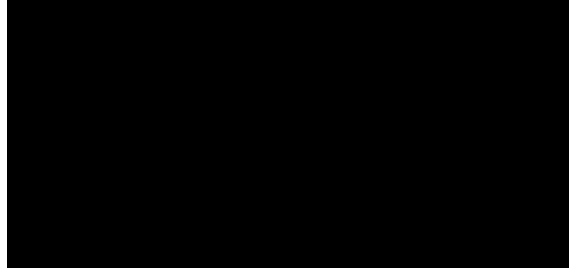
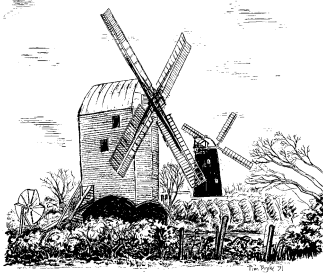


HASSOCKS PARISH COUNCIL



Pauline Butcher
Programme officer
260 Collingwood Road,
Sutton
Surrey
SM1 2NX

4 November 2016

Dear Ms Butcher,

Re: Mid Sussex District Plan Examination

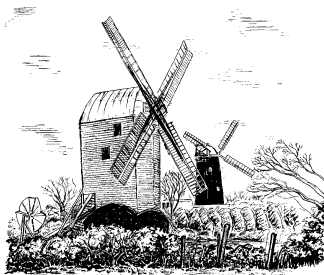
Thank you for your correspondence regarding the Mid Sussex District Plan Examination.

Hassocks Parish Council submitted a letter in July 2015 in response to the Pre-Submission draft of the Mid Sussex District Plan. These comments still stand and therefore the Parish Council would like to request that these comments are considered during the Examination of the District Plan. Thank you.

Please find enclosed a copy of this letter for your reference.

Yours sincerely

Tracy Bates
Acting Assistant Clerk



HASSOCKS PARISH COUNCIL



Cllr Andrew MacNaughton
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

8 July 2015

Dear Cllr MacNaughton,

Mid Sussex District Plan Saved Policies.

Thank you for your letter dated 8 June 2015 regarding the above.

We note that Mid Sussex District Council have published a pre-submission draft of the District Plan.

There are a number of policies which were saved from previous plans and had hereto been included in earlier draft District Plans but will no longer be included in this draft. We will take steps to include them in our Neighbourhood Plan, particularly

Keymer and Hassocks	
KH4 Cycle Track between Hassocks and Burgess Hill	Leisure route
KH5 Formal Sport	Leisure
KH6 Butcher Wood and Lag Wood	Leisure
KH7 Footpath link to Whitelands Reservoir	Leisure route

We have some concerns viz DP10, DP11 & DP12 and feel that these policies are rather watered down on their predecessors from the Mid Sussex Local Plan 2004 policies C1, C2 and C3; whilst we will seek to bring forward more robust policies in our Neighbourhood Plan we believe you should revisit the suggested new polices. For instance policy C2 states, amongst other things, that development will not be permitted within strategic gap areas unless

“(c) it would not compromise individually or cumulatively the objectives and fundamental integrity of the gap”.

This compares to DP11 which seeks to permit development that

“does not result in the coalescence of settlements.... And would not have an unacceptable urbanising effect on the area between settlements”

In our opinion, this is a much weaker control particularly in light of the decision in Appeal decision reference **APP/D3830/A/14/2226987 Land at London Road, Hassocks** issued on 2 July 2015 in which the Planning Inspector reinforces the decision in **APP/D3830/V/14/2211499** and states

“In light of the above, notwithstanding the differences between the previous and present schemes, their effect on the Gap would be sufficiently similar, both in principle and practice, that I reach the same conclusion as the previous Inspector and the Secretary of State. The proposed development would result in a small but nevertheless significant diminution of this part of the Local Gap which would undermine its purpose. In turn, this would harm the setting of the villages of Hurstpierpoint and Hassocks, contrary to Policy C3 of the Local Plan.”

The most contentious element of Neighbourhood Plans and the District Plan is the assessed need for new dwellings. The pre-submission Draft Plan does not help the situation; in the revised HEDNA issued in June 2015 the mathematical share of the District assessed need for Hassocks is 630 of a total for the District of 11,152. However 3.16 of the Draft Plan says the number of dwellings required is 11,050. At 3.19 we are told that 3,500 - 4,000 of that number will come from development in and around Burgess Hill in 3.27 the number is given as precisely 3,980. At 3.25 we are told that 5,500 is already committed but it is not possible to understand if this figure includes or excludes either of the figures at 3.19 or 3.27. If excluded then it seems to suggest that Neighbourhood Plans need only deliver circa 1,500 (11,050 - 5,500 - 3,980); from this Parish's perspective that seems to suggest our Neighbourhood Plan need only deliver in the order of 110 dwellings. Policy DP5 discusses these numbers further and it is self-evident that the HEDNA numbers are unhelpful and arguably misrepresentative of what is needed in each Parish of the District if the Plan target for Parishes is 1515 dwellings. All of this creates a vacuum of confusion and renders it difficult for Neighbourhood Plan's to effectively plan for housing need as a proportion of District need.

The District Plan indicates a reliance on evidence that will be collated as part of Neighbourhood Plan preparation, as such it is incumbent on the District Council to commit the necessary resources to enable (for example) Parishes to undertake an assessment of the need of housing type in its area. We strongly feel that the District has not provided sufficient support in this area. Perhaps policies could be phrased, for e.g. To set the type of housing need, unless a Neighbourhood Plan requires otherwise. That would mean there is a robust policy in place that can nonetheless be over-ridden by a Neighbourhood Plan if appropriate.

We are very concerned by the lack of strength or integrity in DP27 particularly with regard to air pollution. We believe that this policy should be strengthened considerably so that any development must deliver an improvement to the

underlying and future air quality and that they must go beyond the minimum requirements of any Air Quality Management Plan. It is not acceptable that a development should have any negative impact on air quality. We refer you again to the Appeal decision in **APP/D3830/A/14/2226987 Land at London Road, Hassocks** where the Inspector found;

42. *The Stonepound Crossroads is the only designated AQMA in the Council area and this is indicative of the particular sensitivity of the locality. I am also mindful of Mr Brewer's suggestion that "Sussex-Air", a partnership of local Councils to deal with air quality issues, requires that new developments should not worsen air quality in existing AQMAs. Even on the basis of the appellant's latest Assessment, it is clear that the situation would be worse in 2018 with the development than without it.*
43. *For the reasons above, I consider that the evidence in respect of air quality is at best equivocal. It would appear that this is due in part to questions of data reliability which might be beyond the appellant's control. However, on the basis of all the information before me, I cannot conclude with confidence that 16 Regulations shown as "Euro 5"; "Euro 5b"; "Euro 6 & VI" on Mr Brewer's Table 2.3. Appeal Decision APP/D3830/A/14/2226987 www.planningportal.gov.uk/planninginspectorate 10 the proposed development would not have a negative effect on air quality within the Stonepound Crossroads AQMA. Consequently, it would conflict with Policy CS22 of the Local Plan and with the provisions of paragraphs 109, 120 and 124 of the Framework.*

We trust you find these observations helpful and look forward to seeing them reflected in the District Plan.

Yours sincerely,

Linda Baker
Clerk, Hassocks Parish Council

Cc Claire Tester, Head of Economic Promotion and Planning