

FURTHER AMENDMENTS TO PROPOSED POLICY DP9b FOLLOWING SCRUTINY COMMITTEE AND FURTHER DISCUSSIONS WITH COUNCILLORS ARE SHOWN IN RED

DP9b: Strategic Allocation to the north of Clayton Mills, Hassocks	
NOTE: Subject to further discussions with Hassocks Parish Council	
Mod Ref.#:	MM11
Reason for Modification :	Allocation of a further strategic site in order to make the five-year supply more secure, following the conclusion reached at examination hearing (26th July), in accordance with MSDC22
Plan Text:	<p>Ensuring Housing Delivery Paragraph 3.28</p> <p>The allocation of a strategic site is proposed to the east of Pease Pottage for 600 dwellings, a primary school and hospice. The allocation of a strategic site is proposed to the north of Clayton Mills, Hassocks for 500 dwellings and a primary school.</p>
Supporting Text:	<p>This greenfield site lies to the north of the existing development at Clayton Mills, Hassocks., which was an allocated housing site within the Council's Small Scale Housing DPD (2008).</p> <p>The Sustainability Appraisal for the District Plan assesses this site alongside other proposed alternatives for strategic development in Mid Sussex. The appraisal notes that the site is sustainably located with respect to existing health, retail and community facilities within Hassocks village. There are known deficiencies in primary school education in Hassocks, with the existing primary school operating at capacity. The development of this site would include make provision of land for a new primary school, which would alleviate existing deficiencies as well as providing extra capacity.</p> <p>The site is well located in terms of public transport, with Hassocks railway station (operating a regular service on the Brighton mainline) lies within walking distance to the south of the site.</p> <p>There is an Air Quality Management Area (AQMA) within Hassocks, at Stonepound Crossroads. The impact of the development has been tested through the Mid Sussex Transport Study, which shows that there are no significant impacts from the development on the AQMA., However the scheme planning application for the site must be accompanied by independent technical evidence which must demonstrates that it will not cause unacceptable levels of air pollution.</p> <p>There are no significant environmental designations on-site or in proximity that would be negatively affected by development.</p> <p>The eastern area of the site lies close to listed buildings - Ockley Manor (Grade II*) and Ockley Manor Barn (Grade II). The development will</p>

	<p><u>need to respect their setting and incorporate a suitable buffer.</u></p> <p><u>Overall the Sustainability Appraisal concludes that this site is sustainable and suitable for strategic development.</u></p> <p><u>The Council will work with the promoter/developer of the site, and the Parish Council, over the preparation of an allocation-wide masterplan to guide the future development of the site.</u></p> <p><u>Residents have expressed significant concerns over the safety of the unmanned pedestrian crossing over the London – Brighton railway line. As part of the preparation of the masterplan, alternative crossing options (for example improving or replacing this crossing; introducing safety measures at this crossing; closing this crossing; and/or improving nearby crossing facilities) will be explored with Network Rail and other statutory consultees.</u></p> <p><u>This site can deliver homes within the first five years of the Plan period and therefore will make an important contribution to the housing supply in the early part of the Plan period.</u></p>
<p>Policy Text:</p>	<p><u>DP9B: Strategic allocation to the north of Clayton Mills, Hassocks</u></p> <p><i><u>Strategic Objectives: All.</u></i></p> <p><i><u>Evidence Base: A Landscape Character Assessment for Mid Sussex; Mid Sussex Landscape Capacity Study, Sustainability Assessment of Cross-Boundary Options for the Mid Sussex District Plan; Strategic Flood Risk Assessment, Mid Sussex Transport Study; Mid Sussex District Gypsy and Traveller and Travelling Showpeople Accommodation Assessment</u></i></p> <p><u>Strategic development, as shown on the inset map, is allocated to the north of Clayton Mills, Hassocks for:</u></p> <ul style="list-style-type: none"> <u>• Approximately 500 new homes;</u> <u>• A new primary school;</u> <u>• Provision of permanent pitches for settled Gypsies and Travellers to contribute, towards the additional total identified need within the District commensurate with the overall scale of residential development proposed by the strategic development; or the provision of an equivalent financial contribution towards the off-site provision of pitches towards the additional total identified need within the District (or part thereof if some on-site provision is made) commensurable with the overall scale of residential development proposed by the strategic development. The financial contribution towards off-site provision will only</u>

be acceptable if it can be demonstrated that a suitable, available and achievable site (or sites) can be provided and made operational within an appropriate timescale; unless alternative requirements are confirmed within any Traveller Sites Allocations Development Plan Document or such other evidence base as is available at the time ~~(as appropriate)~~;

In addition to conforming to other relevant policies in the District Plan, strategic mixed-use development in this location will:

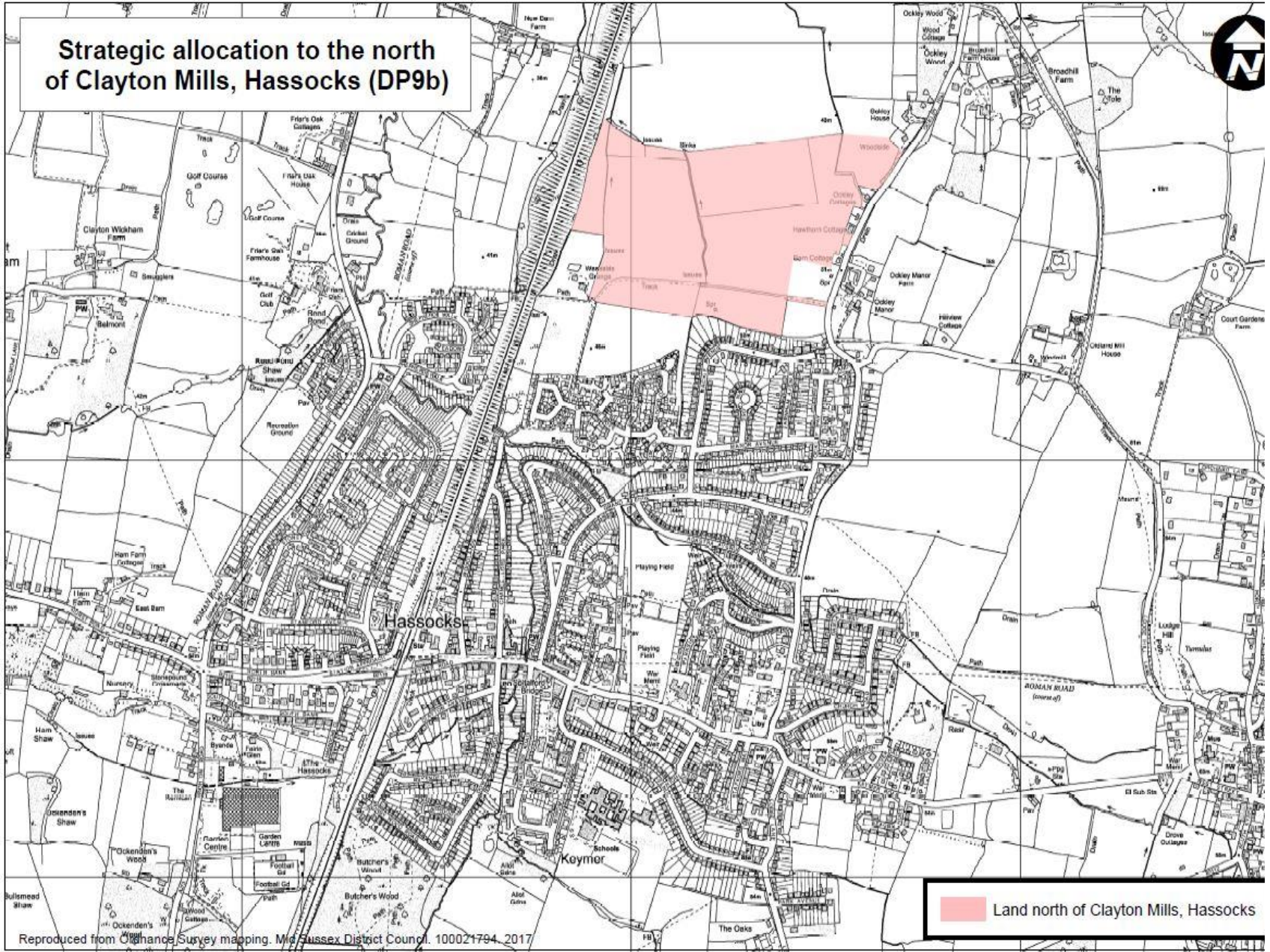
- Provide a suitable and safe access to the site from Ockley Lane and appropriate mitigation to support the development with regards to the Local and Strategic Road Network;
- Provide appropriate mitigation to reduce the visual impact of the development on the landscape and to ensure, in particular, that development respects the South Downs National Park and its setting;
- Incorporate a greenspace buffer on the northern boundary. This will form a strong defensible boundary to prevent coalescence with Burgess Hill and retain the separate identity and amenity of the two settlements. Land within this buffer will be transferred, with the Parish's agreement, to the Parish Council;
- Incorporate a suitable buffer to protect the setting of Ockley Manor (Grade II*) and Ockley Manor Barn (Grade II), which lie to the east of the site;
- Incorporate a greenspace buffer on the southern boundary to protect the amenity of existing residential properties on Mackie Avenue which back onto the site;**
- Identify and respond to environmental and ecological constraints and deliver opportunities to enhance green infrastructure and local biodiversity;
- Identify and respond to issues relating to air quality in relation to the site's proximity to the Stonepound Crossroads Air Quality Management Area (AQMA). The scheme must demonstrate that it will not cause unacceptable levels of air pollution and is consistent with the Stonepound Crossroads Air Quality Action Plan;
- Make provision for charging electric vehicles by installing a dedicated electrical socket suitable for charging electric vehicles at each residential unit (either internally such as within a garage, or externally at an allocated parking space) and making parking areas 'charger ready' by making it possible to install a dedicated electric vehicle charging device (such as fast chargers) at a later

date;

- **Make a financial contribution to secure improved public transport provision to Hassocks and Burgess Hill;**
- Provide safe pedestrian/cycling routes within the development and to connect with existing ~~development~~ residential areas, the services within Hassocks village centre, Hassocks railway station, and **enhance the existing cycle route to Burgess Hill;**
- Assess the implications of the development on pedestrian and cycle railway crossings and ensure that there is an agreed approach towards ensuring the provision of ~~for~~ safe crossings;
- Make provision for new formal play facilities and informal open space on the site;
- Provide financial contributions to improve the existing open space, including improvements to the footpath, to the south of the site;
- Provide a range of housing including affordable housing, in accordance with Policy DP29: Affordable Housing and housing for older people;
- Wherever viable, incorporate on-site 'community energy systems', such as Combined Heat and Power, ground-source heat pumps or other appropriate low carbon technologies, to meet energy needs and create a sustainable development. The development shall also include appropriate carbon reduction, energy efficiency and water consumption reduction measures to demonstrate high levels of sustainability;
- Provide infrastructure, as set out in the Council's Infrastructure Delivery Plan and identified in technical assessments, implemented before or alongside development to an agreed programme of delivery; and
- Provide surface water drainage, based on sustainable drainage principles in accordance with DP41: Flood Risk and Drainage.

Map:

Strategic allocation to the north of Clayton Mills, Hassocks (DP9b)



Land north of Clayton Mills, Hassocks

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