objective 13: Retail
A	0	✓	0	0	✓	✓✓	0	0	0	0	0	0	0
B	0	0	0	0	0	0	0	0	0	0	0	0	0

Option A: To have an aim that supports action to help reduce traffic levels through Stonepound crossroads.

Option B: To not have an aim and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document of the District.

Appraisal: Stonepound crossroads is a designated Air Quality Management Area (AQMA) due to poor air quality resulting from traffic and congestion at the junction. Option A supports measures that would help reduce traffic levels through the crossroads and would therefore be likely to positively support relevant strategic objectives. Option B would not offer this targeted support for reducing travel levels at this point in the Parish.

Preferred Policy Option A

Aim 9: Rail	Objective 1: Conserve & Protect Countryside & Landscape	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/Enhance Community Infrastructure	Objective 11: Maintain/Enhance Economic Base	Objective 12: Stable Employment/Reduce Disparities	Objective 13: Retail
A	0	0	0	0	✓	0	0	0	✓	0	0	0	0
B	0	0	0	0	0	0	0	0	0	0	0	0	0

Option A: To have an aim to support measures which seek to increase train services serving Hassocks

Option B: To not have an aim and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document of the District.

Appraisal: Option A would reflect one of the Strategic Objectives of the Plan and would provide a positive framework for improving non-car transport. Option B would rely on a higher level policy which would lack a local focus or acknowledge this as a key aim of the Plan.

Preferred Policy Option A

	Objective 1: Conserve & Protect Countryside & Landscape	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Reduce Disparities	Objective 13: Retail
A	0	0	0	0	✓	0	0	0	✓	0	0	0	0
B	0	0	0	0	0	0	0	0	0	0	0	0	0

Option A: To have an aim to support measures which could improve the bus service to and from Hassocks.

Option B: To not have an aim and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document of the District.

Appraisal: Option A would reflect one of the Strategic Objectives of the Plan and would provide a positive framework for improving non-car transport. Option B would rely on a higher level policy which would lack a local focus or acknowledge this as a key aim of the Plan.

Preferred Policy Option A

Policy 11: Footpaths and Accessibility	Objective 1: Conserve & Protect Countryside & Landscape	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Reduce Disparities	Objective 13: Retail
A	0	0	0	0	✓	✓✓	0	0	✓✓	✓✓	0	0	0
B	0	0	0	0	0	0	0	0	0	0	0	0	0

Option A: To have an aim to support the improvement and accessibility of footpaths.

Option B: To not have an aim and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document of the District.

Appraisal: Option A would reflect one of the strategic objectives of the Plan and would provide a positive framework for improving non-car transport. Option B would rely on a higher level policy which would lack a local focus or acknowledge this as a key aim of the Plan.

Preferred Policy Option A

Aim 12: Cycleways and Bridleways	Objective 1: Conserve & Protect Countryside & Landscape	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Reduce Disparities	Objective 13: Retail
A	0	0	0	0	✓	✓✓	0	✓✓	✓✓	✓✓	0	0	0
B	0	0	0	0	0	0	0	0	0	0	0	0	0

Option A: To have an aim to support off road cycleway and bridleway routes.

Option B: To not have an aim and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document of the District.

Appraisal: Option A would reflect one of the Strategic Objectives of the Plan and would provide a positive framework for delivering sustainability objectives with respect to safe environment and improving non-car transport. Option B would rely on a higher level policy which would lack a local focus or acknowledge this as a key aim of the Plan.

Preferred Policy Option A

APPENDIX 2

(Housing Allocation Options)

Potential Housing Site	Objective 1: Conserve & Protect Countryside & Landscape	Objective 2: Protect Enhance Biodiversity	Objective 3: Protect Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Safety & Alleviate the Impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/Enhance Community Infrastructure	Objective 11: Maintain/Enhance Economic Base	Objective 12: Stable Employment/ Reduce Disparities	Objective 13: Retail
Site 1b	XX	X	0	0	✓	XX	✓	0	✓	0	0	0	0
Land opposite Stanford Avenue	XX	X	0	0	✓	XX	✓	0	✓	0	0	0	0
Site 1c	XX	X	0	0	✓	XX	✓	0	✓	0	0	0	0
Land opposite Stanford Avenue	XX	X	0	0	✓	XX	✓	0	✓	0	0	0	0
Site 2	XX	X	0	0	✓	XX	✓	0	✓	0	0	0	0
Land at the Ham	XX	X	0	0	✓	XX	✓	0	✓	0	0	0	0
Site 4	X	X	0	0	X	0	✓	0	X	0	0	0	0
Land to the North of Clayton Mills & Mackie Avenue	XX	X	0	0	✓	XX	✓	0	✓	0	0	0	0
Site 5a	XX	X	0	0	✓	XX	✓	0	✓	0	0	0	0
Land at Southdowns Farm	XX	X	0	0	✓	XX	✓	0	✓	0	0	0	0
Site 6	XX	X	0	0	✓	XX	✓	0	✓	0	0	0	0
Land to West of Lodge Lane	XX	X	0	0	✓	XX	✓	0	✓	0	0	0	0
Site 6a	XX	X	0	0	✓	XX	✓	0	✓	0	0	0	0
Land to the south of 42 Lodge Lane	XX	X	0	0	✓	XX	✓	0	✓	0	0	0	0
Site 7	XX	✓	✓	✓	✓	0	✓	0	✓	0	0	0	0
Pattenders (Streamside)	XX	X	0	0	✓	XX	✓	0	✓	0	0	0	0
Site 8	XX	X	0	0	✓	XX	✓	0	✓	0	0	0	0
Land to the east of Oakley Lane	XX	X	0	0	✓	XX	✓	0	✓	0	0	0	0
Site 9	X	X	0	0	X	X	✓	0	X	0	0	0	0
Land to north of Shepherds Walk	X	X	0	0	X	X	✓	0	X	0	0	0	0
Site 10	0	0	0	0	✓	0	✓	0	✓	0	0	0	0
National Tyre Centre	XX	X	0	0	✓	XX	✓	0	✓	0	0	0	0
Site 12	XX	X	0	0	✓	XX	✓	0	✓	0	0	0	0
Land to the east of Lodge Lane	X	✓	0	0	✓	0	✓	0	✓	0	0	0	0
Site 13	X	✓	0	0	✓	0	✓	0	✓	0	0	0	0
Land to the North of Clayton Mills	X	✓	0	0	✓	0	✓	0	✓	0	0	0	0
Site 15	X	X	✓	✓	✓	X	✓	0	✓	0	0	0	0
Site 16	X	X	✓	✓	✓	X	✓	0	✓	0	0	0	0
Hassocks Golf Club	X	X	✓	✓	✓	X	✓	0	✓	0	0	0	0
Land north of Friars Oak	X	X	0	0	✓	X	✓	0	✓	0	0	0	0
Site 17	X	0	0	0	✓	XX	✓	0	✓	0	0	0	0
Russells Nursery	X	0	0	0	✓	XX	✓	0	✓	0	0	0	0
Site 17a	X	✓	0	0	✓	XX	✓	0	✓	0	0	0	0
Silver Trees	X	✓	0	0	✓	XX	✓	0	✓	0	0	0	0
Site 20	0	0	0	0	✓	0	✓	0	✓	0	0	0	0
Undeveloped land south of Clayton Mills	0	0	0	0	✓	0	✓	0	✓	0	0	0	0

Potential candidate housing sites have been identified from a range of sources, including those submitted by landowners and their agents, and sites emerging from the District Council's SHLAA. They have then been assessed in terms of their availability.

Each candidate site has been assessed against the 13 Sustainability Objectives.

Objective 1: Sites to the south and east of the built-up area of Hassocks score poorly against this Objective due to their location within the SODP (5a, 6, 6a, 7, 8 and 12). Sites to the east and west of the village score poorly due to their siting within the Gap area between Hassocks and Hurslipport or Ditchling (1b, 1c, 2, 7, 8, 12, 17 and 17a). Sites to the north-east, north, and north-west of the built-up area score poorly due to their siting within the Gap area between Hassocks and Burgess Hill (4, 9, 13, 15, 16). The 2 sites within the existing built-up area score most favourably against this Objective (10 and 20).

Objective 2: Sites that are currently undeveloped and/or contain green infrastructure (eg trees and hedgerows) score poorly against this Objective. Sites that are identified as at risk from surface water flooding, according to the Mid Sussex District Strategic Flood Risk Assessment also score poorly against this Objective (6, 7, 12, 13, 15, 17). Sites beyond these areas are likely to have a neutral impact against this Objective.

Objective 3: Sites which are close to and/or within the setting of heritage assets, such as listed buildings/ Conservation Area) score poorly against this Objective. (6 and 12). Sites which are away from such assets are likely to have a neutral impact on this Objective.

Objective 4: Sites that are wholly or partly within Flood Zone 2 and/or 3 score poorly against this Objective (9, 10, 16 and 20). Sites that are identified as at risk from surface water flooding, according to the Mid Sussex District Strategic Flood Risk Assessment also score poorly against this Objective (6, 7, 12, 13, 15, 17). Sites beyond these areas are likely to have a neutral impact against this Objective.

Objective 5: Sites that are more than a 10min walk from local shops and services and Hassocks train station or a bus stop with a service of a frequency of 1 hour or more during the working day score poorly against this Objective (4, 9, 13, 15, and 16). Conversely sites that are close to such locations score more favourably (10, and to a lesser extent 1b, 1c and 2).

Objective 6: Sites that are close to the Stonepond Crossroads score poorly against this Objective (1b, 1c, 2, 17 and 17a, and to a lesser extent 9, 15 and 16). Sites that are more remote from this junction score more favourably. There are no sites, that in terms of their access, are considered likely to have an unacceptable harmful impact on highway safety.

Objective 7: All sites have the potential to make a contribution to the delivery of housing within the parish, and therefore score favourably against this Objective. Sites that are likely to deliver in excess of 10 residential dwelling units score more favourably than those sites that deliver less than this number (ie 1c and 6). This is on the basis that smaller sites are less likely to be made a contribution to the provision of affordable housing (see current NPPG guidance).

Objective 8: This Objective seeks to ensure residents live in an environment that is safe and at reduced risk of crime. No sites are considered likely to score negatively against this Objective.

Objective 9: Sites that are more than a 10min walk from local shops and services and the Hassocks train station or bus stop with a service of a frequency of 1 hour or more during the working day score poorly against this Objective (4, 9, 13, 15, and 16). Conversely sites that are close to such locations score more favourably (10, and to a lesser extent 1b, 1c and 2).

Objective 10: Most sites are considered to have a neutral impact on this Objective. Site 13 would have a negative impact against as its development would result in the loss of the existing community infrastructure of open play space. Sites 8, 9 and 15 score more favourably against this Objective as scheme proponents have indicated an intention willingness to deliver a primary school in conjunction with development. This would serve the needs of the existing population of the parish. Sites 10, 16 and 17 score negatively given development would result in the loss of the existing on-site businesses. Sites 8, 9 and 15 may have a positive impact on this Objective due to the provision of a school. Site 15 would have a positive impact against this Objective as it would include redevelopment of the existing commercial uses to increase the business opportunities on this site, despite the loss of some of the existing land-use.

Objective 12: This Objective is closely comparable to Objective 11 and so the sites perform the same.

Objective 13: Sites are unlikely to have an adverse impact against this Objective. The exception is 17 where development may have an adverse impact, due to the loss of the existing land-use.

✓	significant positive impact on the sustainability objectives.
✓	positive impact on the sustainability objective.
✓	possible positive or slight positive impact on the sustainability objectives.
0	No impact or neutral impact of sustainability objectives.
✓	possible negative or slight negative impact on the sustainability objectives.
X	negative impact on the sustainability objective.
XX	significant negative impact on the sustainability objectives.

Potential Housing Site	Objective 1: Conserve & Protect Countryside	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objectives: Maintain/Enhance Community Infrastructure	Objective 11: Maintain/Enhance Economic Base	Objective 12: Stable Employment/Reduce Disparities	Objective 13: Retail
Site 1b	XX	X	0	0	?✓	XX	✓✓	0	?✓	0	0	0	0
The site currently comprises grassland and is bounded by Grassland/Site 2 to the north, residential to south, London Road to the east and grassland to the west.													
The site is within the Strategic and Local Gap. Development would introduce built form onto currently open and undeveloped land, and reduce the openness of the Gap between Hassocks and Hurstpierpoint. It would undermine the purpose of the gap to prevent coalescence and preserve settlement identity, which would in turn harm the setting of the village.													
The site is not in close proximity to any designated heritage assets.													
The site falls within Flood Zone 1 and there are no known surface water flood risks.													
The site is in close proximity to the services and facilities of Hassocks village centre as well as non car modes of transport.													
The site is within 250 metres of the Stonepound Crossroad AQMA and would be likely to worsen air quality in comparison to if the site were not developed.													
Residential development of the site could provide some 12 residential dwellings at a low density; it is assumed this would include a proportion of affordable homes.													
✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
?✓	possible positive or slight positive impact on the sustainability objectives.												
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Potential Housing Site	Objective 1: Conserve & Protect Countryside	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objectives: Maintain/Enhance Community Infrastructure	Objective 11: Maintain/Enhance Economic Base	Objective 12: Stable Employment/Reduce Disparities	Objective 13: Retail
Site 1c	XX	X	0	0	?✓	XX	✓	0	?✓	0	0	0	0
<p>The site is currently laid to grass with grassland/Site 1b to the south and west, London Road to the east and Grassland/ Site 2 to the north.</p> <p>The site is within the Strategic and Local Gap. Development would introduce built form onto currently open and undeveloped land, and reduce the openness of the Gap between Hassocks and Hurstpierpoint. It would undermine the purpose of the gap to prevent coalescence and preserve settlement identity, which would in turn harm the setting of the village.</p> <p>The site is not in close proximity to any designated heritage assets.</p> <p>The site falls within Flood Zone 1 and there are no known surface water flood risks.</p> <p>The site is in close proximity to the services and facilities of Hassocks village centre as well as non car modes of transport.</p> <p>The site is within 250 metres of the Stonepound Crossroad AQMA and would be likely to worsen air quality in comparison to if the site were not developed.</p> <p>Residential development of the site could provide some 2 residential dwellings at a low density .</p>													
✓✓	significant positive impact on the sustainability objectives.												
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Potential Housing Site	Objective 1: Conserve & Protect Countryside	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objectives: Maintain/Enhance Community Infrastructure	Objective 11: Maintain/Enhance Economic Base	Objective 12: Stable Employment/Reduce Disparities	Objective 13: Retail
Site 2	XX	X	0	0	?✓	XX	✓✓	0	?✓	0	0	0	0
	The site currently comprises grassland and is generally flat. It borders the rear gardens of properties on London Road to the east and a recreation ground to the north.												
	The southern part of the site is crossed by a Public Right of Way, which heads north-west providing some visibility of the northern part of the site. The site is within the defined Strategic and Local Gap. Development would introduce built form onto currently open and undeveloped land, and reduce the openness of the Gap between Hassocks and Hurstpierpoint. It would undermine the purpose of the gap to prevent coalescence and preserve settlement identity, which would in turn harm the setting of the village.												
	The site is not in close proximity to any designated heritage assets.												
	The site falls within Flood Zone 1 and there are no known surface water flood risks.												
	The site is in close proximity to the services and facilities of Hassocks village centre as well as non car modes of transport.												
	The southern part of the site is within 250 metres of the Stonepound Crossroad AQMA and would be likely to worsen air quality in comparison to if the site were not developed.												
	Residential development of the site could provide some 97 dwellings at a medium to low density. It is assumed this would include a proportion of affordable homes.												
✓✓	significant positive impact on the sustainability objectives.												
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Potential Housing Site	Objective 1: Conserve & Protect Countryside	Objective 2: Protect/Enhance Biodiversity	Objective 3: Protect/Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/Enhance Community Infrastructure	Objective 11: Maintain/Enhance Economic Base	Objective 12: Stable Employment/Reduce Disparities	Objective 13: Retail
Site 5a	***	*	0	0	?*	0	✓✓	0	?*	0	0	0	0
<p>The site is flat and bordered to the east by a single detached replacement dwelling currently under construction, to the west by land in the ownership of the school, and to the north and south by grassland.</p> <p>A Public Right of Way is located close to the northern boundary, beyond which is the built up area of Hassocks. The site is located within the South Downs National Park. Land immediately to the east and south east is excluded.</p> <p>The site is not in close proximity to any designated heritage assets.</p> <p>The site falls within Flood Zone 1 and there are no known surface water flood risks.</p> <p>It is in relative close proximity to the services and facilities in Keymer and reasonable proximity to those in Hassocks as well as non car modes of transport.</p> <p>It is more than 1km from the Stonepound Crossroad AQMA and so would be relatively unlikely to worsen air quality in comparison to if the site were not developed.</p> <p>Residential development of the site could provide 12 dwellings at a low density. It is assumed this would include a proportion of affordable homes as the site size is over 0.5 hectares in size.</p>													
✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
?✓	possible positive or slight positive impact on the sustainability objectives.												
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Potential Housing Site	Objective 1: Conserve & Protect Countryside	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objectives: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Reduce Disparities	Objective 13: Retail
Site 6a	XX	X	0	0	?X	0	✓	0	?X	0	0	0	0
<p>The site is flat, bordered to the east by Lodge Lane, to the north 42 Lodge Lane, to the west by the rear gardens of properties on Dale Avenue, and to the south by grassland.</p> <p>The site is visible from the Public Right of Way that runs along the northern and western boundary. The site is located within the South Downs National Park. Land to the north, east and west is excluded and it abuts the defined built up area to the north and east.</p> <p>The site is not in close proximity to any designated heritage assets.</p> <p>The site falls within Flood Zone 1 and there are no known surface water flood risks.</p> <p>The site in relative close proximity to the services and facilities in Keymer and reasonable proximity to those in Hassocks as well as non car modes of transport.</p> <p>The site is more than 1km from the Stonepound Crossroad AQMA and so would be relatively unlikely to worsen air quality in comparison to if the site were not developed.</p> <p>Residential development of the site could provide 4 dwellings at a low density.</p>													
✓✓	significant positive impact on the sustainability objectives.												
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Potential Housing Site	Objective 1: Conserve & Protect Countryside	Objective 2: Protect/ Enhance Biodiversity	Objective 3: Protect/ Enhance Heritage Assets	Objective 4: Flooding	Objective 5: Reduce Impact on Climate Change	Objective 6: Improve Highway Safety & Minimise the impact of traffic congestion	Objective 7: Housing Need & Affordable Homes	Objective 8: Safe Environment.	Objective 9: Improve Non-Car Transport	Objective 10: Maintain/ Enhance Community Infrastructure	Objective 11: Maintain/ Enhance Economic Base	Objective 12: Stable Employment/ Reduce Disparities	Objective 13: Retail
Site 7	XX	?X	?X	?X	?X	0	✓✓	0	?X	0	0	0	0
<p>The site is generally flat comprising a dwelling and its curtilage, with associated wider, non domestic grounds. It is bordered by rear gardens of properties in Silver Dale and Church Mead to the south and west, and agricultural land to the north and east.</p> <p>A Public Right of Way runs north-south through the site, close to the western boundary, outside of the domestic curtilage. It is located within the South Downs National Park and the defined Strategic Gap and Local Gap. Development would intensify built form onto a site that currently comprises a single dwelling and its curtilage and wider land. It would reduce the openness of the Gap between Hassocks and Ditchling. It would undermine the purpose of the gap to prevent coalescence and preserve settlement identity, which would in turn harm the setting of the village.</p> <p>There is intervisibility of the site and Oldlands Windmill from the Public Right of Way to the north of the site.</p> <p>The site is within Flood Zone 1. Surface water flood risk runs along the northern and eastern boundary part of the site.</p> <p>The site is in relative close proximity to the services and facilities in Keymer and reasonable proximity to those in Hassocks as well as non car modes of transport.</p> <p>The site is more than 1km from the Stonepound Crossroad AQMA and so would be relatively unlikely to worsen air quality in comparison to if the site were not developed.</p> <p>Residential development of the site could provide 45 dwellings at a low to medium density. It is assumed this would include a proportion of affordable homes.</p>													
✓✓	significant positive impact on the sustainability objectives.												
✓	positive impact on the sustainability objective.												
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Site 17a	✘	✘✘	0	0	✘✘	✘✘	✓✓	0	✘✘	0	0	0	0
	The site falls from Hurst Road to the north. Ribbon development that fronts Hurst Road adjoins the site to the east and west, and Site 17 to the south.												
	As a result of the fall in ground levels, the site is relatively visually contained.												
	It is within the defined Local Gap. Development would introduce additional built form onto the site, and reduce the openness of the Gap between Hassocks and Hurstpierpoint. It would undermine the purpose of the gap to prevent coalescence and preserve settlement identity, which would in turn harm the setting of the village.												
	The site is not in close proximity to any designated heritage assets.												
	The site falls within Flood Zone 1 and there are no known surface water flood risks.												
	The site is in reasonable proximity to the services and facilities of Hassocks village centre as well as non car modes of transport.												
	The eastern part of the site is within 500 metres of the Stonepound Crossroad AQMA and would be likely to worsen air quality in comparison to if the site were not developed.												
	Residential development of the site could provide 15 dwellings at a low density. It is assumed this would include a proportion of affordable homes.												
✓✓	significant positive impact on the sustainability objectives.												
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Site 20	0	?x	0	x	?x	0	✓✓	0	?x	0	0	0	0

The site is laid to grass and is generally flat, with a slight fall to the watercourse to the south. It is a relatively narrow strip of land that is located between the rear gardens of properties in Queens Drive and recent housing in Clayton Mills. To the east it abuts the public highway of Birch Way.

The site is crossed and bordered by public footpaths. There is a tree and hedgerow along the southern boundary and this visually contains the site from wider views.

The site is not in close proximity to any designated heritage assets.

Approximately 50% of the site is affected by flood risk and this impacts on the developable area and the potential layout of development. Consideration would need to be given to ensure flood risk could be managed on site and would not increase flood risk elsewhere.

The site is in reasonable proximity to the services and facilities of Hassocks village centre as well as non car modes of transport.

The western part of the site is within 1000m of the Stonepound Crossroad AQMA and so there is some limited prospect to worsen air quality in comparison to if the site were not developed.

Residential development of the site could provide 11 dwellings at a high density. It is assumed this would include a proportion of affordable homes as the site is 0.5 hectares in size.

It is acknowledged that the site was reserved for provision of medical centre in conjunction with the development of Clayton Mills. However, this did not proceed.

✓✓	significant positive impact on the sustainability objectives.
✓	positive impact on the sustainability objective.
✓	possible positive or slight positive impact on the sustainability objectives.
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x	negative impact on the sustainability objective.
x/x	significant negative impact on the sustainability objectives.