

Summary of Representations to the Regulation 16 (Submission) Hassocks Neighbourhood Plan

Ref.	Respondent	Comment no.	Section	Type	Comment
1	West Sussex County Council Asset Management	1	Policy 2	Object	We have concerns that Downlands Community School Fields is included as Local Green Space (LGS): they are already protected due to their status, and there may be a future requirement to increase the capacity of the school to accommodate additional children. We recommend the LGS designation is reconsidered.
2	Batcheller Monkhouse	1	Policy 2	Support	We write to confirm that our clients welcome the reduction in size to Local Green Space Area No. 4 and support this change to the Neighbourhood Plan. If the Council receives representations to extend the area of LSG No. 4 to include land owned by our client, e.g. to its original size, we would ask that we be given the opportunity to object to those representations.
		Attachments			(1 of 3) 8 February 2016: Letter from Batcheller Monkhouse to Hasocks Parish Council (2 of 3) 9 September 2015: Letter from Batcheller Monkhouse to Hasocks Parish Council (3 of 3) 25 August 2016: Letter from Batcheller Monkhouse to Mid Sussex District Council
3	Scotia Gas Networks	1	Housing	Support	After reviewing the developments on the Medium Pressure (MP) and Intermediate Pressure (IP) network analysis model, I can confirm that the area is well supported and it is very unlikely that any of the developments in the plan would lead to reinforcement on the gas network. Where the development is to connect to our Low Pressure (LP) system, reinforcement will be dependent on the nature and location of the requested load(s) and will only become clear once a developer's request has been received.
4	Ms S Turville	1	Policy 2	Support	I am writing to say that I agree with the Neighbourhood Plan. I hope that the Local Green Spaces identified will be kept. These are much needed by the local community. I also feel that signs to turn off engines instead of just being up near the lights should be extended to at least Shepherd's Walk.
5	Ms D Woods	1	Policy 2	Support	I went along to all the meetings to help put the Hassocks Neighbourhood Plan in place. Friars Oak Fields was chosen as a public open space and I support this option 100%.
6	Ms R Parker	1	Policy 2	Support	I strongly urge you to give consideration to agreeing our Neighbourhood Plan. We have carefully allocated areas for housing development and also where we wish to designate a Green Space, for example, Friars Oak Fields. This particular site is not suitable for housing as this area floods. Also, there is a railway crossing which is a potential danger and I consider would pose an irresistible 'short cut' for school children to use, rather than walking the long way round.
		2		Neutral	All these new developments will bring in more people and cars to an area which is already at saturation point. Our schools are full, the Health Centre is overflowing and there is no provision for a better infrastructure and will put more pressure on our services i.e. gas, electricity, water and sewage.
7	Mr S Sexton	1		Support	The Parish Council has worked diligently with all members of the community and MSDC over several years to get the Neighbourhood Plan to this stage. It has been changed along the way to meet and exceed the requirements of the now adopted District Plan with regard to housing numbers.
		2	Policy 2	Support	It is of great importance to all the local community that the village Local Green Space (LGS) designations are accepted, primarily LGS1, Friars Oak Fields.
		Attachments			(1 of 1) Friars Oak Fields information pamphlet by Friars Oak Fields Residents Association which sets out how LGS meets the requirements set out in the NPPF.
8	Mr D Rea	1	Policy 2	Support	I am very keen on the preservation of local green spaces, in my case the nearest is Friar's Oak Fields. I am unhappy about the gradual diminution of the strategic gap between Hassocks and Burgess Hill I am very worried about increases in air pollution. I am very concerned that the unfettered development of new dwellings will overwhelm local infrastructure for schools, health, traffic and parking.

9	Ms M Rea	1	Policy 2	Support	The views of the people are well documented and it needs to be put into full action as soon as possible. In the future the plan will, hopefully, give the village more say. Things that bother me are:- <ul style="list-style-type: none"> • Preservation of green space and wild space - not just turf and shrubs put around houses by developers, but natural hedgerow and trees and wild flowers. (eg Friars Oak Fields at my end of the village) • The overwhelming and out of proportion number of houses scheduled for Hassocks and the lack of infrastructure improvements eg schools, surgeries, parking, traffic management etc • Rising pollution, noise and traffic levels • Lack of public transport - trains ok but bus service is inadequate • Reduction in the strategic gap between Hassocks and Hurstpierpoint and Burgess Hill
10	Mr G Hollebon on behalf of the residents of Clayton Mills, Hassocks	1	Policy 2	Support	We welcome the proposal to allocate land to the north of Clayton Mills as Local Green Space (LGS8). We have argued for this in the past and are pleased that the latest iteration of the NP now includes this.
		2	Policy 11	Neutral	We note that the photograph used in this section is of the privately owned and managed play area to the north of Clayton Mills. This particular installation represents a failure of planning as it provides a home for serious anti social behaviour including vandalism, the financial cost of which is borne not by council taxpayers but by Clayton Mills residents. We hope that future developments will be planned with greater care and regards for the local community.
		3	Policy 16	Neutral	We note the desire to provide safe pedestrian and cycle routes from Hassocks to Burgess Hill via the development. The current footpath passes through Clayton Mills and is maintained by its residents up to the northern edge of the bridge with Woodland Road. Maintenance of this route should pass immediately to WSCC or whichever is the appropriate local authority. As we have commented on numerous occasions in the past, this footpath is entirely unsuitable for an increase in pedestrian or cycle traffic. It would be thoroughly irresponsible to plan for and increase in pedestrian and cycle traffic on this footpath without first resolving the current issues by removing all vehicles from this route.
11	Mr K Goodsell	1		Support	I am in complete agreement with the plan and the sooner it is accepted and implemented the better.
12	Mr D Creaton	1		Support	I have studied the Hassocks Neighbourhood plan and provided the additional infrastructure is provided the village can support the new housing proposed but no more as it would lead to even greater pollution at Stonepound Crossroads which is already a pollution blackspot.
13	Mr D Creaton				Comments made in objection to planning application at Land To The Rear Of Friars Oak.
14	Ms S Goodsell	1	Policy 2	Support	I thoroughly support Hassocks Neighbourhood Plan and agree that as Friars Oak Fields have overwhelmingly been voted as Green Space. This should be implemented as soon as possible.
15	Mr M and Mrs S Hanna	1		Support	My Husband and I write to express our very, very deep dissatisfaction with the fact that the Hassocks' Neighbourhood Plan, which we believe was put forward by the Parish Council in June three years ago, has still not been approved.
		2		Support	As a direct result of this very, very unsatisfactory and extremely dilatory lack of action on the part of the Mid Sussex District Council, which quite frankly we are at a complete loss to understand, we have no protection at all against unscrupulous developers putting through planning applications time and time again.
		3	Policy 2	Support	One very relevant and important case is the Friars Oak Fields which have been voted as a Local Green Space by a very large number of Hassocks residents and are so marked on the Neighbourhood Plan which has STILL not been Approved. Three times developers have put forward plans for building on this land, part of which is a flood plain, but still the Plan, which would stop this, has not been approved.
16	Southern Water	1	Policy 2	Object	We note that our previous request for amendment to Policy 2: Local Green Spaces, has not been addressed. We wish to highlight that as currently worded, Policy 2 does not meet the Basic Conditions, namely to have regard to national policies and advice contained in guidance issued by the Secretary of State. Therefore, in order to ensure this policy meets the Basic Conditions, we propose the following addition to the wording of Policy 2: <i>Development proposals which conflict with the purpose of this designation will be resisted in these areas, except in very special circumstances, for example where it is essential to meet specific necessary utility infrastructure needs and no feasible alternative site is available.</i>
17	Natural England	1	Policy 3	Support	Natural England supports the inclusion of the policy on green infrastructure.
		2	Sustainability Appraisal	Support	Natural England commented on the Sustainability Appraisal Scoping Report in October 2018 and the Regulation 14 Consultation in February 2019. It is noted that our comments have been acknowledged and incorporated into the policies of the submitted Neighbourhood Plan and objectives of the Sustainability Appraisal.
18	Mr N Owens	1	Policy 5	Support	I fully support Policy 5. Because of global heating and the climate changes we are already experiencing, I consider it is essential for all public authorities to take urgent steps to move their communities to being net zero emitters of CO2 as quickly as possible and well before 2050.

19	Ms L Heywood	1	Policy 2	Support	I support Hassocks' Neighbourhood Plan. It could not have been more democratically created. All the housing needs are met in it while keeping new developments to the most suitable and/or lowest impact locations. Friars Oak Fields have been overwhelmingly voted as Local Green Space (LSG) by our community. This part of the Hassocks Neighbourhood Plan is of the greatest importance to me.
20	Mr N Allen	1			Comments made in objection to planning application at Land To The Rear Of Friars Oak.
21	Mr A and Mrs J Coop	1		Support	We write in support of the Hassocks Neighbourhood Plan (HNP). We consider this to be a comprehensive and balanced document that recognises the need to develop and the pressures on the community whilst safeguarding as far as possible the characteristics of the area.
		2		Support	Hassocks will fulfil it's additional housing obligation under the Mid-Sussex District Plan and therefore the HNP reflects that there is now no need to allocate any more land (other than windfalls) for development. We welcome that the HNP sets-out the associated improvements for the community that should form part of the Developers' obligations for developing these sites.
		3	Policy 1	Support	We support the Local Gap Policy and the continued importance of the three Local Gaps. This is all the more important given that the Oakley Lane major development will erode the gap between Hassocks and Burgess Hill.
		4	Policy 5	Support	We welcome the actions under Policy 5 on Enabling Zero Carbon, which seek to support sustainable developments and combat poor local air quality and global warming.
		5	Policy 2	Support	We fully support the HNP policy on the the provision of Local Green Space. We agree with the 9 sites identified, all of which are invaluable for the well-being of the community.
		6		Neutral	We are not sure whether the HNP should do more to address the issue of parking in the village. There is no doubt that commuter parking is a blight on the community and impacts on the economic prosperity of local businesses.
22	Mr C Bond	1	Policy 2	Support	With local approval, Friars Oak Fields has been designated a Local Green Space and has been shown as such on the proposed Neighbourhood Plan already submitted to MSDC.
23	Ms V Cavagnoli	1	Policy 2	Support	I would like to register my views and support for the implementation of the Hassocks Neighbourhood Plan. Friars Oak Fields were overwhelmingly voted to be kept as a Local Green Space. This was democratically voted for by the residents of Hassocks, the people who will be most affected by the overdevelopment of Hassocks.
24	Hurstpierpoint & Sayers Common Parish Council	1		Neutral	The Parish Council reaffirms its position that it is opposed to any Neighbourhood Plan which compromises the local gap and results in coalescence and loss of identity of neighbouring settlements, as per policy Hurst C3 – Local Gaps and Preventing Coalescence.
25	Ms P Heath	1			Comments made in objection to planning application at Land To The Rear Of Friars Oak.
26	Mr B Heath	1	Policy 2	Support	Friars Oak Fields (FOF) have been overwhelmingly voted as a Local Green Space by our community as part of the Neighbourhood Plan approximately three years ago. With the 500 houses to be built in Ockley Lane, Hassocks has now more than its housing requirements until 2031. FOF is a haven for wildlife and is also a beautiful place to walk. It would be a great pity to lose this as it is the only open piece of available countryside on the north side of Hassocks. These fields are also a floodplain and when we have heavy rain the Herring Stream rises very quickly and can overflow into FOF and also into the field bordering Shepherds Walk. It is a real worry that the flooding would spread towards the housing already in existence. Pollution on the London Road is at a maximum with traffic jams forming regularly during the day from Stonepound crossroads as far back as the Friars Oak public house.
27	Surrey County Council	1		Neutral	We do not have any specific comments to make on this consultation, but please keep us informed of any further consultations.
28	Mrs R Macve	1		Support	I wish to confirm my agreement with the content of the Hassocks Neighbourhood Plan of June 2019. I believe that it identifies how it conforms to legislation and to the Mid Sussex District Plan of 2018.
29	Ms L Chapman	1		Support	I fully support the Hassocks Neighbourhood Plan. This has been formulated by taking into account the views of the local community, with the community designating areas for development.
		2	Policy 2	Support	The Friars Oak Fields have been set aside as a green space in the Neighbourhood Plan, to be enjoyed by the local community for leisure and to provide vital accessible green space in the midst of a lot of new development on this side of Hassocks.
30	Ms L Handford	1			Comments made in objection to planning application at Land To The Rear Of Friars Oak .
31	Mr B Brewer	1		Support	I strongly support the current Hassocks Neighbourhood Plan because Hassocks Parish Council has diligently followed the prescribed procedure defined in the Localism Act and has successfully brought the Hassocks Neighbourhood Plan to Consultation.
		2	Policy 16	Support	The community of Hassocks has been fully involved in the process of site selection democratically determining the sites and accepting the provision of a further strategic allocation of 500 dwellings at Clayton Mills North which results in Hassocks Neighbourhood Plan meeting the minimum housing requirement for the full period of the District Plan.

31	Mr B Brewer	3	Policy 2	Support	Friars Oak Fields have been designated a Local Green Space following an evidence questionnaire survey by Friars Oak Residents Association who received some 153 detailed responses from the local community in mid-December 2014 to mid-January 2015. Friars Oak Fields Residents Association forwarded this evidence to Hassocks Parish Council.
32	Mr N Owens	1		Support	I support the whole Neighbourhood Plan in its entirety. I think it has been carefully assembled with due regard to the views of residents of Hassocks expressed in previous consultations on earlier versions of this plan.
		2	Housing	Support	As the Hassocks Neighbourhood Plan allocates 882 dwellings, I cannot see any justification in putting more houses into Hassocks: I also note that a previous Planning Inspector has stated that he considers Hassocks should not receive further allocations.
		3		Neutral	Hassocks also has a deficiency in GP services provision and cannot meet existing housing allocations, let alone any more.
		4	Policy 2	Support	The Friars Oak Fields LGS1 are essential to be kept as open space, otherwise residents on the west side of Hassocks will not have adequate easy access to open space for recreation that avoids the need to cross a very busy main road. It also forms a very important part of the Hassocks-Burgess Hill Local Gap.
		5	Policy 2	Support	The proposed LGS2 on the remaining one of Ham Fields, west of the so called "Saxon Mills" developments, is also important for London Road, Stonepound Road, Hurst Road, Stanford Avenue and North Court residents to get access to fresh air and to walk their dogs. LGS2 also provides a green corridor from the station to and from Hurstpierpoint and Hurstpierpoint School, and forms an important part of the Hassocks-Hurstpierpoint Local Gap.
33	Mr M Alder	1		Support	Please ensure that the fastidious and unremitting hard work put into the Hassocks Neighbourhood Plan by our Councillors and the community is given the credence and support that it deserves.
		2	Policy 2	Support	I wish to draw your attention to Policy 2 LGS1, concerning Friars Oak Fields (FOF). Our community has overwhelmingly voted this area as Local Green Space (LGS). There is such positive evidence for granting LGS here that you will enjoy learning about the rarity of the flora and fauna, the astonishing importance of the Herring Stream and the myriad historical and current reasons given by our community that makes it such a valued treasure. This area is a designated Flood Plain and as such, floods.
34	Mr V Palladino	1	Housing	Support	I support the Hassocks Neighbourhood Plan which I believe has already satisfied the housing requirements for Hassocks.
		2	Policy 1	Support	I also support the Strategic gap between Hassocks and Burgess Hill. Already two large housing developments are being built on the north west side of the London Road lessening the Gap between Hassocks and Burgess Hill.
		3	Policy 2	Support	Friars Oak Fields are the last remaining green space our side of the village and in the Neighbourhood Plan it is designated as a green space. I hope that this will be recognised.
35	Mr M Macve	1		Support	I am writing to express my agreement with the Hassocks Neighbourhood Plan of June 2019 before scrutiny by the independent examiner.
		2	Policy 1	Support	I agree that there should be strategic gaps between settlements, there is no need to deliver additional housing until 2031, the green spaces should be preserved and public transport should be improved.
36	Mr J Handford	1			Comments made in objection to planning application at Land To The Rear Of Friars Oak .
37	Mr J Webbon	1	Policy 2	Support	I am emailing to show my support for the Hassocks Neighbourhood Plan, particularly as it applies to Friars Oak Fields. I feel very strongly that they should be kept as a designated green space and form part of the strategic gap between Hassocks and Burgess Hill.
38	Evison and Company	1		Object	My clients Clayton with Keymer Parochial Church Council (PCC) are the owners of land at London Road, Hassocks. The PCC is in discussions with the adjoining landowner to the south, Globe Homes who submitted a planning application for 25 dwellings on the joint site in 2018. Plan 2 is that application plan. While noting the detail of Policy 14 of the draft HNP, my clients object to the failure of the Plan to allocate any smaller additional sites in a plan with an end date as far ahead as 2031 and, in particular the failure to allocate the Parochial Church Council (PCC) land and the adjoining land for housing development. Objections are also made to certain details of Policy 1, Policy 14, Policy 17 and the site allocation policy generally, particularly the failure to consider alternative sites.

38	Evison and Company	2	Policy 1	Object	<p>Objection is made to the inclusion in the Local Gap, as defined on the Proposals Map, of the land between the Barratt development (Land West of London Road) and Stonepound crossroads.</p> <p>Justification for the retention of the road frontage land does not address the two criteria on which local gap policy is based, namely the prevention of coalescence and the maintenance of the separate identity of settlements.</p> <p>The site comprising the PCC land and the adjoining owner's land adjoins the built-up area of Hassocks on three sides and the defined BUAB (as revised by the HNP) on two sides. It does not fulfil the principal criterion of District Plan Policy DP13. The land in question is an infill site within the settlement of Hassocks not a gap between two different settlements. It is respectfully requested that the Proposals Map should be redrawn to omit the site from the defined Local Gap.</p> <p>The second paragraph of Policy 1 is supported in principle. However, the requirement for all development under MSLP Policy DP6 within a Local Gap to include a landscape buffer is inappropriate and unnecessary.</p>
		3	Policy 14	Support	<p>The principle of Policy 14, which shares some criteria from Policy DP6 of the District Plan, is welcomed as far as it goes but the HNP has missed the opportunity to allocate small sites to contribute to housing need, add to the diversity of new development in contrast with the relative uniformity of large estate development on the three strategic sites.</p>
		4	Sustainability Appraisal	Object	<p>The Sustainability Appraisal fails to give adequate consideration to reasonable alternative housing allocation options. It therefore fails one of the Basic Conditions. In this respect, Hassocks is a sustainable settlement well served by public transport connections and in addition to the two strategic allocations and the Barratts site, the HNP should reasonably be expected to contribute to the district requirement through the allocation of additional sites to those already committed.</p>
		5	Housing	Object	<p>In order to complement the type of new development over the next decade, there is a strong case that further site allocations should be made and that they should be for sites of less than 50 dwellings.</p> <p>The PCC land is considered suitable for development for the following reasons:</p> <ul style="list-style-type: none"> • It is contiguous to the existing built-up area of Hassocks and adjoins the Barratt development to the north. • Professional highways advice shows that satisfactory development access can be achieved. • There are no overriding environmental or other known constraints to development. • The site could make a positive contribution to additional housing supply, consistent with national and district policy, and provide an opportunity of smaller scale new development of local character in contrast to the large scale estate development under way or proposed in the existing large site housing commitments and allocations. • The above points are reflected in the positive 2018 SHELAA assessment.
		Attachments			<p>(1 of 2) Title Plan for land owned by Keymer Parochial Church Council's at London Road, Hassocks</p> <p>(2 of 2) Site Location Plan: land to the rear of 2 Hurst Road, Hassocks</p>
39	Ms F Tanous	1	Policy 2	Support	<p>I write in full support of the HNP in its entirety at Regulation 16. Friars Oak Fields was voted unanimously by the community as Local Green Space (LGS). Friars Oak Fields LGS is an integral part of the HNP under Policy LSG1.</p> <p>Friars Oak Fields will maintain the Strategic Gap between Hassocks and Burgess Hill, thus avoiding coalescence and ensuring their individuality and identity.</p> <p>The importance of sustainability and reducing flooding and impacts of climate change is provided by the presence of Friars Oak Fields (and other open spaces).</p>
40	Mr G Sear	1	Policy 2	Support	<p>I write in full support of the HNP in its entirety at Regulation 16.</p> <p>Friars Oak Fields was voted unanimously by the community as Local Green Space (LGS). Friars Oak Fields LGS is an integral part of the HNP under Policy LSG1.</p> <p>Friars Oak Fields will maintain the Strategic Gap between Hassocks and Burgess Hill, thus avoiding coalescence and ensuring their individuality and identity.</p> <p>The importance of sustainability and reducing flooding and impacts of climate change is provided by the presence of Friars Oak Fields (and other open spaces).</p>

41	Friars Oak Fields Residents Association	1	Policy 2	Support	<p>FOFRA are supportive of the Regulation 16 Hassocks Neighbourhood Plan. In the opinion of FOFRA, Friars Oak Fields meets all the criteria specified in the NPPF for Local Green Space designation.</p> <p>A substantial evidence base specifically on the subject of Friars Oak Fields was created by the local residents in 2014/15. This was presented to the Parish Council at the start of the Neighbourhood Planning Process. The evidence consists of written statements by 153 individuals. The abundance and diversity of wildlife is a well known feature of Friars Oak Fields.</p> <p>Public access to the Friars Oak Fields Local Green Space is guaranteed by the public footpath that runs for around 400m along the entire length of the southern boundary, which is accessible from the residential area of Hassocks.</p> <p>Friars Oak Fields is very close to the community it serves. The southern boundary of Friars Oak Fields adjoins with a residential area of Hassocks. Large numbers of local residents have easy access to Friars Oak Fields and they make use of this. It is therefore close to the community it serves.</p> <p>Friars Oak Fields is local in character. Friars Oak Fields are isolated by physical features and is clearly distinguishable from the wider countryside, yet is easily accessible from the residential area and is frequently visited by members of the community.</p> <p>Friars Oak Fields is not an extensive tract of land. The NPPF does not specify a size threshold for a site being too large to be an "extensive tract of land". It therefore a matter of judgement on a case-by-case basis and other factors must be considered. We might consider the size of the community served by the Neighbourhood Plan. A tract of land of a certain size would seem smaller in relation to a larger community than a tract of land of the same size in relation to a smaller community.</p>
		Attachments			<p>(1 of 17) FOFRA - Input for Regulation 16 Consultation for the Hassocks Neighbourhood Plan</p> <p>(2 of 17) FOFRA - Friars Oak Fields Bird Mammal Plant List</p> <p>(3-17 of 17) FOFRA's 153 LGS redacted Evidence Papers for the previous Planning Application on Friars Oak Fields</p>
42	Ms W Anderson	1	Policy 2	Support	I agree with Friars Oak Fields being allocated as a Local Green Space.
43	Ms C Tindall	1	Policy 2	Support	I am writing to give my support to Regulation 16 of Hassocks Neighbourhood plan. In particular I support the allocation of Friars Oak Fields as Local Green Space designation.
44	Mr R Glaister	1	Policy 2	Support	<p>I would like to take this opportunity to express my support for the implementation of this plan.</p> <p>I would like to take this opportunity to give particular support for the part of the plan that designates Friars Oak Fields a Local Green Space. There has been overwhelming support from all sections of the community to designate Friars Oak Fields as a Local Green Space. The importance of this is presented in even more stark terms by the decimation in the last two years of other local green spaces in this area of Hassocks including the Golf Course and Ham Fields.</p>
45	Ms K Sexton	1	Policy 2	Support	<p>I would like to confirm my full support for the Hassocks Neighbourhood Plan.</p> <p>I think it should be acknowledged that the Local Green Spaces (Policy 2) are vital to our large village as they protect green areas of particular importance to our village. LGS1 – land to the north of Shepherds Walk, (Friars Oak Fields) is particularly important to our community.</p>
		2	Policy 5	Support	I also consider that Policy 5 is very important for the sustainability of our village. Developers should be compelled to build sustainable, well built homes and 'enabling zero carbon' should be enforced on any new development in Hassocks.
46	Mid Sussex District Council	1	Foreword, Para 6.13 and Housing Matters paper	Object	<p>The foreword to the Neighbourhood Plan, paragraph 6.13 and the supporting Housing Matters Paper all state that there is no need to allocate any more land for residential development in the Neighbourhood Plan period.</p> <p>These statements may be misleading to the public. We therefore recommend that these statements are removed or the Neighbourhood Plan includes some qualifying wording to reflect the position regarding the preparation of a Site Allocations Development Plan Document (DPD) and there is to be a review of the District Plan starting in 2021.</p>
		2	Policy 1	Object	The Council recommends that only land that is clearly needed to prevent coalescence and the loss of the separate identity and amenity of nearby settlements is included within the Local Gap designation and that Land at the rear of Friars Oak is removed from this designation.
		3	Policy 2	Object	LGS 1, 2 and 4 are not in general conformity with the Government's policies in the National Planning Policy Framework (NPPF) nor the advice set out in the National Planning Practice Guide (NPPG). LGS 1 is also not consistent with planning for sustainable development. The three Local Green Spaces are recommended to be removed as Local Green Space designations in the Neighbourhood Plan.
		4	Policy 5	Neutral	No viability testing of this policy has been provided as supporting evidence to ensure that these standards do not undermine the deliverability of development in the Neighbourhood Plan area. As set out in the para 34 of the NPPF, contributions or requirements from developers should be supported by viability assessment and should not undermine the viability of the development plan.
		5	Policy 7	Object	In order for this policy to be robust and effective for Development Management purposes, we recommend that additional information is provided in the supporting text as to why the listed features identified in this policy are of special historic interest and should be protected.

46	Mid Sussex District Council	6	Policy 11	Object	Paragraph A 2.9 of Appendix 2 of the Council's SPD explains that it is not always practical or appropriate to provide all categories of outdoor playing space, sport and recreation for every development and the Council would only expect children's playing space to be provided on site for developments of over 50 houses or more. We therefore recommend that the second sentence of the policy is amended to reflect this advice.
47	Ms M Hart	1			Comments made in objection to planning application at Land To The Rear Of Friars Oak.
48	Ms J Wright	1			Comments made in objection to planning application at Land To The Rear Of Friars Oak.
49	West Sussex County Council Planning Policy and Infrastructure	1	Policy 10	Object	Comments from Reg 14 are repeated regarding this policy - WSCC would like to highlight the aspiration to provide education facilities west of the railway to cater for potential future growth in Hassocks and Hurstpierpoint. We request that Policy 10 makes reference to education uses in point 5, which would also support Policy 13 and Aim 2 of the plan.
		2	Policy 13	Object	Comments from Reg 14 are repeated regarding this policy and supporting text - Para 5.19 on page 39 - WSCC welcome the support of Hassocks Parish for the provision of a primary school site as part of the Land North of Clayton Mills development. Land is also being requested for an Early Years facility and Special Educational Needs and Disability (SEND) unit on the site which would be incorporated into the primary school building. The requirement for provision of these services alongside the primary school could be strengthened by incorporating them into the supporting text for this policy and also into the policy itself.
		3	Aim 7	Object	Comments from Reg 14 are repeated regarding this aim due to concerns over the specificity of the proposed improvements - There is concern over the mention of specific junction and/or safety improvements in this Aim. It is suggested that the Aim is changed to be less specific; to support safety improvements within the Parish.
		4		Neutral	The plan refers to Community Infrastructure Levy payments from development. It should be noted that no mechanism currently exists for prioritising infrastructure needs across different public services and allocating funds to priority projects. The County Council is working with Mid Sussex District Council and other Local Planning Authorities to develop a robust mechanism and establish appropriate governance arrangements to oversee the prioritisation of infrastructure across different services. This will be important to secure delivery of priority projects and the County Council would welcome the Council's support for establishing appropriate decision-making arrangements.
50	Mx N Clayton	1	Policy 2	Support	The local community has clearly and overwhelmingly shown the importance they attach to "Land to the north of Shepherds Walk (LGS1)" (aka Friars Oak Fields) being Local Green Space and I support the Hassocks Neighbourhood Plan's reflection of that and the designation of LGS1 as Local Green Space.
51	Ms S Allred	1	Policy 2	Support	I fully support that this area is maintained as a Local Green Space. It is not required for housing as the existing housing being built (Ham Fields and Golf Course) and allocated (Land to the North of Clayton Mills) exceed the housing numbers that the village should be supplying.
		2		Neutral	Regarding education and the provision of a new primary school on the site north of Clayton Mills. Please could you inform me where the money is coming from to build the school and to pay the teachers salaries etc?
		3	Policy 16	Neutral	Traffic issues, land north of Clayton Mills. Whilst understanding that the decision made by the Government Inspector for the housing is legally binding I have grave concerns regarding the traffic that will be created by this housing development.
52	Mr E and Mrs A Crowe	1	Policy 2	Support	Friars Oak Fields (FOF) should stay as Local Green Space (LSG) as Policy 2 LGS1. On the London Road side of Hassocks we have lost a lot of green space, so it is vital that Hassocks FOF remains as voted by the community to be Local Green Space (LSG).
53	Mr R Heath and Miss E Cadman	1		Object	Our comment relates to the land at Streamside which is proposed for removal from Policy 1 Local Gaps shown in blue south of the land marked 'LGS4' in Keymer (p31 in the Review of Policy 1: Local Gaps & Regulations 14 Pre-submission Representations). We believe the proposed removal of Streamside as a protected local gap, if approved, would be contrary to policies SD7 and SD8 in the South Downs Plan and as listed in the Basic Conditions Statement and thereby would have a negative impact on the residents in Silverdale and wider community in Keymer/Hassocks.
		Attachments			(1 of 1) Image of view to Oldland Windmill
54	Mr C Mansfield	1	Policy 2	Support	I wish to voice my support for the Hassocks Neighbourhood Plan. I would also like to show my support for Policy LGS1 which has huge support for retaining the Friars Oak Fields as Local Green Space.
55	Mr M Allred	1		Support	I support the proposed Hassocks Neighbourhood Plan.
		2	Policy 16	Object	With exception of the centrally imposed 500 houses at the land north of Clayton Mills.
56	Mr A Chapman	1	Policy 1	Support	I would like to voice my support for the Hassocks Neighbourhood plan. I believe that with careful implementation it would retain and improve the character of the village. I particularly value the idea of strategic gaps which will secure Hassocks in its unique location rather than being dissolved into a Mid-Sussex conurbation.
		2	Policy 2	Support	Key to this is protecting the land north of Shepherds Walk (Friars Oak Fields). As a resident of Shepherds Walk I highly value this green space and use it frequently.

57	Mr T Green	1	Policy 2	Support	I am writing today to add my support for the emerging Hassocks Neighbourhood Plan which specifically details the area known as Friars Oak Fields as a Local Green Space. I am very well aware that this is overwhelmingly supported by the local community.
		2		Neutral	The level of building activity in the area has far exceeded the requirements of the District Plan and there is growing concern about how the radical increase in housing will affect local services, road congestion and air quality. There seems to be little or no consideration given to schooling, medical services and the like to accommodate the increasing population.
58	Ms V Weston Green	1	Policy 2	Support	I am writing today to add my support for the emerging Hassocks Neighbourhood Plan which specifically details the area known as Friars Oak Fields as a Local Green Space. I am very well aware that this is overwhelmingly supported by the local community.
		2		Neutral	The level of building activity in the area has far exceeded the requirements of the District Plan and there is growing concern about how the radical increase in housing will affect local services, road congestion and air quality. There seems to be little or no consideration given to schooling, medical services and the like to accommodate the increasing population.
59	Gladman Developments Limited	1	Policy 1	Object	New development can often be located in countryside gaps without leading to the physical or visual merging of settlements, eroding the sense of separation between them or resulting in the loss of openness and character. Gladman would therefore question the purpose of this policy given that it seeks to prevent further sustainable growth opportunities from coming forward. Notwithstanding the above, if this policy is retained then it will need to be supported by robust evidence and be modified so that it allows for a balancing exercise to be undertaken which assesses any harm to the visual or functional separation of settlements against the benefits of a development proposal.
		2	Policy 2	Object	Whilst it is noted that some evidence has been prepared to support the proposed designations, this does not overcome the fact that robust evidence is required to demonstrate that all parcels of land are capable of meeting the three tests required by national policy. The evidence base supporting the Plan does not define a methodology over what size would constitute as an extensive tract of land. Considering the size of a number of sites these are considered to be extensive in the context of the size of the settlement and are therefore not appropriate to be included within the Plan as LGS. Gladman do not consider that a number of LGS identified are capable of meeting the three tests required for allocation and are therefore inconsistent with basic conditions (a) and (d) and should be deleted from Policy 2.
		3	Policy 3	Object	In principle, Gladman acknowledge the importance of the above policy but would suggest that the final paragraph be reworded as it suggests a negative tone towards the consideration of development proposals. Instead of proposals being resisted the Plan should set out a positive approach to the consideration of development proposals.
		4	Policy 5	Object	Whilst Gladman note that the Parish Council wishes to improve energy efficiency of homes, the Written Ministerial Statement (2015) makes clear neighbourhood plans should not set out any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings. Accordingly, Gladman recommend that these energy efficiency standards are deleted from the policy wording.
		5	Policy 8	Object	Gladman consider that the above policy is adequately dealt with through the adopted Local Plan. As such, this policy should be deleted to avoid unnecessary duplication of policies in accordance with paragraph 16(f) of the Framework.
		6	Policy 9	Object	Gladman submit that planning policies should not be overly prescriptive and need flexibility in order for schemes to respond to site specifics and character of the local area. There is no 'one size fits all' solution in relation to design and sites should be considered on a site by site basis with consideration given to various design principles. Gladman are concerned with the approach taken with regards to the protection of landscape features set out in criteria 5 and 8.
		7	Policy 17	Object	In principle, Gladman support the objective of the above policy which seeks to increase residents' access to affordable housing. However, this is not a land use policy, it is a statement of intent and should be included as an appendix to the Plan which contained other non-land use policies and aims.
60	Environment Agency	1		Support	We are pleased to see that the proposed allocations have been directed to the areas at the lowest probability of flooding and that they are all located within Flood Zone 1.
61	Mr J Raftery	1	Policy 2	Support	I wish to register my support for the Plan which involved a large consultation exercise with residents of the Village. Friars Oak Fields was overwhelmingly voted as Local Green Space and as such would provide an ongoing leisure site in what is becoming a more and more urbanised area.
62	Mr C Brace	1		Object	We consider that the latest version of the plan has not taken on our previous representations and does not pay regard to national policies and advice contained in guidance issued by the Secretary of State.

62	Mr C Brace	2		Object	We consider that the site (land to the north of the Friars Oak public house on the east side of London Road) is suitable for development and as set out in the accompanying letter the policies should be amended. The inclusion of this site would enhance the plan by further contributing to the achievement of sustainable development, the plan therefore does not conform with the strategic policies contained in the development plan for this area.
		Attachments			(1 of 1) 12 February 2016 representation for Hassocks Neighbourhood Plan (Regulation 14) Pre-Submission Consultation by Lewis & Co Planning on behalf of Mr C Brace and Mr P Harris.
63	Rydon Homes Limited	1		Object	Hassocks not only plays a critical role supporting its own community but also serves the wider rural hinterland. Accordingly, Hassocks is identified as a higher tier Settlement, immediately below the Towns of Haywards Heath, East Grinstead and Burgess Hill. The evidence base demonstrates that the village can support additional growth opportunities, to meet both its own needs but also assist in meeting the district wide needs, including unmet needs from adjoining local authorities, such as the South Downs National Park and Brighton. Consequently the NP needs to be positively prepared in order to ensure that it supports the delivery of strategic policies contained in the MSDC District Plan.
		2	Policy 1	Object	There is no substantial evidence that supports the Submission Plan in its allocation of the Local Gap and, the proposed policy should be deleted or at least the boundaries of the Gap, as shown on the Proposals Map require to be properly assessed and re-drawn. This is because: I. The Gap is not so critical or sensitive that it needs protection beyond that afforded by settlement boundaries and countryside policy. II. The boundaries of the proposed designation have not been the subject of any proper assessment forming part of the evidence base. III. The LVIA that accompanied the previous Planning Applications at Friars Oak concluded the following: 'Whilst it will change the nature of existing views for some residents in the immediate vicinity and will amend the built edge of the village, the natural enclosure and considerate design effectively limits these effects such that important landscape features are retained and the perception of change minimised including any possible perceived reduction in the Strategic Gap'. IV. The Inspector at the Friars Oak Field Call-in Inquiry and the Secretary of State concluded that development at Friars Oak Field would not reduce the Gap any further and would not significantly damage the main aim of preventing coalescence. V. The Report on the Examination of the Mid Sussex District Plan 2014-2031 on the Strategic Allocation at Clayton Mills (12 March 2018), which amounts to a far greater protrusion into the countryside than that at Friars Oak Fields concluded the effect would be small and enough open land would remain to avoid coalescence." VI. Land to the North of Shepherds Walk is proposed as a housing allocation in the Mid-Sussex District Draft Site Allocation DPD. This needs to be recognised on the Proposals Map and, if a Local Gap Policy is still considered to be required, the boundaries of the gap need to recognise this allocation. VII. The Local Planning Authority – Mid-Sussex District Council have voiced similar concerns about this proposed Local Gap designation. VIII. The proposed designation is contrary to the Basic Conditions because the policy is not positively proposed, is unduly onerous and unnecessary to prevent coalescence and makes the plan inflexible by seeking to prevent outward growth of a sustainable settlement. It is therefore contrary to National Policy and emerging strategic Local Plan policy that seeks to meet existing and future needs for housing.
		3	Policy 2	Object	A LGS designation should only be used where it meets all of the criteria set out in Paragraph 100 of the NPPF. The Friars Oak Fields site meets none of these because :- I. it enjoys limited proximity and is peripheral and indeed remote from most of the community of Hassocks as a recreational use. II. it demonstrates no special significance in terms of landscape quality, heritage, recreational value, tranquillity or richness of wildlife. It is a pleasant but ordinary area of countryside adjoining the settlement. III. it is an extensive tract of land, both in itself and in combination with the area of countryside between Hassocks and Burgess Hill, of which it forms an indistinguishable part.

63	Rydon Homes Limited	4	Policy 2	Object	<p>Allocations of LGS in a Neighbourhood Plan must complement investment in sufficient homes and are to be seen as enduring beyond the end of the plan period (NPPF Paragraph 99). The designation of the Friars Oak Field site as an LGS would conflict with this Government guidance because :</p> <p>I. Hassocks is a sustainable settlement and is a Category 2 settlement, being larger villages acting as Local Service Centres. It is the only settlement in this category that has a main line railway station.</p> <p>II. The submission NP only aims to accommodate the minimum housing numbers set out in the recently adopted Local Plan but further housing is needed now and in the future.</p> <p>III. The fundamental suitability of the appeal site for housing has been repeatedly demonstrated in the SHLAA, Officer reports, Council decision and Secretary of State's appeal decision. The single issue of the safety of the railway crossing has been addressed and there is nothing to prevent the site now coming forward for housing.</p> <p>IV. National Planning Practice Guidance confirms that the LGS designation should not be used in a way that undermines meeting identified development needs. The evidence shows that this suggested LGS designation is rooted in local objection to Rydon's housing proposal and not based on sound planning principles. It will clearly and unjustifiably undermine the ability of Hassocks to contribute to meeting existing and future housing need.</p> <p>V. The site is better served by Rydon's proposal to provide a Country Park with access to the area adjoining the Herring Stream and authorised public access for informal recreation over a wider area associated with their residential development proposal.</p>
		5	Housing	Object	<p>As it presently stands the NP is anticipating that Hassocks will not be required to release any further land to neither assist Mid Sussex in delivering the remaining 2,439 dwellings which are to be distributed across the whole of the District in the emerging Site Allocation DPD nor any additional land required through the review. These are not reasonable assumptions because:</p> <p>I. The Housing figures presented in DP6 are minimum residual amounts, and by its very definition these are not a cap on development and,</p> <p>II. Hassocks will continue to play an important role to help meet the remaining 2,439 units that the District need to allocate in its emerging Site Allocation DPD and in the future beyond the current Local Plan period.</p> <p>Consequently, in this regard, the NP contravenes basic condition (a) and (e) because the NP is not positively prepared and the Local Gap and LGS designations will undermine the ability of Hassocks to provide necessary housing growth, now and in the future.</p>
		6	Aim 5	Object	<p>With the allocation of 500 dwellings at Clayton Mills to the east of the railway, the opportunity should be taken to secure connectivity across the north of Hassocks between the Golf Course development and Clayton Mills with a surfaced footpath/cycleway and safe railway crossing. This is delivered by the proposed residential development on land north of Shepherds Walk but will not be delivered by the NP, which includes no practical proposal to achieve such a link in pursuance of Aim 5(i).</p> <p>The Aim should associate itself with positive action such as supporting development proposals that will deliver the necessary safety enhancement and working with developers to secure them.</p>
		7	Sustainability Appraisal	Object	<p>There is no objective seeking to contribute to meeting Districtwide housing needs. Objective 7 is therefore too limited in scope.</p> <p>The absence of any such assessment is contrary to Basic Conditions because all reasonable options have not been considered in the SA.</p>
		8	Sustainability Appraisal	Object	<p>In terms of the Policy Options Appraisal, the assessment of Local Green Space Policy does not consider the option of not having an LGS designation on the land north of Shepherds Walk. The credit to Option A of maintaining or enhancing community infrastructure is false because designation of land North of Shepherds Walk as LGS will not allow it to improve as a recreational asset.</p> <p>Similarly the assessment of the Hassocks Local Gap policy has not considered the option of not including land North of Shepherds Walk in the policy or the negative impact arising from the adverse consequences of designating more land in the Gap than is necessary, with consequent harm to the flexibility of the Plan to provide more fully for current housing need and allow for further growth beyond the Plan period.</p> <p>The SA does not assess the impact upon the Site Allocations Document which, in its Draft form, conflicts with the NP in a number of ways, including the designation of land to the north of Shepherds Walk which is proposed as a housing allocation.</p>

63	Rydon Homes Limited	Attachments			(1 of 9) Planning Officers Report (3rd application) - July 2019 (2 of 9) Planning Officers Report (2nd application) - October 2018 (3 of 9) Planning Officers Report (1st application) - October 2016 (4 of 9) Minutes of Planning Committee Meeting - October 2016 (5 of 9) Secretary of State Appeal Decision and Inspector's Report - March 2018 (6 of 9) Proposed Masterplan of Residential and Country Open Space proposals (7 of 9) Rail crossing usage survey (8 of 9) Site appraisals - Ecology / Landscape / Heritage (9 of 9) Letter 4th February 2019 Griffith – Smith to HNP
64	Shrimplin Brown Planning and Development on behalf of Basicpause Limited	1	Policy 1	Object	Policy 1 (Local Gaps) of the Hassocks Neighbourhood Plan fails to meet basic conditions (a), (d) and (e) as set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (as amended). The Local Gap extends over a wide area and has implications for both Hassocks and Burgess Hill and yet there has been no detailed analysis on the impact of this policy on these areas. It is thus recommended that the Local Gaps policy is deleted and that the Neighbourhood Plan is amended to instead encourage appropriate forms of rural development which will be supported in line with National (Paragraphs 83 and 84) and District (DP14, DP15, DP19, DP32) policy guidance.
65	Ms A Stevens	1		Object	Objection to proposed removal of Streamside Keymer as a local gap. Marked LGS4 in Keymer (Regulation 14 Pre-submission).
66	Lewis & Co Planning on behalf of Globe Homes	1		Object	We believe that the site (comprised of land to the rear of 2 Hurst Road and to the west of London Road) clearly presents a positive opportunity for residential development in a highly sustainable location. We do not consider that this opportunity has been appropriately explored or considered in the preparation of the Neighbourhood Plan and we humbly request that serious consideration is given to the allocation of the site in the Neighbourhood Plan.
		2	Sustainability Appraisal	Object	The qualifying body's failure to robustly assess the site as a reasonable alternative to allocations within the Neighbourhood Plan is a significant shortcoming and fails to meet the requirements of the SEA Directive. The Neighbourhood Plan therefore fails to meet the basic conditions.
		Attachments			(1 of 3) 25 April 2019: Minutes of the Meeting of the Neighbourhood Plan Working Group (2 of 3) Site Location Plan: land to the rear of 2 Hurst Road, Hassocks (3 of 3) Pro Forma for site 210, Land opposite Stanford Avenue, London Road, Hassocks, from Site Selection Paper 3: Housing – Appendix B
67	Mr M Monk	1		Object	My comments relate to the land surrounding Streamside which is proposed for removal from Policy 1 Local Gaps shown in Blue South of land marked LGS4 in Keymer p31 in the review of Policy 1: Local Gap & Regulations 14 Pre-submission Representations. I think the proposed removal of Streamside as a protected local gap, if approved would be contrary to policies SD7 and SD8, South Downs Plan listed in the Basic Conditions Statement and consequently would have a negative impact on the residents of Silverdale and the wider community.
68	South Downs National Park Authority	1	Introduction	Object	This section should be updated to reflect that the South Downs Local Plan has now been adopted (July 2019) and forms the Development Plan for those parts of the Parish which are within the South Downs National Park (SDNP). This section could also helpfully clarify that the SDNPA is the Local Planning Authority for those parts of the Parish within the SDNP.
		2	Vision and Objectives	Support	We welcome and support the strategic objectives (Vision and Objectives), in particular in regards to the Parish's position within and part of the setting of the SDNP. We also welcome the recognition of the parish as a gateway to the SDNP.
		3	Policy 1	Object	We consider it important to repeat the comments made at the Pre-Submission consultation which have not been addressed (Policy 1: Local Gap): Point 2) of the Policy refers to the Mid Sussex Local Plan which does not apply in the South Downs National Park. Therefore only part 1) can apply to development within the Local Gaps in the South Downs National Park as shown on the Proposals Map. In itself part 1) would restrict development to agriculture or other uses which have to be located in the countryside. In broad terms a Local Gaps policy seeks to prevent coalescence of settlements and should not restrict development per se. It is suggested the policy is reworded to allow for the possibility for other forms of development in the Local Gaps within the South Downs National Park, other than those defined by part 1).
		4	Policy 6	Support	Support in particular the wording in the second half of the policy (Policy 6: Development Proposals Affecting the South Down National Park) that relates to land outside of, but contributing to the setting of the South Downs National Park. This is in line with Section 62 of the Environment Act 1995 which requires all relevant authorities to have regard to the Purposes of the National Park.

68	South Downs National Park Authority	5	Policy 8	Object	<p>We repeat our overall support for the strategic objectives (Chapter 8: Transport). However, we do consider some important amendments should be made to this section as it includes proposals which affect routes connecting to and within the National Park.</p> <p>Para. 8.4 should be clarified as to whether the reference to the 'upgrade' of PRoW means upgraded to bridleway?</p> <p>In relation to point 5 and the route linking Hassocks to Clayton. If the aspiration, where it states non-car routes, is for shared use paths open to cyclists and equestrians it would be helpful to say this explicitly.</p> <p>The route would eventually allow connection to the South Downs Way National Trail and the link to Hassocks could be promoted as a benefit to tourism.</p> <p>The term "all-weather" could be clarified as it can be interpreted in different ways.</p> <p>For the section on Public Transport suggest adding wording relating to the railway station in Hassocks. SDNPA would welcome promotion of the railway station in this section as a gateway, providing connectivity into the South Downs National Park for public transport users.</p>
69	Mr CL Marlow	1	Policy 2	Object	<p>I confirm that the the contents of my original objection set out in my email dated 12th February 2019 still stand. I would add that when the adjacent building works are completed and my access to the field is reinstated I will need to enclose the footpath crossing the field between two stock fences to safeguard any animals occupying the field or protect any crops in the field from being damaged by people straying off the footpath. No doubt the increased housing in the area will lead to an increased use of the footpath and increased risk of damage to the agriculture use of the field. The existing footpath would remain open to the public as it is now. If the field was designated as a Local Green space and this prevented me from erecting the fencing then this is an additional reason why I am objecting to the proposal to designate Field LSG2 as a Local Green Space.</p>