



23rd October 2019

Dear Mr Ashcroft,

Hassocks Neighbourhood Plan - Mid Sussex District Council's Response to Examiner's Clarification Note

Thank you for seeking clarification from Mid Sussex District Council on a number of points raised by the Examination of the Hassocks Neighbourhood Plan. Set out below is our response to your questions.

1. Does the District Council have any update from the Secretary of State on the holding direction with regard to planning application DM/19/1897 - Land to the rear of Friars Oak, London Road, Hassocks?

The Article 31 Holding Direction relating to planning application DM/19/1897 - Land to the rear of Friars Oak, London Road, Hassocks, West Sussex (Hybrid application comprising of Outline proposal 130 dwellings and associated access, together with change of use of part of the land to country open space, following the provision of a new pedestrian tunnel under the railway) was withdrawn by the Secretary of State on 15th October 2019 allowing the application to be determined by the District Council.

The District Council issued the planning Decision Letter granting Planning Permission for the above development on 16th October 2019.

2. Are there any other current planning applications which may affect the Plan's proposed designation of Local Gaps (Policy 1) or LGSs (Policy 2)?

Having reviewed the list of current planning applications pending consideration, there are two planning applications that may potentially affect the Neighbourhood Plan's proposed designation of Local Gaps (Policy 1) or LGSs (Policy 2).

These are:

- DM/18/2342 - Land To The Rear Of Friars Oak, London Road, Hassocks, West Sussex BN6 9NA (Hybrid application comprising of Outline proposal for residential development of 130 dwellings and associated access, together with change of use of part of the land for country open space, following the provision of a new footbridge across the railway. All matters reserved apart from access). This application lies within the proposed Neighbourhood Plan Keymer/Hassocks and Burgess Hill Local Gap designation and within proposed Local Green Space 1 - Land to the North of Shepherds Walk (LGS1).

This application was refused by the District Council on 5th September 2019, however coalescence and Local Green Space designation were not cited as reasons for refusal in the Council's decision letter. An appeal was lodged and a Public Inquiry in relation to this application was held from 10th-11th September 2019. We are still awaiting the Planning Inspectorate's decision in respect of this.

- DM/19/3716 - Mill Nursery, London Road, Hassocks, West Sussex, BN6 9NB (Demolition of all existing buildings on site and the erection of 3 no three-bedroom dwellings and 1 no four-bedroom dwelling, with associated parking and amenity space). This application lies within the proposed Neighbourhood Plan Keymer/Hassocks and Burgess Hill Local Gap.

There are also five small scale applications (three of which relate to footpaths) within the Neighbourhood Plan's proposed designation of Local Gaps (Policy 1) still pending consideration but these are considered not to have the potential to affect this designation.

Yours sincerely,

A handwritten signature in cursive script that reads "A Howell".

Alma Howell
Senior Planning Officer,
Mid Sussex District Council